CITY OF JONESBORO

Regular Meeting

170 SOUTH MAIN STREET

September 12, 2022 – 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 PRO TEM TRACEY MESSICK

II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

VI. PRESENTATIONS

1. Update from Clayton County Public Schools - Dr. Morcease Beasley, Clayton Superintendent of School
2. Presentation from Georgia Municipal Association - Freddie Broome, Director of Diversity, Equity & Inclusion
3. Presentation from MJL Parking Service, LLC relative to parking solutions within the City of Jonesboro.

VII. PUBLIC HEARING

1. Public Hearing regarding a Zoning Appeal, 22-ZA-002, for allowing a video game parlor, by Michael Sanchez, property owner, and Shirley Martinez, applicant, for property at 258 South Main Street (Parcel No. 05241D B001) Jonesboro, Georgia 30236.
2. Public Hearing regarding a Zoning Appeal, 22-ZA-003, for officially allowing a quadruplex in the existing residence, by Ricardo Rabago, property owner and applicant, for property at 192 Cloud Street (Parcel No. 05241A C010) Jonesboro, Georgia 30236.

3. Public Hearing regarding Variances, 22-VAR-002, for minimum tract size, minimum setbacks, minimum floor area, and no garages or driveways for proposed condominiums within an existing office building, by Jonesboro Office Park LLC, property owner and applicant, for property at 145 North Main Street (Parcel No. 13241B B015), Jonesboro, Georgia 30236.

4. Public Hearing regarding Conditional Use Permit, 22-CU-011, for workforce training, by Total Lifestyle Change Inc., property owner, and Dr. Lenore Coleman, applicant, for property at 177 North Main Street (Parcel No. 13240D C004), Jonesboro, Georgia 30236.

5. Public Hearing regarding Conditional Use Permit, 22-CU-012, for multifamily housing (general work force), by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for property at 294 South Main Street (Parcel Nos. 06032A B002Z, 06032A B002, 06032A B003, 06032A B004, 06032A B006, and 06032A B011), Jonesboro, Georgia 30236.

6. Public Hearing regarding Conditional Use Permit, 22-CU-013, for active senior, 55-plus housing (multi-family), by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for property at 294 South Main Street (Parcel Nos. 06032A B002Z, 06032A B002, 06032A B003, 06032A B004, 06032A B006, and 06032A B011), Jonesboro, Georgia 30236.

7. Public Hearing regarding Variance, 22-VAR-003, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B002 (294 South Main Street), Jonesboro, Georgia 30236.

8. Public Hearing regarding Variance, 22-VAR-004, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B002Z (294 South Main Street), Jonesboro, Georgia 30236.

9. Public Hearing regarding Variance, 22-VAR-005, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B003 (288 South Main Street), Jonesboro, Georgia 30236.

10. Public Hearing regarding Variance, 22-VAR-006, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B004 (286 South Main Street), Jonesboro, Georgia 30236.

11. Public Hearing regarding Variance, 22-VAR-007, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B006 (262 South Main Street), Jonesboro, Georgia 30236.

12. Public Hearing regarding Variance, 22-VAR-008, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B0011 (298 South Main Street), Jonesboro, Georgia 30236.

VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)

IX. MINUTES

X. FINANCIAL REPORT - NINA ROBINSON, FINANCE DIRECTOR

1. Council to consider and approve un-audited Financial Statements for the 7 month operating period ended July 31,2022

2. Council to discuss millage rate options FY 2022 for upcoming Tax Levy

XI. CONSENT AGENDA

XII. OLD BUSINESS

XIII. NEW BUSINESS

1. Council to consider approval of Wi-Fi & security camera installation at Lee Street Park

2. Council to consider Conditional Use Permit, 22-CU-011, for workforce training, by Total Lifestyle Change Inc., property owner, and Dr. Lenore Coleman, applicant, for property at 177 North Main Street (Parcel No. 13240D C004), Jonesboro, Georgia 30236.

3. Council to consider approval of Variances, 22-VAR-002, for minimum tract size, minimum setbacks, minimum floor area, and no garages or driveways for proposed condominiums within an existing office building, by Jonesboro Office Park LLC, property owner and applicant, for property at 145 North Main Street (Parcel No. 13241B B015), Jonesboro, Georgia 30236.

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11. Council to consider approval of Variance, 22-VAR-005, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B003 (288 South Main Street), Jonesboro, Georgia 30236.

12. Council to consider approval of Variance, 22-VAR-003, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B002 (294 South Main Street), Jonesboro, Georgia 30236.

13. Council to consider approval of Variance, 22-VAR-004, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B002Z (294 South Main Street), Jonesboro, Georgia 30236.

14. Council to consider approval of Resolution 2022-004 appointing the Mayor Pro Tem to serve as our binding authority for the LOST distribution and SDS extension.

15. Council to consider approval of proposal from Tri-Copy Solutions for Managed Print Services.

16. Council to consider the approval of the purchase of Flock technology and authorize the Finance Director to amend the budget as necessary to allow for an appropriate revenue and expenditure line for said related transactions.

17. Council to consider various revisions to the Charter of the City of Jonesboro.

18. Council to consider a Resolution regarding the 2023 Municipal Election.

XIV. BOARD APPOINTMENTS

1. Council to consider appointments to the Jonesboro Housing Authority of Janice Stewart and Alice Meadows-Jones.

XV. REPORT OF MAYOR / CITY MANAGER

XVI. REPORT OF CITY COUNCILMEMBERS

XVII. OTHER BUSINESS

1. Executive Session for the purpose of discussing the conveyance of real estate and potential litigation.

2. Consider any action(s) if necessary based on decision(s) made in the Executive Session

XVIII. ADJOURNMENT

CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item # – 3

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)
Office of the City Manager

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Presentation from MJL Parking Service, LLC relative to parking solutions within the City of Jonesboro.

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 Transportation Infrastructure

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.)*

Staff has been approached by MJL parking Service requesting a presentation relative to parking services offered within the City of Jonesboro. The presentation is attached, hereto.

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.)

- City Of Jonesboro Parking Proposal (002)

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

Discussion

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

MJL PARKING SERVICE, LLC

Project Overview

The City of Jonesboro has seen a significant increase in traffic over the last couple of years. This traffic will only rise with the new restaurants and retail space set to open the near future. In addition, due to this increased traffic, the City of Jonesboro's parking options (approx. 250 spaces) will be at max capacity a lot more than it currently is. MJL Parking would like to put together a more efficient and effective enforcement plan concerning the rules and regulations. Parkers taking advantage of "free" parking would soon be helping the city, with an additional revenue stream! Our team has evaluated the City of Jonesboro's parking options and here are several of our findings:

- There are approximately 250 parking spaces between the 2 surface parking lots and the on-street parking options located in the historic downtown Jonesboro. There is currently no charge for parking.
- The parking locations does not appear to be cleaned and maintained on a regular basis.
- There is no enforcement of rules and regulations regarding parking allocation with the parking spaces.
- There is no enforcement in place at all!

Project Recommendation

The MJL Parking Service strategy is to audit the entire parking area and see how much space is available, while confirming who is consistently parking in the parking spaces. This audit along with 24/7 enforcement of parking spaces rules and regulations, will help the parking operation generate revenue. Furthermore, other options we can provide include:

- MJL Parking Service will make sure the location is insured and all parking equipment and/or software is PCI compliant.
- MJL Parking Service will manage the entire parking spaces and warrant parking rules and regulations are enforced. MJL Parking Service will enforce ticketing/booting/towing in instances of repeat offenders or by request for any vehicle not complying with parking rules and regulations. MJL Parking Service has come up with an enforcement plan where we will monitor the parking spaces at random times throughout the day and evening to make sure parkers are parked in their designated areas and payment has been made when required.
- MJL Parking Service will also offer suggestions and assist with managing the allocation of monthly parking and the issuing and enforcement of monthly decals. This will help ensure that all parkers are parking in their designated area and that space is available for all parties as needed.
- Daily Portering/Janitorial services - the location will be cleaned daily by our janitorial/portering staff. We have found that the look and feel of a parking location directly correlates with returns. When you look clean, safe and respectable you generate improved revenue outcomes!
- MJL Parking Service recommends a $5 daily flat rate for parking charges, to repeat at 2am each day. Understanding and comparing area competition is another form of effective increases in revenue. Our presence in the Metro Atlanta area allows us to constantly perform parking rate surveys. These surveys allow us to make suggestions on different rate changes that could lead to improved revenue. We would review a rate increase annually. Validations and/or monthly parking options can be discussed as needed.

WWW.MJLPARKING.COM | PARKING MADE EASY!
T (404) 645-2071 E INFO@MJLPARKING.COM

Attachment: City Of Jonesboro Parking Proposal (002) (3235 : Jonesboro Parking Proposal - Mill Street)

Financial Lease Option

MJL Parking Service proposes a 2-year lease agreement with a monthly revenue participation of 35% of gross parking revenue for the approx. 250 surface/street parking spaces located in downtown Jonesboro. MJL would take on all parking related expenses to include participation in cap ex as needed.

- Insurance- Liability with an umbrella coverage will be provided.
- Revenue Collection- MJL Parking Service will provide a parking payment solution.
- Daily Portering- MJL Parking Service will provide daily portering services for the entire parking area 7 days a week.
- Enforcement- MJL Parking Service will manage the enforcement of parking rules and regulations, as well as enforce parking allocation compliance.
- Permits/Licensing- MJL Parking Service will obtain all the required permits and licenses as needed.

NOTE: After this 2-year term expires, City of Jonesboro and MJL Parking Service can revisit financial options to renegotiate as needed. In any event, Both MJL and ownership would have a 60 day opt out option, which will be explained in further detail in the lease agreement.

Attachment: City Of Jonesboro Parking Proposal (002) (3235 : Jonesboro Parking Proposal - Mill Street)

Paid Parking Revenue Projections - City Of Jonesboro

Budget: 2022-23														
Sep 2022 - Aug 2023	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Total	EXPLANATIONS
REVENUES														
Daily Parking	$18,750	$19,375	$18,750	$19,375	$19,375	$17,500	$19,375	$18,750	$19,375	$18,750	$19,375	$19,375	$228,125	250 Spaces at Flat rates of $5. Rates repeat at 2am (Assuming 50 percent occupancy rate per day)
GROSS INCOME	$18,750.00	$19,375.00	$18,750.00	$19,375.00	$19,375.00	$17,500.00	$19,375.00	$18,750.00	$19,375.00	$18,750.00	$19,375.00	$19,375.00	$228,125	Gross Revenue
Credit Card Fees	$1,050.00	$1,085.00	$1,050.00	$1,085.00	$1,085.00	$980.00	$1,085.00	$1,050.00	$1,085.00	$1,050.00	$1,085.00	$1,085.00	$12,775.00	Estimated CC Fees
GROSS AFTER CC FEES	$17,700.00	$18,290.00	$17,700.00	$18,290.00	$18,290.00	$16,520.00	$18,290.00	$17,700.00	$18,290.00	$17,700.00	$18,290.00	$18,290.00	$215,350.00	Gross after CC fees
Lease Payment to City of Jonesboro	$6,195.00	$6,401.50	$6,195.00	$6,401.50	$6,401.50	$5,782.00	$6,401.50	$6,195.00	$6,401.50	$6,195.00	$6,401.50	$6,401.50	$75,372.50	35 Percent of Gross Revenue after CreditCard Fees

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 1

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider and approve un-audited Financial Statements for the 7 month operating period ended July 31,2022

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
Consideration and Approval of Financial Reports

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

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.)*

Attached, hereto, is the presentation of the July 31, 2022 Financial Statements for the seven-month period ended.

Highlights:

July 2022 month end operating results presents activity for the first 7 months of the fiscal year. All departments are managing spending appropriations and operations effectively. As a response to the issues that are associated with an aging vehicle fleet, coupled with the slow production rate of replacement vehicles previously ordered, and the absence of an on-staff mechanic, the budget has been amended to respond to a shift in operating priorities to provide resources for fleet maintenance from fleet acquisition. Appropriate line-item transfers have been processed to provide resources to maintain efficient fleet operations.

The summary and detail reports that accompany this presentation indicate operating efficiency and revenue trends that reflect financial stability.

Processes and procedures are reviewed regularly to be sure that we fully leverage current technology and enhance operational and reporting results for internal and external users. The department actively researches any opportunity to improve processes, reduce waste, increase efficiency and safeguard city assets.

Nina Robinson, Finance Director will present.

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

See Attached documents for details of fiscal impact

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

- JULY 2022 OPERATING RESULTS
- Financial Report Ending JULY 2022 r1

10.1

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

Approval

100-GENERAL FUND
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	3,874,400.00	248,522.36	0.00	1,806,903.78	0.00	2,067,496.22	46.64
LICENSES & PERMITS	170,300.00	5,445.00	0.00	60,255.00	0.00	110,045.00	35.38
INTERGOVERNMENTAL	0.00	0.00	0.00	(0.50)	0.00	0.50	0.00
CHARGES FOR SERVICES	612,100.00	3,139.00	0.00	326,132.05	0.00	285,967.95	53.28
FINES & FORFEITURES	550,000.00	53,727.00	0.00	484,900.46	0.00	65,099.54	88.16
INVESTMENT INCOME	2,000.00	1,380.36	0.00	3,669.67	0.00	(1,669.67)	183.48
CONTRIBUTION & DONATIONS	47,550.00	610.46	0.00	58,331.61	0.00	(10,781.61)	122.67
MISCELLANEOUS	164,810.00	112,318.34	0.00	159,211.92	0.00	5,598.08	96.60
OTHER FINANCING SOURCES	673,680.00	0.00	0.00	0.00	0.00	673,680.00	0.00
*** TOTAL REVENUES ***	6,094,840.00	425,142.52	0.00	2,899,403.99	0.00	3,195,436.01	47.57
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
MAYOR & COUNCIL	124,848.06	12,489.63	0.00	69,790.87	0.00	55,057.19	55.90
GENERAL ADMINISTRATION	5,120,964.00	3,416,110.33	210.51	4,537,133.73	26,918.62	557,122.16	89.12
COURT SERVICES	202,325.00	19,362.69	1,286.25	128,689.94	173.65	74,747.66	63.06
TOTAL GENERAL GOVERNMENT	5,448,137.06	3,447,962.65	1,496.76	4,735,614.54	27,092.27	686,927.01	87.39
JUDICIAL							
PUBLIC SAFETY							
POLICE	2,459,740.00	164,518.95	8,861.50	1,500,105.75	54,839.75	913,656.00	62.86
TOTAL PUBLIC SAFETY	2,459,740.00	164,518.95	8,861.50	1,500,105.75	54,839.75	913,656.00	62.86
PUBLIC WORKS							
PUBLIC WORKS	1,038,119.00	38,768.62	0.00	502,931.98	10,950.79	524,236.23	49.50
TOTAL PUBLIC WORKS	1,038,119.00	38,768.62	0.00	502,931.98	10,950.79	524,236.23	49.50
HEALTH & WELFARE							
HOUSING & DEVELOPMENT							
CODE ENFORCEMENT DEPT	150,503.00	10,737.58	0.00	78,894.32	856.00	70,752.68	52.99
TOTAL HOUSING & DEVELOPMENT	150,503.00	10,737.58	0.00	78,894.32	856.00	70,752.68	52.99
OTHER FINANCING USES							
*** TOTAL EXPENDITURES ***	9,096,499.06	3,661,987.80	10,358.26	0.00	93,738.81	2,195,571.92	0.00
** REVENUE OVER(UNDER) EXPENDITURES *	(3,001,659.06)	(3,236,845.28)	10,358.26	2,899,403.99	(93,738.81)	999,864.09	133.31

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
TAXES							
100-0000-31-1100 REAL PROPERTY-CURRE	700,000.00	5,325.47	0.00	56,695.98	0.00	643,304.02	8.10
100-0000-31-1110 PUBLIC UTILITY	48,000.00	0.00	0.00	(3,809.11)	0.00	51,809.11	7.94-
100-0000-31-1115 STREET LIGHTS DISTRIC	0.00	834.72	0.00	(8,972.96)	0.00	8,972.96	0.00
100-0000-31-1300 PERSONAL PROPERTY-C	119,000.00	1,120.64	0.00	7,944.83	0.00	111,055.17	6.68
100-0000-31-1310 MOTOR VEHICLE TAX	10,000.00	618.30	0.00	3,656.98	0.00	6,343.02	36.57
100-0000-31-1315 TAVT	115,000.00	23,330.89	0.00	131,407.32	0.00	(16,407.32)	114.27
100-0000-31-1600 REAL ESTATE TFR TAX	0.00	925.30	0.00	5,233.42	0.00	(5,233.42)	0.00
100-0000-31-1610 RECORDING TRANSFE	1,000.00	0.00	0.00	4,558.98	0.00	(3,558.98)	455.90
100-0000-31-1710 ELECTRIC - GA PWR FR	240,000.00	0.00	0.00	0.08	0.00	239,999.92	0.00
100-0000-31-1730 GAS FRANCHISE FEES	22,000.00	9,270.04	0.00	27,810.12	0.00	(5,810.12)	126.41
100-0000-31-1750 TELEVISION CABLE	30,000.00	7,759.57	0.00	15,828.34	0.00	14,171.66	52.76
100-0000-31-1760 TELEPHONE	40,000.00	8,964.97	0.00	37,448.87	0.00	2,551.13	93.62
100-0000-31-3100 LOCAL OPTION SALES	1,550,000.00	160,603.55	0.00	926,596.46	0.00	623,403.54	59.78
100-0000-31-3190 VACANT PROPERTY FEES	100.00	0.00	0.00	150.00	0.00	(50.00)	150.00
100-0000-31-4200 ALCOHOLIC BEVERAGE	125,000.00	15,540.17	0.00	82,494.56	0.00	42,505.44	66.00
100-0000-31-4301 ALCOHOL BEVERAGE TAX	35,000.00	8,670.18	0.00	58,313.54	0.00	(23,313.54)	166.61
100-0000-31-6100 BUSINESS & OCCUPATI	386,000.00	5,025.88	0.00	412,812.84	0.00	(26,812.84)	106.95
100-0000-31-6200 INSURANCE PREMIUM T	405,000.00	0.00	0.00	0.00	0.00	405,000.00	0.00
100-0000-31-6300 FINANCIAL INSTITUTI	45,000.00	0.00	0.00	47,072.00	0.00	(2,072.00)	104.60
100-0000-31-9110 REAL PROPERTY	3,000.00	429.76	0.00	1,303.22	0.00	1,696.78	43.44
100-0000-31-9120 PERSONAL PROPERTY	200.00	102.92	0.00	358.31	0.00	(158.31)	179.16
100-0000-31-9500 FIFA	100.00	0.00	0.00	0.00	0.00	100.00	0.00
TOTAL TAXES	3,874,400.00	248,522.36	0.00	1,806,903.78	0.00	2,067,496.22	46.64
LICENSES & PERMITS							
100-0000-32-1101 APPLICATION FEE	500.00	0.00	0.00	3,915.00	0.00	(3,415.00)	783.00
100-0000-32-1102 ALCOHOL BACKGROUND CH	1,500.00	0.00	0.00	180.00	0.00	1,320.00	12.00
100-0000-32-1103 ALCOHOL IDENTIFICATIO	8,000.00	425.00	0.00	2,300.00	0.00	5,700.00	28.75
100-0000-32-1110 BEER/WINE LICENSE	34,000.00	0.00	0.00	9,000.00	0.00	25,000.00	26.47
100-0000-32-1130 ALCOHOL POURING LICEN	25,000.00	0.00	0.00	7,350.00	0.00	17,650.00	29.40
100-0000-32-1135 ALCOHOL PACKAGE STORE	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
100-0000-32-1140 ALCOHOL -TEMP. CONSUM	0.00	400.00	0.00	400.00	0.00	(400.00)	0.00
100-0000-32-2001 PEDDLERS/FOOD TRUCKS	0.00	50.00	0.00	900.00	0.00	(900.00)	0.00
100-0000-32-2210 ZONING & LAND USE	12,000.00	950.00	0.00	6,234.00	0.00	5,766.00	51.95
100-0000-32-2230 SIGN	6,000.00	120.00	0.00	2,620.00	0.00	3,380.00	43.67
100-0000-32-3110 CERTIFICATE OF OC	3,000.00	385.00	0.00	2,485.00	0.00	515.00	82.83
100-0000-32-3120 BUILDING PERMITS	50,000.00	1,530.00	0.00	15,506.00	0.00	34,494.00	31.01
100-0000-32-3130 PLUMBING PERMITS	8,000.00	225.00	0.00	1,700.00	0.00	6,300.00	21.25
100-0000-32-3140 ELECTRICAL PERMIT	8,000.00	375.00	0.00	3,075.00	0.00	4,925.00	38.44
100-0000-32-3150 DEMOLITION PERMIT	200.00	100.00	0.00	400.00	0.00	(200.00)	200.00
100-0000-32-3160 HEATING/AIR PERMI	8,000.00	300.00	0.00	1,350.00	0.00	6,650.00	16.88
100-0000-32-3170 CERTIFICATE OF APPROP	600.00	75.00	0.00	875.00	0.00	(275.00)	145.83
100-0000-32-3201 FILMING FEES	100.00	100.00	0.00	200.00	0.00	(100.00)	200.00
100-0000-32-3900 OTHER	200.00	250.00	0.00	700.00	0.00	(500.00)	350.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
100-0000-32-3901 TREE REMOVAL PERMIT	100.00	150.00	0.00	900.00	0.00	(800.00)	900.00
100-0000-32-3910 YARD SALE PERMITS	100.00	10.00	0.00	165.00	0.00	(65.00)	165.00
TOTAL LICENSES & PERMITS	170,300.00	5,445.00	0.00	60,255.00	0.00	110,045.00	35.38
INTERGOVERNMENTAL							
100-0000-33-4150 STATE GRANT - INDIREC	0.00	0.00	0.00	(0.50)	0.00	0.50	0.00
TOTAL INTERGOVERNMENTAL	0.00	0.00	0.00	(0.50)	0.00	0.50	0.00
CHARGES FOR SERVICES							
100-0000-34-1120 PROBATION FEE	550,000.00	0.00	0.00	293,609.08	0.00	256,390.92	53.38
100-0000-34-1930 PLAN REVIEW FEES	20,000.00	540.00	0.00	4,487.75	0.00	15,512.25	22.44
100-0000-34-2120 ACCIDENTS REPORTS ETC	10,000.00	1,537.00	0.00	9,058.50	0.00	941.50	90.59
100-0000-34-4320 STREET LIGHT DISTRICT	11,000.00	0.00	0.00	8,972.72	0.00	2,027.28	81.57
100-0000-34-5410 PARKING CHARGES	14,400.00	750.00	0.00	5,250.00	0.00	9,150.00	36.46
100-0000-34-6910 SALE OF CEMETERY	4,000.00	0.00	0.00	2,800.00	0.00	1,200.00	70.00
100-0000-34-6920 BURIAL FEES	500.00	150.00	0.00	450.00	0.00	50.00	90.00
100-0000-34-9300 RETURN CHECK FEE	0.00	0.00	0.00	60.00	0.00	(60.00)	0.00
100-0000-34-9500 CONVENIENCE FEE	1,200.00	162.00	0.00	1,444.00	0.00	(244.00)	120.33
100-0000-34-9900 OTHER CHARGES FOR S	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
TOTAL CHARGES FOR SERVICES	612,100.00	3,139.00	0.00	326,132.05	0.00	285,967.95	53.28
FINES & FORFEITURES							
100-0000-35-1170 MUNICIPAL BONDS	550,000.00	53,727.00	0.00	484,900.46	0.00	65,099.54	88.16
TOTAL FINES & FORFEITURES	550,000.00	53,727.00	0.00	484,900.46	0.00	65,099.54	88.16
INVESTMENT INCOME							
100-0000-36-1030 INTEREST REVENUES-GA.	1,000.00	1,077.92	0.00	2,714.90	0.00	(1,714.90)	271.49
100-0000-36-1070 INTEREST REVENUES -	1,000.00	302.44	0.00	954.77	0.00	45.23	95.48
TOTAL INVESTMENT INCOME	2,000.00	1,380.36	0.00	3,669.67	0.00	(1,669.67)	183.48
CONTRIBUTION & DONATIONS							
100-0000-37-1025 CONCERTS SPONSORS	35,900.00	460.46	0.00	44,511.61	0.00	(8,611.61)	123.99
100-0000-37-1026 CONTRIBUTIONS VETERAN	100.00	0.00	0.00	70.00	0.00	30.00	70.00
100-0000-37-1028 PUBLIC SAFETY INITIAT	10,550.00	0.00	0.00	10,550.00	0.00	0.00	100.00
100-0000-37-1051 GARDEN CLUB	1,000.00	150.00	0.00	3,200.00	0.00	(2,200.00)	320.00
TOTAL CONTRIBUTION & DONATIONS	47,550.00	610.46	0.00	58,331.61	0.00	(10,781.61)	122.67
MISCELLANEOUS							
100-0000-38-1010 PARK PAVILION RENTA	4,000.00	225.00	0.00	2,970.00	0.00	1,030.00	74.25
100-0000-38-1011 LEE STREET PARK RENTA	5,000.00	0.00	0.00	10,020.00	0.00	(5,020.00)	200.40
100-0000-38-1020 FIRE STATION RENTAL	98,000.00	103,617.10	0.00	103,617.10	0.00	(5,617.10)	105.73
100-0000-38-1030 EVENT VENDORS	2,500.00	1,275.00	0.00	6,550.00	0.00	(4,050.00)	262.00
100-0000-38-1034 FARMER'S MARKET VENDO	0.00	200.00	0.00	1,900.00	0.00	(1,900.00)	0.00
100-0000-38-1100 RENTAL PROPERTY	9,600.00	800.00	0.00	5,600.00	0.00	4,000.00	58.33
100-0000-38-2001 DISPOSAL FEES	1,400.00	145.00	0.00	1,305.00	0.00	95.00	93.21
100-0000-38-2003 GOLF CART FEE	200.00	0.00	0.00	112.50	0.00	87.50	56.25
100-0000-38-3100 REIMBURSEMENT DAMAGED	37,360.00	0.00	0.00	6,031.12	0.00	31,328.88	16.14

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
100-0000-38-9000 OTHER MISCELLANEOUS R	6,750.00	2,656.24	0.00	7,976.20	0.00	(1,226.20)	118.17
100-0000-38-9100 TRANSFER OF RESERV(	10,000.00)	0.00	0.00	(10,000.00)	0.00	0.00	100.00
100-0000-38-9300 TOWING FEES	10,000.00	3,400.00	0.00	23,080.00	0.00	(13,080.00)	230.80
100-0000-38-9400 RESTITUTION	0.00	0.00	0.00	50.00	0.00	(50.00)	0.00
TOTAL MISCELLANEOUS	164,810.00	112,318.34	0.00	159,211.92	0.00	5,598.08	96.60
OTHER FINANCING SOURCES							
100-0000-39-1210 TRANSFER IN - ARPA	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
100-0000-39-1211 TRANSFER IN SPLOST 21	480,680.00	0.00	0.00	0.00	0.00	480,680.00	0.00
100-0000-39-1212 TRANSFER IN- DDA	93,000.00	0.00	0.00	0.00	0.00	93,000.00	0.00
TOTAL OTHER FINANCING SOURCES	673,680.00	0.00	0.00	0.00	0.00	673,680.00	0.00
*** FUND TOTAL REVENUE ***	6,094,840.00	425,142.52	0.00	2,899,403.99	0.00	3,195,436.01	47.57

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
GENERAL GOVERNMENT % OF YEAR COMPLETED: 58.33
MAYOR & COUNCIL

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
100-1300-51-1100 MAYOR/COUNCIL SALARIE	74,000.00	6,160.00	0.00	43,120.00	0.00	30,880.00	58.27
100-1300-51-2200 SOCIAL SECURITY	4,588.00	381.92	0.00	2,673.44	0.00	1,914.56	58.27
100-1300-51-2300 MEDICARE	1,073.00	89.32	0.00	625.21	0.00	447.79	58.27
100-1300-51-2700 WORKERS COMPENSATION	528.00	0.00	0.00	528.00	0.00	0.00	100.00
TOTAL PERSONNEL SERVICES	80,189.00	6,631.24	0.00	46,946.65	0.00	33,242.35	58.54
PURCHASED/CONTRACT SERV							
100-1300-52-3420 NEWSLETTER	13,000.00	934.42	0.00	7,016.05	0.00	5,983.95	53.97
100-1300-52-3500 TRAVEL - MAYOR	1,773.53	47.08	0.00	161.55	0.00	1,611.98	9.11
100-1300-52-3501 TRAVEL - SARTOR	300.00	0.00	0.00	0.00	0.00	300.00	0.00
100-1300-52-3502 TRAVEL - MESSICK	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
100-1300-52-3503 TRAVEL- LESTER	2,621.00	0.00	0.00	2,621.70	0.00	(0.70)	100.03
100-1300-52-3504 TRAVEL - POWELL	2,560.00	0.00	0.00	2,164.72	0.00	395.28	84.56
100-1300-52-3505 TRAVEL - SEBO-HAND	1,829.53	0.00	0.00	884.43	0.00	945.10	48.34
100-1300-52-3506 TRAVEL - WISE	450.00	0.00	0.00	0.00	0.00	450.00	0.00
100-1300-52-3600 DUES AND FEES	3,600.00	0.00	0.00	965.00	0.00	2,635.00	26.81
100-1300-52-3701 EDUC/TRAINING-SARTOR	1,500.00	0.00	0.00	264.00	0.00	1,236.00	17.60
100-1300-52-3702 EDUC/TRAINING-MESSICK	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
100-1300-52-3703 EDUC/TRAINING-LESTER	1,265.00	0.00	0.00	1,265.00	0.00	0.00	100.00
100-1300-52-3704 EDUC/TRAINING-POWELL	1,430.00	0.00	0.00	880.00	0.00	550.00	61.54
100-1300-52-3705 EDUC/TRAINING-SEBO-HA	2,392.11	0.00	0.00	745.00	0.00	1,647.11	31.14
100-1300-52-3706 EDUC/TRAINING WISE	730.00	0.00	0.00	0.00	0.00	730.00	0.00
TOTAL PURCHASED/CONTRACT SERV	35,951.17	981.50	0.00	16,967.45	0.00	18,983.72	47.20
SUPPLIES							
100-1300-53-1110 OFFICE SUPPLIES	500.00	16.18	0.00	208.69	0.00	291.31	41.74
100-1300-53-1111 MISC SUPPLIES	5,000.00	3,500.00	0.00	4,060.19	0.00	939.81	81.20
100-1300-53-1130 UNIFORMS	500.00	0.00	0.00	0.00	0.00	500.00	0.00
100-1300-53-2001 SPEC INIT-MESSICK	500.00	0.00	0.00	0.00	0.00	500.00	0.00
100-1300-53-2003 SPEC INIT-SARTOR	600.00	360.71	0.00	500.00	0.00	100.00	83.33
100-1300-53-2004 SPEC INIT-SEBO	1,107.89	1,000.00	0.00	1,107.89	0.00	0.00	100.00
100-1300-53-2005 SPEC INIT-WISE	500.00	0.00	0.00	0.00	0.00	500.00	0.00
TOTAL SUPPLIES	8,707.89	4,876.89	0.00	5,876.77	0.00	2,831.12	67.49
TOTAL MAYOR & COUNCIL	124,848.06	12,489.63	0.00	69,790.87	0.00	55,057.19	55.90

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
GENERAL GOVERNMENT % OF YEAR COMPLETED: 58.33
GENERAL ADMINISTRATION

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
100-1500-51-1100 REGULAR EMPLOYEES	482,600.00	38,942.60	0.00	292,803.80	0.00	189,796.20	60.67
100-1500-51-1300 OVERTIME	3,100.00	192.31	0.00	2,815.46	0.00	284.54	90.82
100-1500-51-2100 GROUP INSURANCE	112,000.00	8,054.93	0.00	53,542.77	0.00	58,457.23	47.81
100-1500-51-2200 SOCIAL SECURITY (FI	29,917.00	2,429.98	0.00	19,289.82	0.00	10,627.18	64.48
100-1500-51-2300 MEDICARE	7,000.00	568.28	0.00	4,511.32	0.00	2,488.68	64.45
100-1500-51-2400 RETIREMENT CONTRIBU	31,000.00	0.00	0.00	30,944.28	0.00	55.72	99.82
100-1500-51-2600 UNEMPLOYMENT INSURA	1,000.00	17.08	0.00	441.49	0.00	558.51	44.15
100-1500-51-2700 WORKER'S COMPENSATI	16,400.00	0.00	0.00	11,242.37	0.00	5,157.63	68.55
TOTAL PERSONNEL SERVICES	683,017.00	50,205.18	0.00	415,591.31	0.00	267,425.69	60.85
PURCHASED/CONTRACT SERV							
100-1500-52-1210 ATTORNEY & LEGAL	90,000.00	6,644.52	0.00	43,696.94	0.00	46,303.06	48.55
100-1500-52-1220 AUDIT	50,000.00	0.00	0.00	50,000.00	0.00	0.00	100.00
100-1500-52-1230 ENGINEERING & PLANNI	30,000.00	0.00	0.00	600.00	0.00	29,400.00	2.00
100-1500-52-1240 INSPECTIONS	30,000.00	1,760.00	0.00	14,884.39	0.00	15,115.61	49.61
100-1500-52-1290 OTHER PROFESSIONA	37,500.00	639.21	0.00	3,920.01	0.00	33,579.99	10.45
100-1500-52-1300 TECHNICAL	114,850.00	8,563.38	0.00	41,894.50	1,862.37	71,093.13	38.10
100-1500-52-1310 PAYROLL PROCESSIN	16,000.00	2,027.56	0.00	12,735.48	0.00	3,264.52	79.60
100-1500-52-1320 BANK AND CREDIT C	3,300.00	(37.28)	0.00	1,388.72	0.00	1,911.28	42.08
100-1500-52-1330 SOFTWARE SUPPORT	20,000.00	117.00	0.00	12,666.00	0.00	7,334.00	63.33
100-1500-52-2250 PEST CONTROL	1,800.00	0.00	0.00	650.00	0.00	1,150.00	36.11
100-1500-52-2310 RENTAL OF LAND &	4,800.00	0.00	0.00	2,968.39	0.00	1,831.61	61.84
100-1500-52-2321 CITY EVENTS	55,000.00	2,435.89	0.00	54,250.04	0.00	749.96	98.64
100-1500-52-2330 RENTAL OF COPIERS	10,000.00	807.59	0.00	9,459.79	0.00	540.21	94.60
100-1500-52-3100 PROP CASLTY & LIAB IN	75,000.00	0.00	0.00	75,000.00	0.00	0.00	100.00
100-1500-52-3210 CABLE SERVICES	12,800.00	964.37	0.00	8,283.40	0.00	4,516.60	64.71
100-1500-52-3230 CELLULAR PHONES	4,000.00	384.58	0.00	3,014.87	0.00	985.13	75.37
100-1500-52-3260 POSTAGE	4,000.00	0.00	0.00	2,000.43	0.00	1,999.57	50.01
100-1500-52-3310 LEGAL NOTICES	7,000.00	0.00	0.00	5,586.00	0.00	1,414.00	79.80
100-1500-52-3330 PROMOTIONAL ADVERTISI	6,000.00	363.74	0.00	5,072.63	0.00	927.37	84.54
100-1500-52-3500 TRAVEL	5,000.00	1,013.74	0.00	2,756.96	0.00	2,243.04	55.14
100-1500-52-3600 DUES AND FEES	13,000.00	620.99	0.00	11,951.74	0.00	1,048.26	91.94
100-1500-52-3700 EDUCATION & TRAININ	6,000.00	0.00	0.00	1,211.00	0.00	4,789.00	20.18
100-1500-52-3701 WELLNESS PROGRAM	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
100-1500-52-3905 SPECIAL EVENTS	10,000.00	2,492.41	0.00	6,239.69	0.00	3,760.31	62.40
TOTAL PURCHASED/CONTRACT SERV	607,050.00	28,797.70	0.00	370,230.98	1,862.37	234,956.65	61.30
SUPPLIES							
100-1500-53-1110 OFFICE SUPPLIES	20,000.00	1,433.02	210.51	11,607.41	5,536.23	3,066.87	84.67
100-1500-53-1171 BUILDING & FACILITIES	5,000.00	1,905.00	0.00	2,485.00	0.00	2,515.00	49.70
100-1500-53-1210 WATER/SEWERAGE	10,000.00	7,834.11	0.00	8,870.88	0.00	1,129.12	88.71
100-1500-53-1220 NATURAL GAS	3,500.00	112.01	0.00	1,185.11	0.00	2,314.89	33.86
100-1500-53-1230 ELECTRICITY	6,000.00	727.80	0.00	3,571.54	0.00	2,428.46	59.53
100-1500-53-1610 COMPUTR EQUIP/MAI	11,000.00	6,133.71	0.00	9,624.44	1,291.02	84.54	99.23

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
GENERAL GOVERNMENT % OF YEAR COMPLETED: 58.33
GENERAL ADMINISTRATION

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
100-1500-53-1620 FURNITURE/FIXTURE	500.00	0.00	0.00	0.00	0.00	500.00	0.00
100-1500-53-1690 BEAUTIFICATION COM	1,000.00	0.00	0.00	759.46	0.00	240.54	75.95
TOTAL SUPPLIES	57,000.00	18,145.65	210.51	38,103.84	6,827.25	12,279.42	78.46
CAPITAL OUTLAY							
100-1500-54-2301 FURNITURE & FIXTURES	18,300.00	0.00	0.00	0.00	18,229.00	71.00	99.61
100-1500-54-2410 HARDWARE	34,250.00	0.00	0.00	33,233.96	0.00	1,016.04	97.03
TOTAL CAPITAL OUTLAY	52,550.00	0.00	0.00	33,233.96	18,229.00	1,087.04	97.93
OTHER COSTS							
100-1500-57-4001 RETURNED CHECKS	100.00	0.00	0.00	0.00	0.00	100.00	0.00
100-1500-57-9000 CONTINGENCIES	5,828.00	0.00	0.00	0.00	0.00	5,828.00	0.00
100-1500-57-9100 TUITION REIMBURSEMEN	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00
TOTAL OTHER COSTS	15,928.00	0.00	0.00	0.00	0.00	15,928.00	0.00
DEBT SERVICE							
100-1500-58-1212 VEHICLE LEASE - ENTER	8,632.00	719.29	0.00	5,041.63	0.00	3,590.37	58.41
100-1500-58-1301 LEE STREET PARK URA P	170,000.00	0.00	0.00	170,000.00	0.00	0.00	100.00
100-1500-58-2000 DEBT SERVICE INTEREST	155,805.00	155,805.01	0.00	155,805.01	0.00	(0.01)	100.00
100-1500-58-2300 OTHER DEBT-INTEREST	324,875.00	162,437.50	0.00	324,875.01	0.00	(0.01)	100.00
100-1500-58-2301 INTEREST LEE STREET P	46,107.00	0.00	0.00	24,251.99	0.00	21,855.01	52.60
TOTAL DEBT SERVICE	705,419.00	318,961.80	0.00	679,973.64	0.00	25,445.36	96.39
OTHER FINANCING USES							
100-1500-61-1043 OPERATING TRANSFER OU	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00	100.00
TOTAL OTHER FINANCING USES	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00	100.00
TOTAL GENERAL ADMINISTRATION	5,120,964.00	3,416,110.33	210.51	4,537,133.73	26,918.62	557,122.16	89.12

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
GENERAL GOVERNMENT % OF YEAR COMPLETED: 58.33
COURT SERVICES

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
100-2500-51-1100 SALARIES	81,000.00	3,884.78	0.00	39,706.75	0.00	41,293.25	49.02
100-2500-51-2100 INSURANCE	14,400.00	1,124.80	0.00	7,933.58	0.00	6,466.42	55.09
100-2500-51-2200 SOCIAL SECURITY	5,000.00	750.38	0.00	5,628.61	0.00	(628.61)	112.57
100-2500-51-2300 MEDICARE	1,200.00	175.50	0.00	1,316.85	0.00	(116.85)	109.74
100-2500-51-2400 RETIREMENT	4,000.00	0.00	0.00	3,992.81	0.00	7.19	99.82
100-2500-51-2600 UNEMPLOYMENT	25.00	0.00	0.00	0.00	0.00	25.00	0.00
100-2500-51-2700 WORKERS' COMPENSATION	2,600.00	0.00	0.00	1,602.65	0.00	997.35	61.64
TOTAL PERSONNEL SERVICES	108,225.00	5,935.46	0.00	60,181.25	0.00	48,043.75	55.61
PURCHASED/CONTRACT SERV							
100-2500-52-1290 JUDGE (SALARY)	45,000.00	7,910.00	0.00	34,525.00	0.00	10,475.00	76.72
100-2500-52-1291 SOLICITOR (SALARY)	40,500.00	4,650.00	0.00	28,907.62	0.00	11,592.38	71.38
100-2500-52-1320 COURT REPORTER/INTERP	2,500.00	711.25	0.00	1,656.25	0.00	843.75	66.25
100-2500-52-3310 LEGAL NOTICES	200.00	0.00	0.00	0.00	0.00	200.00	0.00
100-2500-52-3500 TRAVEL	750.00	0.00	0.00	505.35	0.00	244.65	67.38
100-2500-52-3600 DUES AND FEES	750.00	100.00	0.00	460.00	0.00	290.00	61.33
100-2500-52-3700 EDUCATION/TRAINING	1,400.00	0.00	0.00	150.00	0.00	1,250.00	10.71
TOTAL PURCHASED/CONTRACT SERV	91,100.00	13,371.25	0.00	66,204.22	0.00	24,895.78	72.67
SUPPLIES							
100-2500-53-1110 OFFICE SUPPLIES	2,000.00	0.00	0.00	98.00	98.00	1,804.00	9.80
100-2500-53-1610 COMPUTER EQUIPMENT	1,000.00	55.98	1,286.25	2,206.47	75.65	4.13	99.59
TOTAL SUPPLIES	3,000.00	55.98	1,286.25	2,304.47	173.65	1,808.13	39.73
TOTAL COURT SERVICES	202,325.00	19,362.69	1,286.25	128,689.94	173.65	74,747.66	63.06
TOTAL GENERAL GOVERNMENT	5,448,137.06	3,447,962.65	1,496.76	4,735,614.54	27,092.27	686,927.01	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
PUBLIC SAFETY % OF YEAR COMPLETED: 58.33
POLICE

EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES								
100-3200-51-1100	REGULAR EMPLOYEES	1,300,000.00	103,656.00	0.00	819,380.86	0.00	480,619.14	63.03
100-3200-51-1300	OVERTIME	20,000.00	6,072.61	0.00	18,122.40	0.00	1,877.60	90.61
100-3200-51-2100	GROUP INSURANCE	320,000.00	25,174.95	0.00	160,900.79	0.00	159,099.21	50.28
100-3200-51-2200	SOCIAL SECURITY (FI	89,029.00	6,497.38	0.00	49,625.95	0.00	39,403.05	55.74
100-3200-51-2300	MEDICARE	20,829.00	1,519.55	0.00	11,605.56	0.00	9,223.44	55.72
100-3200-51-2400	RETIREMENT CONTRIBU	79,856.22	0.00	0.00	79,856.22	0.00	0.00	100.00
100-3200-51-2600	UNEMPLOYMENT INSURA	2,857.00	8.61	0.00	884.19	0.00	1,972.81	30.95
100-3200-51-2700	WORKER'S COMPENSATI	55,000.00	0.00	0.00	25,635.61	0.00	29,364.39	46.61
TOTAL PERSONNEL SERVICES		1,887,571.22	142,929.10	0.00	1,166,011.58	0.00	721,559.64	61.77
PURCHASED/CONTRACT SERV								
100-3200-52-1330	SOFTWARE SUPPORT	21,000.00	0.00	0.00	15,520.84	3,553.52	1,925.64	90.83
100-3200-52-1340	DRUG TESTING	2,000.00	87.36	0.00	1,362.54	0.00	637.46	68.13
100-3200-52-1350	BACKGROUND INVESTIGAT	6,000.00	351.99	0.00	2,680.86	0.00	3,319.14	44.68
100-3200-52-2220	VEHICLE/EQUIPMENT	300.00	0.00	0.00	0.00	300.00	0.00	100.00
100-3200-52-2230	COMPUTER	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
100-3200-52-2250	PEST CONTROL	1,000.00	0.00	0.00	200.00	0.00	800.00	20.00
100-3200-52-2330	RENTAL OF COPIERS	3,500.00	253.50	0.00	1,925.74	0.00	1,574.26	55.02
100-3200-52-3100	PROPERTY CASUALTY LI	86,300.00	0.00	0.00	86,225.00	0.00	75.00	99.91
100-3200-52-3210	TELEPHONE	9,740.00	915.94	0.00	6,166.61	0.00	3,573.39	63.31
100-3200-52-3230	CELLULAR PHONES	20,000.00	1,495.88	0.00	12,224.84	0.00	7,775.16	61.12
100-3200-52-3260	POSTAGE	1,000.00	0.00	0.00	356.41	0.00	643.59	35.64
100-3200-52-3500	TRAVEL	4,000.00	1,028.00	0.00	1,724.42	0.00	2,275.58	43.11
100-3200-52-3600	DUES AND FEES	2,000.00	0.00	0.00	362.50	0.00	1,637.50	18.13
100-3200-52-3700	EDUCATION & TRAININ	6,000.00	74.64	0.00	1,219.64	0.00	4,780.36	20.33
TOTAL PURCHASED/CONTRACT SERV		163,840.00	4,207.31	0.00	129,969.40	3,853.52	30,017.08	81.68
SUPPLIES								
100-3200-53-1110	OFFICE SUPPLIES	12,000.00	348.08	567.90	4,856.91	3,498.41	4,212.58	64.90
100-3200-53-1130	UNIFORMS	17,000.00	883.10	0.00	4,128.55	12,813.10	58.35	99.66
100-3200-53-1132	FIREARMS AND AMMUNITI	3,500.00	0.00	0.00	642.50	899.04	1,958.46	44.04
100-3200-53-1140	VEHICLE REPAIRS/ PAR	66,343.78	4,330.55	0.00	23,278.23	24,486.38	18,579.17	72.00
100-3200-53-1141	EQUIPMENT/REPAIRS (PD	5,150.00	0.00	0.00	5,116.31	0.00	33.69	99.35
100-3200-53-1151	COMMUNITY OUTREACH	6,250.00	374.37	8,293.60	14,130.94	0.00	412.66	93.40
100-3200-53-1171	BUILDING MAINTENANCE	2,000.00	55.00	0.00	1,540.94	220.00	239.06	88.05
100-3200-53-1210	WATER/SEWERAGE	2,000.00	124.08	0.00	839.26	0.00	1,160.74	41.96
100-3200-53-1220	NATURAL GAS	2,000.00	0.00	0.00	1,250.75	0.00	749.25	62.54
100-3200-53-1230	ELECTRICITY	13,000.00	1,869.84	0.00	10,286.72	0.00	2,713.28	79.13
100-3200-53-1270	GASOLINE	40,000.00	17.00	0.00	23,074.33	0.00	16,925.67	57.69
100-3200-53-1610	COMPUTR EQUIP/MAI	4,000.00	0.00	0.00	2,400.00	0.00	1,600.00	60.00
100-3200-53-1620	FURNITURE/FIXTURE	1,000.00	0.00	0.00	235.00	0.00	765.00	23.50
100-3200-53-1690	OTHER SM EQUIP <	12,550.00	127.46	0.00	8,256.70	573.30	3,720.00	70.36
TOTAL SUPPLIES		186,793.78	8,129.48	8,861.50	100,037.14	42,490.23	53,127.91	71.56

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
PUBLIC SAFETY % OF YEAR COMPLETED: 58.33
POLICE

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY							
100-3200-54-2201 VEHICLE EQUIPMENT	66,550.00	0.00	0.00	31,000.00	0.00	35,550.00	46.58
100-3200-54-2301 FURNITURE - FIXTURES	16,992.00	0.00	0.00	0.00	8,496.00	8,496.00	50.00
100-3200-54-2400 COMPUTERS - EQUIPMENT	4,000.00	0.00	0.00	755.00	0.00	3,245.00	18.88
100-3200-54-2500 OTHER EQUIPMENT	9,600.00	0.00	0.00	9,600.00	0.00	0.00	100.00
TOTAL CAPITAL OUTLAY	97,142.00	0.00	0.00	41,355.00	8,496.00	47,291.00	51.32
DEBT SERVICE							
100-3200-58-1220 VEHICLES- ENTERPR	110,000.00	9,253.06	0.00	62,732.63	0.00	47,267.37	57.03
100-3200-58-2101 INTEREST-SUNTRUST EQU	1,009.00	0.00	0.00	0.00	0.00	1,009.00	0.00
100-3200-58-2200 CAPITAL LEASE	7,900.00	0.00	0.00	0.00	0.00	7,900.00	0.00
100-3200-58-2220 VEHICLES INTEREST	5,484.00	0.00	0.00	0.00	0.00	5,484.00	0.00
TOTAL DEBT SERVICE	124,393.00	9,253.06	0.00	62,732.63	0.00	61,660.37	50.43
OTHER FINANCING USES							
TOTAL POLICE	2,459,740.00	164,518.95	8,861.50	1,500,105.75	54,839.75	913,656.00	62.86
TOTAL PUBLIC SAFETY	2,459,740.00	164,518.95	8,861.50	1,500,105.75	54,839.75	913,656.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
PUBLIC WORKS % OF YEAR COMPLETED: 58.33
PUBLIC WORKS

EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES								
100-4100-51-1100	REGULAR EMPLOYEES	400,000.00	16,344.63	0.00	208,269.05	0.00	191,730.95	52.07
100-4100-51-1300	OVERTIME	8,000.00	0.00	0.00	1,849.61	0.00	6,150.39	23.12
100-4100-51-2100	GROUP INSURANCE	80,000.00	4,887.65	0.00	51,001.40	0.00	28,998.60	63.75
100-4100-51-2200	SOCIAL SECURITY (FI	18,054.00	1,238.15	0.00	14,706.45	0.00	3,347.55	81.46
100-4100-51-2300	MEDICARE	4,965.00	232.32	0.00	3,009.54	0.00	1,955.46	60.62
100-4100-51-2400	RETIREMENT CONTRIBU	29,000.00	0.00	0.00	28,947.88	0.00	52.12	99.82
100-4100-51-2600	UNEMPLOYMENT INSURA	1,000.00	24.15	0.00	401.82	0.00	598.18	40.18
100-4100-51-2700	WORKERS' COMPENSATI	24,000.00	0.00	0.00	6,790.38	0.00	17,209.62	28.29
TOTAL PERSONNEL SERVICES		565,019.00	22,726.90	0.00	314,976.13	0.00	250,042.87	55.75
PURCHASED/CONTRACT SERV								
100-4100-52-2160	TREE REMOVAL	6,000.00	0.00	0.00	4,200.00	0.00	1,800.00	70.00
100-4100-52-2200	REPAIRS & MAINTENAN	18,989.00	0.00	0.00	0.00	0.00	18,989.00	0.00
100-4100-52-2210	STREET MAINTENANCE	5,000.00	0.00	0.00	2,150.00	0.00	2,850.00	43.00
100-4100-52-2250	PEST CONTROL	600.00	0.00	0.00	150.00	0.00	450.00	25.00
100-4100-52-3100	PROPERTY CASUALTY LI	35,000.00	0.00	0.00	35,000.00	0.00	0.00	100.00
100-4100-52-3210	TELEPHONE	2,000.00	232.86	0.00	1,752.47	0.00	247.53	87.62
100-4100-52-3230	CELLULAR PHONES	1,000.00	80.86	0.00	565.42	0.00	434.58	56.54
100-4100-52-3500	TRAVEL	1,500.00	0.00	0.00	304.28	0.00	1,195.72	20.29
100-4100-52-3600	DUES AND FEES	3,800.00	227.40	0.00	1,459.79	0.00	2,340.21	38.42
100-4100-52-3700	EDUCATION & TRAININ	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00
TOTAL PURCHASED/CONTRACT SERV		75,889.00	541.12	0.00	45,581.96	0.00	30,307.04	60.06
SUPPLIES								
100-4100-53-1110	OFFICE SUPPLIES	500.00	0.00	0.00	408.85	0.00	91.15	81.77
100-4100-53-1111	TOOLS	1,000.00	0.00	0.00	342.07	0.00	657.93	34.21
100-4100-53-1130	UNIFORMS	4,500.00	661.68	0.00	2,685.35	1,588.92	225.73	94.98
100-4100-53-1140	VEHICLE REPAIRS/ PAR	15,000.00	545.90	0.00	1,009.78	4,086.76	9,903.46	33.98
100-4100-53-1141	EQUIPMENT PARTS	5,000.00	607.93	0.00	1,932.15	2,024.49	1,043.36	79.13
100-4100-53-1142	SAFETY EQUIPMENT	1,000.00	41.00	0.00	41.00	459.00	500.00	50.00
100-4100-53-1143	SIGNS & BANNERS	2,000.00	0.00	0.00	0.00	110.00	1,890.00	5.50
100-4100-53-1144	CHRISTMAS SUPPLIES	76,011.00	0.00	0.00	0.00	0.00	76,011.00	0.00
100-4100-53-1150	LANDSCAPING SUPPL	5,000.00	0.00	0.00	3,940.00	185.00	875.00	82.50
100-4100-53-1160	PARKS SUPPLIES	7,000.00	0.00	0.00	3,156.50	2,496.62	1,346.88	80.76
100-4100-53-1171	BUILDING & FACILITY M	10,000.00	150.00	0.00	6,692.07	0.00	3,307.93	66.92
100-4100-53-1190	OTHER SUPPLIES	1,800.00	60.36	0.00	570.40	0.00	1,229.60	31.69
100-4100-53-1210	WATER/SEWERAGE	12,000.00	845.06	0.00	5,429.43	0.00	6,570.57	45.25
100-4100-53-1220	NATURAL GAS	4,500.00	256.47	0.00	2,737.36	0.00	1,762.64	60.83
100-4100-53-1230	ELECTRICITY	12,000.00	734.17	0.00	3,583.22	0.00	8,416.78	29.86
100-4100-53-1231	STREET LIGHTS - SIGNA	150,000.00	11,516.01	0.00	84,920.34	0.00	65,079.66	56.61
100-4100-53-1270	GASOLINE	8,500.00	0.00	0.00	3,387.11	0.00	5,112.89	39.85
100-4100-53-1690	OTHER SM EQUIP	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
TOTAL SUPPLIES		317,311.00	15,418.58	0.00	120,835.63	10,950.79	185,524.58	41.53

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
PUBLIC WORKS % OF YEAR COMPLETED: 58.33
PUBLIC WORKS

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY							
100-4100-54-2200 VEHICLES	58,000.00	0.00	0.00	0.00	0.00	58,000.00	0.00
TOTAL CAPITAL OUTLAY	58,000.00	0.00	0.00	0.00	0.00	58,000.00	0.00
DEBT SERVICE							
100-4100-58-1220 LEASE-VEHICLES	20,897.00	0.00	0.00	20,897.06	0.00	(0.06)	100.00
100-4100-58-2000 INTEREST	1,003.00	82.02	0.00	641.20	0.00	361.80	63.93
TOTAL DEBT SERVICE	21,900.00	82.02	0.00	21,538.26	0.00	361.74	98.35
OTHER FINANCING USES							
TOTAL PUBLIC WORKS	1,038,119.00	38,768.62	0.00	502,931.98	10,950.79	524,236.23	49.50

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
PUBLIC WORKS
STREET

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
PURCHASED/CONTRACT SERV							
SUPPLIES							
CAPITAL OUTLAY							
OTHER COSTS							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
PURCHASED/CONTRACT SERV							
SUPPLIES							
OTHER COSTS							
OTHER FINANCING USES							
TOTAL PUBLIC WORKS	1,038,119.00	38,768.62	0.00	502,931.98	10,950.79	524,236.23	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
HOUSING & DEVELOPMENT % OF YEAR COMPLETED: 58.33
CODE ENFORCEMENT DEPT

EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES								
100-7450-51-1100	REGULAR EMPLOYEES	91,800.00	7,301.08	0.00	49,290.06	0.00	42,509.94	53.69
100-7450-51-2100	GROUP INSURANCE	24,070.00	2,263.08	0.00	12,215.70	0.00	11,854.30	50.75
100-7450-51-2200	SOCIAL SECURITY (FI	5,508.00	423.21	0.00	2,881.66	0.00	2,626.34	52.32
100-7450-51-2300	MEDICARE	1,515.00	98.98	0.00	673.93	0.00	841.07	44.48
100-7450-51-2400	RETIREMENT CONTRIBU	4,000.00	0.00	0.00	3,992.81	0.00	7.19	99.82
100-7450-51-2700	WORKERS' COMPENSATI	4,000.00	0.00	0.00	1,191.10	0.00	2,808.90	29.78
TOTAL PERSONNEL SERVICES		130,893.00	10,086.35	0.00	70,245.26	0.00	60,647.74	53.67
PURCHASED/CONTRACT SERV								
100-7450-52-3230	CELLULAR PHONES	2,400.00	195.20	0.00	1,365.44	0.00	1,034.56	56.89
100-7450-52-3500	TRAVEL	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
100-7450-52-3600	DUES AND FEES	300.00	0.00	0.00	0.00	0.00	300.00	0.00
100-7450-52-3700	EDUCATION & TRAININ	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00
TOTAL PURCHASED/CONTRACT SERV		5,700.00	195.20	0.00	1,365.44	0.00	4,334.56	23.96
SUPPLIES								
100-7450-53-1130	UNIFORMS	1,000.00	0.00	0.00	144.00	856.00	0.00	100.00
100-7450-53-1131	COMPUTERS & EQUIPMENT	400.00	0.00	0.00	74.90	0.00	325.10	18.73
100-7450-53-1140	VEHICLE/EQUIPMENT	2,100.00	0.00	0.00	2,043.00	0.00	57.00	97.29
100-7450-53-1270	GASOLINE	4,000.00	0.00	0.00	1,829.51	0.00	2,170.49	45.74
TOTAL SUPPLIES		7,500.00	0.00	0.00	4,091.41	856.00	2,552.59	65.97
CAPITAL OUTLAY								
DEBT SERVICE								
100-7450-58-1220	LEASE - VEHICLE	6,410.00	456.03	0.00	3,192.21	0.00	3,217.79	49.80
TOTAL DEBT SERVICE		6,410.00	456.03	0.00	3,192.21	0.00	3,217.79	49.80
TOTAL CODE ENFORCEMENT DEPT		150,503.00	10,737.58	0.00	78,894.32	856.00	70,752.68	52.99

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
HOUSING & DEVELOPMENT
DOWNTOWN DEVELOPMENT DPT

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
PURCHASED/CONTRACT SERV							
SUPPLIES							
CAPITAL OUTLAY							
TOTAL HOUSING & DEVELOPMENT	150,503.00	10,737.58	0.00	78,894.32	856.00	70,752.68	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

100-GENERAL FUND
OTHER FINANCING USES
SPECIAL PROJECTS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
OTHER FINANCING USES							
*** FUND TOTAL EXPENDITURES ***	9,096,499.06	3,661,987.80	10,358.26	6,817,546.59	93,738.81	2,195,571.92	75.86
** REVENUE OVER(UNDER) EXPENDITURES *	(3,001,659.06)	(3,236,845.28)	10,358.26	(3,918,142.60)	(93,738.81)	999,864.09	133.31

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

210-CONFISCATED ASSETS
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
FINES & FORFEITURES	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
*** TOTAL REVENUES ***	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
POLICE	7,800.00	0.00	0.00	2,767.30	0.00	5,032.70	35.48
TOTAL PUBLIC SAFETY	7,800.00	0.00	0.00	2,767.30	0.00	5,032.70	35.48
PUBLIC WORKS							
*** TOTAL EXPENDITURES ***	7,800.00	0.00	0.00	0.00	0.00	5,032.70	0.00
** REVENUE OVER(UNDER) EXPENDITURES *(	2,800.00)	0.00	0.00	0.00	0.00	(32.70)	98.83

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

210-CONFISCATED ASSETS

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINES & FORFEITURES							
210-0000-35-1320 CASH CONFISCATION	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
TOTAL FINES & FORFEITURES	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
INVESTMENT INCOME							
MISCELLANEOUS							
OTHER FINANCING SOURCES							
*** FUND TOTAL REVENUE ***	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

210-CONFISCATED ASSETS
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

210-CONFISCATED ASSETS
GENERAL GOVERNMENT
GENERAL ADMINISTRATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

210-CONFISCATED ASSETS
PUBLIC SAFETY % OF YEAR COMPLETED: 58.33
POLICE

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
210-3200-52-1200 PROFESSIONAL	2,800.00	0.00	0.00	2,767.30	0.00	32.70	98.83
TOTAL PURCHASED/CONTRACT SERV	2,800.00	0.00	0.00	2,767.30	0.00	32.70	98.83
SUPPLIES							
CAPITAL OUTLAY							
210-3200-54-2500 OTHER EQUIPMENT	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
TOTAL CAPITAL OUTLAY	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
OTHER COSTS							
TOTAL POLICE	7,800.00	0.00	0.00	2,767.30	0.00	5,032.70	35.48
TOTAL PUBLIC SAFETY	7,800.00	0.00	0.00	2,767.30	0.00	5,032.70	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

210-CONFISCATED ASSETS
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
DEBT SERVICE							
OTHER FINANCING USES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

210-CONFISCATED ASSETS
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
*** FUND TOTAL EXPENDITURES ***	7,800.00	0.00	0.00	2,767.30	0.00	5,032.70	35.48
** REVENUE OVER(UNDER) EXPENDITURES *	(2,800.00)	0.00	0.00	(2,767.30)	0.00	(32.70)	98.83

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

211-DEA CONFISCATED ASSETS
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
FINES & FORFEITURES	45,000.00	0.00	0.00	19,154.16	0.00	25,845.84	42.56
*** TOTAL REVENUES ***	45,000.00	0.00	0.00	19,154.16	0.00	25,845.84	42.56
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
POLICE	96,357.00	0.00	0.00	40,496.00	31,056.76	24,804.24	74.26
TOTAL PUBLIC SAFETY	96,357.00	0.00	0.00	40,496.00	31,056.76	24,804.24	74.26
PUBLIC WORKS							
*** TOTAL EXPENDITURES ***	96,357.00	0.00	0.00	0.00	31,056.76	24,804.24	0.00
** REVENUE OVER(UNDER) EXPENDITURES *(	51,357.00)	0.00	0.00	19,154.16	(31,056.76)	1,041.60	102.03

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

211-DEA CONFISCATED ASSETS

% OF YEAR COMPLETED: 58.33

REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
INTERGOVERNMENTAL								
FINES & FORFEITURES								
211-0000-35-1320	CASH CONFISCATION	25,000.00	0.00	0.00	11,668.24	0.00	13,331.76	46.67
211-0000-35-1360	PROCEEDS-SALE OF	0.00	0.00	0.00	7,485.92	0.00	(7,485.92)	0.00
211-0000-35-1910	DEA OVERTIME RE-IMBUR	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00
TOTAL FINES & FORFEITURES		45,000.00	0.00	0.00	19,154.16	0.00	25,845.84	42.56
INVESTMENT INCOME								
MISCELLANEOUS								
OTHER FINANCING SOURCES								
*** FUND TOTAL REVENUE ***		45,000.00	0.00	0.00	19,154.16	0.00	25,845.84	42.56

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

211-DEA CONFISCATED ASSETS
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

211-DEA CONFISCATED ASSETS
GENERAL GOVERNMENT
GENERAL ADMINISTRATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

211-DEA CONFISCATED ASSETS
PUBLIC SAFETY % OF YEAR COMPLETED: 58.33
POLICE

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
PURCHASED/CONTRACT SERV							
SUPPLIES							
CAPITAL OUTLAY							
211-3200-54-2200 VEHICLES	7,000.00	0.00	0.00	7,000.00	0.00	0.00	100.00
211-3200-54-2301 FURNITURE - FIXTURES	83,300.00	0.00	0.00	33,496.00	25,000.00	24,804.00	70.22
211-3200-54-2500 OTHER EQUIPMENT	6,057.00	0.00	0.00	0.00	6,056.76	0.24	100.00
TOTAL CAPITAL OUTLAY	96,357.00	0.00	0.00	40,496.00	31,056.76	24,804.24	74.26
OTHER COSTS							
DEBT SERVICE							
TOTAL POLICE	96,357.00	0.00	0.00	40,496.00	31,056.76	24,804.24	74.26
TOTAL PUBLIC SAFETY	96,357.00	0.00	0.00	40,496.00	31,056.76	24,804.24	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

211-DEA CONFISCATED ASSETS
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
DEBT SERVICE							
OTHER FINANCING USES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

211-DEA CONFISCATED ASSETS
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
*** FUND TOTAL EXPENDITURES ***	96,357.00	0.00	0.00	40,496.00	31,056.76	24,804.24	74.26
** REVENUE OVER(UNDER) EXPENDITURES *	(51,357.00)	0.00	0.00	(21,341.84)	(31,056.76)	1,041.60	102.03

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

212-LMIG
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	50,000.00	0.00	0.00	59,294.49	0.00	(9,294.49)	118.59
*** TOTAL REVENUES ***	50,000.00	0.00	0.00	59,294.49	0.00	(9,294.49)	118.59
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
PUBLIC WORKS							
PUBLIC WORKS	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
TOTAL PUBLIC WORKS	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
*** TOTAL EXPENDITURES ***	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	0.00	0.00	59,294.49	0.00	(59,294.49)	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

212-LMIG

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
INTERGOVERNMENTAL							
212-0000-33-4110 GA. D.O.T. GRANT	50,000.00	0.00	0.00	59,294.49	0.00	(9,294.49)	118.59
TOTAL INTERGOVERNMENTAL	50,000.00	0.00	0.00	59,294.49	0.00	(9,294.49)	118.59
INVESTMENT INCOME							
MISCELLANEOUS							
OTHER FINANCING SOURCES							
*** FUND TOTAL REVENUE ***	50,000.00	0.00	0.00	59,294.49	0.00	(9,294.49)	118.59

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

212-LMIG
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

212-LMIG
GENERAL GOVERNMENT
GENERAL ADMINISTRATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

212-LMIG
PUBLIC SAFETY
POLICE

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
CAPITAL OUTLAY							
OTHER COSTS							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

212-LMIG
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
CAPITAL OUTLAY							
212-4100-54-1400 INFRASTRUCTURE	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
TOTAL CAPITAL OUTLAY	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
DEBT SERVICE							
OTHER FINANCING USES							
TOTAL PUBLIC WORKS	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

212-LMIG
PUBLIC WORKS
STREET

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

212-LMIG
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
TOTAL PUBLIC WORKS	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
*** FUND TOTAL EXPENDITURES ***	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	0.00	0.00	59,294.49	0.00	(59,294.49)	0.00

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

230-ARPA 2021 LOCAL RECOVERY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTERGOVERNMENTAL	926,495.00	0.00	0.00	551,425.00	0.00	375,070.00	59.52
*** TOTAL REVENUES ***	926,495.00	0.00	0.00	551,425.00	0.00	375,070.00	59.52
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
GENERAL ADMINISTRATION	435,905.00	5,382.50	0.00	290,535.33	35,700.00	109,669.67	74.84
TOTAL GENERAL GOVERNMENT	435,905.00	5,382.50	0.00	290,535.33	35,700.00	109,669.67	74.84
JUDICIAL							
PUBLIC SAFETY							
POLICE	82,950.00	0.00	0.00	82,086.15	0.00	863.85	98.96
TOTAL PUBLIC SAFETY	82,950.00	0.00	0.00	82,086.15	0.00	863.85	98.96
PUBLIC WORKS							
PUBLIC WORKS	400,005.00	0.00	0.00	24,212.46	0.00	375,792.54	6.05
TOTAL PUBLIC WORKS	400,005.00	0.00	0.00	24,212.46	0.00	375,792.54	6.05
HOUSING & DEVELOPMENT							
CODE ENFORCEMENT DEPT	7,635.00	0.00	0.00	7,633.95	0.00	1.05	99.99
TOTAL HOUSING & DEVELOPMENT	7,635.00	0.00	0.00	7,633.95	0.00	1.05	99.99
*** TOTAL EXPENDITURES ***	926,495.00	5,382.50	0.00	0.00	35,700.00	486,327.11	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(5,382.50)	0.00	551,425.00	(35,700.00)	(111,257.11)	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

230-ARPA 2021 LOCAL RECOVERY

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
INTERGOVERNMENTAL							
230-0000-33-2100 ARPA 2021 LOCAL RECOV	926,495.00	0.00	0.00	551,425.00	0.00	375,070.00	59.52
TOTAL INTERGOVERNMENTAL	926,495.00	0.00	0.00	551,425.00	0.00	375,070.00	59.52
*** FUND TOTAL REVENUE ***	926,495.00	0.00	0.00	551,425.00	0.00	375,070.00	59.52

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

230-ARPA 2021 LOCAL RECOVERY
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

230-ARPA 2021 LOCAL RECOVERY
GENERAL GOVERNMENT % OF YEAR COMPLETED: 58.33
GENERAL ADMINISTRATION

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
230-1500-51-1100 PERSONNEL COSTS	73,300.00	5,000.00	0.00	43,295.00	0.00	30,005.00	59.07
230-1500-51-2200 ER SOC SECURITY	2,920.00	310.00	0.00	1,056.79	0.00	1,863.21	36.19
230-1500-51-2300 MEDICARE	685.00	72.50	0.00	247.15	0.00	437.85	36.08
TOTAL PERSONNEL SERVICES	76,905.00	5,382.50	0.00	44,598.94	0.00	32,306.06	57.99
SUPPLIES							
230-1500-53-1610 TECHNOLOGY EQUIPMENT	348,500.00	0.00	0.00	245,936.39	25,500.00	77,063.61	77.89
230-1500-53-1690 SMALL OFFICE EQUIPMEN	10,500.00	0.00	0.00	0.00	10,200.00	300.00	97.14
TOTAL SUPPLIES	359,000.00	0.00	0.00	245,936.39	35,700.00	77,363.61	78.45
TOTAL GENERAL ADMINISTRATION	435,905.00	5,382.50	0.00	290,535.33	35,700.00	109,669.67	74.84

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

230-ARPA 2021 LOCAL RECOVERY
GENERAL GOVERNMENT
COURT SERVICES

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
TOTAL GENERAL GOVERNMENT	435,905.00	5,382.50	0.00	290,535.33	35,700.00	109,669.67	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

230-ARPA 2021 LOCAL RECOVERY
PUBLIC SAFETY % OF YEAR COMPLETED: 58.33
POLICE

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
230-3200-51-1100 PERSONNEL	77,000.00	0.00	0.00	76,252.81	0.00	747.19	99.03
230-3200-51-2200 SOCIAL SECURITY	4,800.00	0.00	0.00	4,727.67	0.00	72.33	98.49
230-3200-51-2300 MEDICARE	1,150.00	0.00	0.00	1,105.67	0.00	44.33	96.15
TOTAL PERSONNEL SERVICES	82,950.00	0.00	0.00	82,086.15	0.00	863.85	98.96
SUPPLIES							
OTHER COSTS							
TOTAL POLICE	82,950.00	0.00	0.00	82,086.15	0.00	863.85	98.96
TOTAL PUBLIC SAFETY	82,950.00	0.00	0.00	82,086.15	0.00	863.85	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

230-ARPA 2021 LOCAL RECOVERY
PUBLIC WORKS % OF YEAR COMPLETED: 58.33
PUBLIC WORKS

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
230-4100-51-1100 PERSONNEL COSTS	22,500.00	0.00	0.00	22,491.84	0.00	8.16	99.96
230-4100-51-2200 SOCIAL SECURITY	1,400.00	0.00	0.00	1,394.49	0.00	5.51	99.61
230-4100-51-2300 MEDICARE	350.00	0.00	0.00	326.13	0.00	23.87	93.18
TOTAL PERSONNEL SERVICES	24,250.00	0.00	0.00	24,212.46	0.00	37.54	99.85
CAPITAL OUTLAY							
DEBT SERVICE							
OTHER FINANCING USES							
230-4100-61-1100 TRANSFERS TO OTHER FU	375,755.00	0.00	0.00	0.00	0.00	375,755.00	0.00
TOTAL OTHER FINANCING USES	375,755.00	0.00	0.00	0.00	0.00	375,755.00	0.00
TOTAL PUBLIC WORKS	400,005.00	0.00	0.00	24,212.46	0.00	375,792.54	6.05
TOTAL PUBLIC WORKS	400,005.00	0.00	0.00	24,212.46	0.00	375,792.54	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

230-ARPA 2021 LOCAL RECOVERY
HOUSING & DEVELOPMENT
CODE ENFORCEMENT DEPT

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
230-7450-51-1100 PERSONNEL	7,092.00	0.00	0.00	7,091.45	0.00	0.55	99.99
230-7450-51-2200 SOCIAL SECURITY	440.00	0.00	0.00	439.67	0.00	0.33	99.93
230-7450-51-2300 MEDICARE	103.00	0.00	0.00	102.83	0.00	0.17	99.83
TOTAL PERSONNEL SERVICES	7,635.00	0.00	0.00	7,633.95	0.00	1.05	99.99
TOTAL CODE ENFORCEMENT DEPT	7,635.00	0.00	0.00	7,633.95	0.00	1.05	99.99
TOTAL HOUSING & DEVELOPMENT	7,635.00	0.00	0.00	7,633.95	0.00	1.05	0.00
*** FUND TOTAL EXPENDITURES ***	926,495.00	5,382.50	0.00	404,467.89	35,700.00	486,327.11	47.51
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(5,382.50)	0.00	146,957.11	(35,700.00)	(111,257.11)	0.00

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

10.1.a

275-HOTEL/ MOTEL TAX FUND
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	45,000.00	4,931.60	0.00	30,346.48	0.00	14,653.52	67.44
*** TOTAL REVENUES ***	45,000.00	4,931.60	0.00	30,346.48	0.00	14,653.52	67.44
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
GENERAL ADMINISTRATION	45,000.00	5,062.23	0.00	35,749.88	0.00	9,250.12	79.44
TOTAL GENERAL GOVERNMENT	45,000.00	5,062.23	0.00	35,749.88	0.00	9,250.12	79.44
PUBLIC SAFETY							
PUBLIC WORKS							
*** TOTAL EXPENDITURES ***	45,000.00	5,062.23	0.00	0.00	0.00	9,250.12	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(130.63)	0.00	30,346.48	0.00	5,403.40	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

275-HOTEL/ MOTEL TAX FUND

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
TAXES							
275-0000-31-4100 HOTEL/MOTEL TAX	45,000.00	4,931.60	0.00	30,346.48	0.00	14,653.52	67.44
TOTAL TAXES	45,000.00	4,931.60	0.00	30,346.48	0.00	14,653.52	67.44
CONTRIBUTION & DONATIONS							
MISCELLANEOUS							
OTHER FINANCING SOURCES							
*** FUND TOTAL REVENUE ***	45,000.00	4,931.60	0.00	30,346.48	0.00	14,653.52	67.44

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

275-HOTEL/ MOTEL TAX FUND
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

275-HOTEL/ MOTEL TAX FUND
GENERAL GOVERNMENT
GENERAL ADMINISTRATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
275-1500-52-3300 ADVERTISING	0.00	0.00	0.00	4,495.00	0.00	(4,495.00)	0.00
275-1500-52-3330 PROMOTIONAL ADVERTISI	0.00	0.00	0.00	2,995.00	0.00	(2,995.00)	0.00
TOTAL PURCHASED/CONTRACT SERV	0.00	0.00	0.00	7,490.00	0.00	(7,490.00)	0.00
OTHER COSTS							
275-1500-57-2100 PAYMENTS TO CCVB	45,000.00	5,062.23	0.00	28,259.88	0.00	16,740.12	62.80
TOTAL OTHER COSTS	45,000.00	5,062.23	0.00	28,259.88	0.00	16,740.12	62.80
TOTAL GENERAL ADMINISTRATION	45,000.00	5,062.23	0.00	35,749.88	0.00	9,250.12	79.44
TOTAL GENERAL GOVERNMENT	45,000.00	5,062.23	0.00	35,749.88	0.00	9,250.12	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

275-HOTEL/ MOTEL TAX FUND
PUBLIC SAFETY % OF YEAR COMPLETED: 58.33
POLICE

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
CAPITAL OUTLAY							
OTHER COSTS							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

275-HOTEL/ MOTEL TAX FUND
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
DEBT SERVICE							
OTHER FINANCING USES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

275-HOTEL/ MOTEL TAX FUND
PUBLIC WORKS % OF YEAR COMPLETED: 58.33
SANITATION

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
*** FUND TOTAL EXPENDITURES ***	45,000.00	5,062.23	0.00	35,749.88	0.00	9,250.12	79.44
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(130.63)	0.00	(5,403.40)	0.00	5,403.40	0.00

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

290-TECHNOLOGY FUND
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
CHARGES FOR SERVICES	48,000.00	0.00	0.00	14,228.09	0.00	33,771.91	29.64
*** TOTAL REVENUES ***	48,000.00	0.00	0.00	14,228.09	0.00	33,771.91	29.64
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
POLICE	48,000.00	4,000.00	0.00	28,000.00	0.00	20,000.00	58.33
TOTAL PUBLIC SAFETY	48,000.00	4,000.00	0.00	28,000.00	0.00	20,000.00	58.33
PUBLIC WORKS							
*** TOTAL EXPENDITURES ***	48,000.00	4,000.00	0.00	0.00	0.00	20,000.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(4,000.00)	0.00	14,228.09	0.00	13,771.91	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

290-TECHNOLOGY FUND

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
INTERGOVERNMENTAL							
CHARGES FOR SERVICES							
290-0000-34-2910 TECHNOLOGY FEES COLLE	48,000.00	0.00	0.00	14,228.09	0.00	33,771.91	29.64
TOTAL CHARGES FOR SERVICES	48,000.00	0.00	0.00	14,228.09	0.00	33,771.91	29.64
INVESTMENT INCOME							
MISCELLANEOUS							
OTHER FINANCING SOURCES							
*** FUND TOTAL REVENUE ***	48,000.00	0.00	0.00	14,228.09	0.00	33,771.91	29.64

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

290-TECHNOLOGY FUND
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

290-TECHNOLOGY FUND
PUBLIC SAFETY % OF YEAR COMPLETED: 58.33
POLICE

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
290-3200-52-1330 SOFTWARE/COMPUTER SUP	48,000.00	4,000.00	0.00	28,000.00	0.00	20,000.00	58.33
TOTAL PURCHASED/CONTRACT SERV	48,000.00	4,000.00	0.00	28,000.00	0.00	20,000.00	58.33
SUPPLIES							
CAPITAL OUTLAY							
OTHER COSTS							
TOTAL POLICE	48,000.00	4,000.00	0.00	28,000.00	0.00	20,000.00	58.33
TOTAL PUBLIC SAFETY	48,000.00	4,000.00	0.00	28,000.00	0.00	20,000.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

290-TECHNOLOGY FUND
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
DEBT SERVICE							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

290-TECHNOLOGY FUND
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
*** FUND TOTAL EXPENDITURES ***	48,000.00	4,000.00	0.00	28,000.00	0.00	20,000.00	58.33
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(4,000.00)	0.00	(13,771.91)	0.00	13,771.91	0.00

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

310-URA - CITY CENTER
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
PUBLIC WORKS							
PUBLIC WORKS	8,000,000.00	621,735.45	0.00	4,748,654.38	0.00	3,251,345.62	59.36
TOTAL PUBLIC WORKS	8,000,000.00	621,735.45	0.00	4,748,654.38	0.00	3,251,345.62	59.36
DEBT SERVICE							
*** TOTAL EXPENDITURES ***	8,000,000.00	621,735.45	0.00	0.00	0.00	3,251,345.62	0.00
** REVENUE OVER(UNDER) EXPENDITURES *	(8,000,000.00)	(621,735.45)	0.00	0.00	0.00	(3,251,345.62)	59.36

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

310-URA - CITY CENTER

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
INTERGOVERNMENTAL							
INVESTMENT INCOME							
OTHER FINANCING SOURCES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

310-URA - CITY CENTER
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

310-URA - CITY CENTER
PUBLIC SAFETY
POLICE

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
OTHER COSTS							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

310-URA - CITY CENTER
PUBLIC WORKS
% OF YEAR COMPLETED: 58.33
PUBLIC WORKS

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
310-4100-52-1200 PROFESSIONAL SERVICES	8,000,000.00	0.00	0.00	4,383,650.76	0.00	3,616,349.24	54.80
TOTAL PURCHASED/CONTRACT SERV	8,000,000.00	0.00	0.00	4,383,650.76	0.00	3,616,349.24	54.80
CAPITAL OUTLAY							
310-4100-54-1100 SITE IMPROVEMENTS	0.00	464,150.94	0.00	(250,683.18)	0.00	250,683.18	0.00
310-4100-54-2301 FURNITURE AND FIXTURE	0.00	157,584.51	0.00	615,686.80	0.00	(615,686.80)	0.00
TOTAL CAPITAL OUTLAY	0.00	621,735.45	0.00	365,003.62	0.00	(365,003.62)	0.00
DEBT SERVICE							
OTHER FINANCING USES							
TOTAL PUBLIC WORKS	8,000,000.00	621,735.45	0.00	4,748,654.38	0.00	3,251,345.62	59.36

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

310-URA - CITY CENTER
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
TOTAL PUBLIC WORKS	8,000,000.00	621,735.45	0.00	4,748,654.38	0.00	3,251,345.62	0.00
*** FUND TOTAL EXPENDITURES ***	8,000,000.00	621,735.45	0.00	4,748,654.38	0.00	3,251,345.62	59.36
** REVENUE OVER(UNDER) EXPENDITURES *	(8,000,000.00)	(621,735.45)	0.00	(4,748,654.38)	0.00	(3,251,345.62)	59.36

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

320-SPLOST FUND
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
MISCELLANEOUS	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
*** TOTAL REVENUES ***	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
PUBLIC WORKS							
PUBLIC WORKS	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
TOTAL PUBLIC WORKS	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
*** TOTAL EXPENDITURES ***	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

320-SPLOST FUND

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
TAXES							
INTERGOVERNMENTAL							
INVESTMENT INCOME							
MISCELLANEOUS							
320-0000-38-9100 TRANSFER OF RESERVES	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
TOTAL MISCELLANEOUS	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
OTHER FINANCING SOURCES							
*** FUND TOTAL REVENUE ***	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

320-SPLOST FUND
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

320-SPLOST FUND
PUBLIC SAFETY
POLICE

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY							
OTHER COSTS							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

320-SPLOST FUND
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
SUPPLIES							
CAPITAL OUTLAY							
320-4100-54-1100 SITES	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
TOTAL CAPITAL OUTLAY	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
DEBT SERVICE							
OTHER FINANCING USES							
TOTAL PUBLIC WORKS	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

320-SPLOST FUND
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
TOTAL PUBLIC WORKS	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
*** FUND TOTAL EXPENDITURES ***	38,415.00	0.00	0.00	0.00	0.00	38,415.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	0.00	0.00	0.00	0.00	0.00	0.00

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

325-SPLOST 15
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
MISCELLANEOUS	862,291.00	0.00	0.00	0.00	0.00	862,291.00	0.00
*** TOTAL REVENUES ***	862,291.00	0.00	0.00	0.00	0.00	862,291.00	0.00
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
POLICE	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
TOTAL PUBLIC SAFETY	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
PUBLIC WORKS							
PUBLIC WORKS	768,001.00	0.00	0.00	5,706.00	0.00	762,295.00	0.74
TOTAL PUBLIC WORKS	768,001.00	0.00	0.00	5,706.00	0.00	762,295.00	0.74
*** TOTAL EXPENDITURES ***	868,001.00	0.00	0.00	0.00	0.00	862,295.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES *(	5,710.00)	0.00	0.00	0.00	0.00	(4.00)	99.93

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

325-SPLOST 15

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
TAXES							
INTERGOVERNMENTAL							
INVESTMENT INCOME							
MISCELLANEOUS							
325-0000-38-9100 TRANSFER OF RESERVES	862,291.00	0.00	0.00	0.00	0.00	862,291.00	0.00
TOTAL MISCELLANEOUS	862,291.00	0.00	0.00	0.00	0.00	862,291.00	0.00
OTHER FINANCING SOURCES							
*** FUND TOTAL REVENUE ***	862,291.00	0.00	0.00	0.00	0.00	862,291.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

325-SPLOST 15
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

325-SPLOST 15
GENERAL GOVERNMENT
GENERAL ADMINISTRATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

325-SPLOST 15
PUBLIC SAFETY
POLICE

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY							
325-3200-54-2200 VEHICLE PURCHASE	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
TOTAL CAPITAL OUTLAY	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
OTHER COSTS							
DEBT SERVICE							
TOTAL POLICE	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00
TOTAL PUBLIC SAFETY	100,000.00	0.00	0.00	0.00	0.00	100,000.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

325-SPLOST 15
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
325-4100-52-2210 STREET MAINTENANCE	5,710.00	0.00	0.00	5,706.00	0.00	4.00	99.93
TOTAL PURCHASED/CONTRACT SERV	5,710.00	0.00	0.00	5,706.00	0.00	4.00	99.93
CAPITAL OUTLAY							
325-4100-54-1200 MUNICIPAL COMPLEX	740,733.00	0.00	0.00	0.00	0.00	740,733.00	0.00
325-4100-54-1211 LEE STREET PARK	21,558.00	0.00	0.00	0.00	0.00	21,558.00	0.00
TOTAL CAPITAL OUTLAY	762,291.00	0.00	0.00	0.00	0.00	762,291.00	0.00
DEBT SERVICE							
TOTAL PUBLIC WORKS	768,001.00	0.00	0.00	5,706.00	0.00	762,295.00	0.74

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

325-SPLOST 15
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
TOTAL PUBLIC WORKS	768,001.00	0.00	0.00	5,706.00	0.00	762,295.00	0.00
*** FUND TOTAL EXPENDITURES ***	868,001.00	0.00	0.00	5,706.00	0.00	862,295.00	0.66
** REVENUE OVER(UNDER) EXPENDITURES *(	5,710.00)	0.00	0.00 (	5,706.00)	0.00 (	4.00)	99.93

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

10.1.a

330-SPLOST 21
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TAXES	900,000.00	101,527.35	0.00	470,335.97	0.00	429,664.03	52.26
*** TOTAL REVENUES ***	900,000.00	101,527.35	0.00	470,335.97	0.00	429,664.03	52.26
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
PUBLIC WORKS							
PUBLIC WORKS	538,680.00	0.00	0.00	0.00	0.00	538,680.00	0.00
TOTAL PUBLIC WORKS	538,680.00	0.00	0.00	0.00	0.00	538,680.00	0.00
*** TOTAL EXPENDITURES ***	538,680.00	0.00	0.00	0.00	0.00	538,680.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	361,320.00	101,527.35	0.00	470,335.97	0.00	(109,015.97)	130.17

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

10.1.a

330-SPLOST 21

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
TAXES							
330-0000-31-3201 SPLOST COLLECTIONS	900,000.00	101,527.35	0.00	470,335.97	0.00	429,664.03	52.26
TOTAL TAXES	900,000.00	101,527.35	0.00	470,335.97	0.00	429,664.03	52.26
*** FUND TOTAL REVENUE ***	900,000.00	101,527.35	0.00	470,335.97	0.00	429,664.03	52.26

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

330-SPLOST 21
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

330-SPLOST 21
PUBLIC SAFETY
POLICE

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
OTHER COSTS							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

330-SPLOST 21
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
SUPPLIES							
CAPITAL OUTLAY							
330-4100-54-1200 MUNICIPAL COMPLEX	480,680.00	0.00	0.00	0.00	0.00	480,680.00	0.00
TOTAL CAPITAL OUTLAY	480,680.00	0.00	0.00	0.00	0.00	480,680.00	0.00
DEBT SERVICE							
330-4100-58-1220 VEHICLE LEASES	58,000.00	0.00	0.00	0.00	0.00	58,000.00	0.00
TOTAL DEBT SERVICE	58,000.00	0.00	0.00	0.00	0.00	58,000.00	0.00
TOTAL PUBLIC WORKS	538,680.00	0.00	0.00	0.00	0.00	538,680.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

330-SPLOST 21
PUBLIC WORKS
SANITATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
TOTAL PUBLIC WORKS	538,680.00	0.00	0.00	0.00	0.00	538,680.00	0.00
*** FUND TOTAL EXPENDITURES ***	538,680.00	0.00	0.00	0.00	0.00	538,680.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	361,320.00	101,527.35	0.00	470,335.97	0.00	(109,015.97)	130.17

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

350-LOCAL RESOURCES
FINANCIAL SUMMARY % OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
OTHER FINANCING SOURCES	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00	100.00
*** TOTAL REVENUES ***	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00	100.00
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
GENERAL ADMINISTRATION	3,000,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
TOTAL GENERAL GOVERNMENT	3,000,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
PUBLIC SAFETY							
PUBLIC WORKS							
*** TOTAL EXPENDITURES ***	3,000,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	3,000,000.00	0.00	3,000,000.00	0.00	(3,000,000.00)	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

350-LOCAL RESOURCES

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
OTHER FINANCING SOURCES							
350-0000-39-1210 OPERATING TRANSFER -	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00	100.00
TOTAL OTHER FINANCING SOURCES	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00	100.00
*** FUND TOTAL REVENUE ***	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00	100.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

350-LOCAL RESOURCES
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

350-LOCAL RESOURCES
GENERAL GOVERNMENT
GENERAL ADMINISTRATION

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PURCHASED/CONTRACT SERV							
CAPITAL OUTLAY							
350-1500-54-1100 SITE IMPROVEMENTS	3,000,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
TOTAL CAPITAL OUTLAY	3,000,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
TOTAL GENERAL ADMINISTRATION	3,000,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
TOTAL GENERAL GOVERNMENT	3,000,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

350-LOCAL RESOURCES
PUBLIC SAFETY
POLICE

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
CAPITAL OUTLAY							
OTHER COSTS							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

350-LOCAL RESOURCES
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
DEBT SERVICE							
OTHER FINANCING USES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

350-LOCAL RESOURCES
PUBLIC WORKS % OF YEAR COMPLETED: 58.33
SANITATION

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUPPLIES							
*** FUND TOTAL EXPENDITURES ***	3,000,000.00	0.00	0.00	0.00	0.00	3,000,000.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	3,000,000.00	0.00	3,000,000.00	0.00	(3,000,000.00)	0.00

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

540-SOLID WASTE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
CHARGES FOR SERVICES	240,880.00	1,640.00	0.00	221,497.40	0.00	19,382.60	91.95
*** TOTAL REVENUES ***	240,880.00	1,640.00	0.00	221,497.40	0.00	19,382.60	91.95
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
PUBLIC SAFETY							
PUBLIC WORKS							
SANITATION	207,350.00	34,584.59	0.00	130,427.01	20,842.20	56,080.79	72.95
TOTAL PUBLIC WORKS	207,350.00	34,584.59	0.00	130,427.01	20,842.20	56,080.79	72.95
*** TOTAL EXPENDITURES ***	207,350.00	34,584.59	0.00	0.00	20,842.20	56,080.79	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	33,530.00	(32,944.59)	0.00	221,497.40	(20,842.20)	(36,698.19)	209.45

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

540-SOLID WASTE FUND

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CHARGES FOR SERVICES							
540-0000-34-4100 SANITATION	0.00	0.00	0.00	12,860.00	0.00	(12,860.00)	0.00
540-0000-34-4110 REFUSE COLLECTION	240,880.00	1,600.00	0.00	208,217.40	0.00	32,662.60	86.44
540-0000-34-4190 RETURN CART FEE- OTHE	0.00	40.00	0.00	420.00	0.00	(420.00)	0.00
TOTAL CHARGES FOR SERVICES	240,880.00	1,640.00	0.00	221,497.40	0.00	19,382.60	91.95
INVESTMENT INCOME							
MISCELLANEOUS							
OTHER FINANCING SOURCES							
*** FUND TOTAL REVENUE ***	240,880.00	1,640.00	0.00	221,497.40	0.00	19,382.60	91.95

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

540-SOLID WASTE FUND
GENERAL GOVERNMENT
MAYOR & COUNCIL

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

540-SOLID WASTE FUND
PUBLIC SAFETY
POLICE

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY							
OTHER COSTS							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

540-SOLID WASTE FUND
PUBLIC WORKS
PUBLIC WORKS

% OF YEAR COMPLETED: 58.33

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
DEBT SERVICE							

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

540-SOLID WASTE FUND
PUBLIC WORKS % OF YEAR COMPLETED: 58.33
SANITATION

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES							
540-4300-51-1100 REGULAR EMPLOYEES	57,000.00	4,384.62	0.00	32,884.65	0.00	24,115.35	57.69
540-4300-51-2100 GROUP INSURANCE	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00
540-4300-51-2200 SOCIAL SECURITY (FICA	353.00	27.14	0.00	203.55	0.00	149.45	57.66
540-4300-51-2300 MEDICARE	827.00	63.60	0.00	477.00	0.00	350.00	57.68
540-4300-51-2700 WORKERS COMPENSATION	3,020.00	0.00	0.00	1,867.89	0.00	1,152.11	61.85
TOTAL PERSONNEL SERVICES	65,200.00	4,475.36	0.00	35,433.09	0.00	29,766.91	54.35
PURCHASED/CONTRACT SERV							
540-4300-52-1290 OTHER PROFESSIONAL FE	35,000.00	12,417.19	0.00	27,689.48	0.00	7,310.52	79.11
540-4300-52-2110 DISPOSAL (LANDFILL FE	83,254.00	7,346.46	0.00	46,199.52	19,924.20	17,130.28	79.42
540-4300-52-3100 INSURANCE(NON-BENEFIT	6,746.00	0.00	0.00	6,746.00	0.00	0.00	100.00
TOTAL PURCHASED/CONTRACT SERV	125,000.00	19,763.65	0.00	80,635.00	19,924.20	24,440.80	80.45
SUPPLIES							
540-4300-53-1100 SUPPLIES/MATERIALS	300.00	300.00	0.00	300.00	0.00	0.00	100.00
540-4300-53-1130 UNIFORMS	250.00	0.00	0.00	0.00	0.00	250.00	0.00
540-4300-53-1140 VEHICLE/EQUIPMENT PAR	3,500.00	672.58	0.00	1,254.13	918.00	1,327.87	62.06
540-4300-53-1172 PARKS & GROUNDS MAINT	9,100.00	9,373.00	0.00	9,373.00	0.00	(273.00)	103.00
540-4300-53-1270 GASOLINE	4,000.00	0.00	0.00	3,431.79	0.00	568.21	85.79
TOTAL SUPPLIES	17,150.00	10,345.58	0.00	14,358.92	918.00	1,873.08	89.08
CAPITAL OUTLAY							
OTHER COSTS							
DEBT SERVICE							
TOTAL SANITATION	207,350.00	34,584.59	0.00	130,427.01	20,842.20	56,080.79	72.95
TOTAL PUBLIC WORKS	207,350.00	34,584.59	0.00	130,427.01	20,842.20	56,080.79	0.00
*** FUND TOTAL EXPENDITURES ***	207,350.00	34,584.59	0.00	130,427.01	20,842.20	56,080.79	72.95
** REVENUE OVER(UNDER) EXPENDITURES **	33,530.00	(32,944.59)	0.00	91,070.39	(20,842.20)	(36,698.19)	209.45

*** END OF REPORT ***

Attachment: JULY 2022 OPERATING RESULTS (3220 : Unaudited Financial Statements - Seven (7)

UNAUDITED Financial Statement Presentation for the Month ended

July 31, 2022

As of August 24, 2022

Presented by

Nina M. Robinson

Finance Director

Attachment: Financial Report Ending JULY 2022 r1 (3220 : Unaudited Financial Statements - Seven (7)

Financial Revenue Review
GENERAL FUND
Period Ended July 31, 2022

- For the 7 months operating period ending July 31, 2022, revenue recognized is $2,899,405. On July 31, 2022, the general fund revenue represents a recognition rate of 52% of the amended revenue budget, $6,094,840. By comparison, July 2021 actual revenue recognized was $3,580,616 represents a recognition rate of 63% of the amended revenue budget, $5,691,323. This variance can be attributed to the timing and treatment of property tax revenue.
- Year to date expenditures are $3,766,085 which represents a spend rate of 62% of the amended expense budget of $ 6,094,840. Expenses recorded in July 2021 were $3,466,617 of the $5,691,323 final budget which is 61%.
- All departments are operating within the budget appropriations with some transfers between line items to reflect changes in operational needs.
- Total tax revenue recognized as of the month end of July 2022 is $1,204,549 and includes LOST revenue YTD of $926,597 Occupation tax revenue (Business Licenses) is currently $412,812 - The Revenue and Expense statements that accompany this narrative provides a summarization and detail of the City's operating results to date for the General funds and other funds.
- All approved budget amendments are reflected in the reports as you will note that the budget is now referred to as "amended" versus "adopted".

Attachment: Financial Report Ending JULY 2022 r1 (3220 : Unaudited Financial Statements - Seven (7)

GENERAL FUND - SUMMARY OF REVENUES

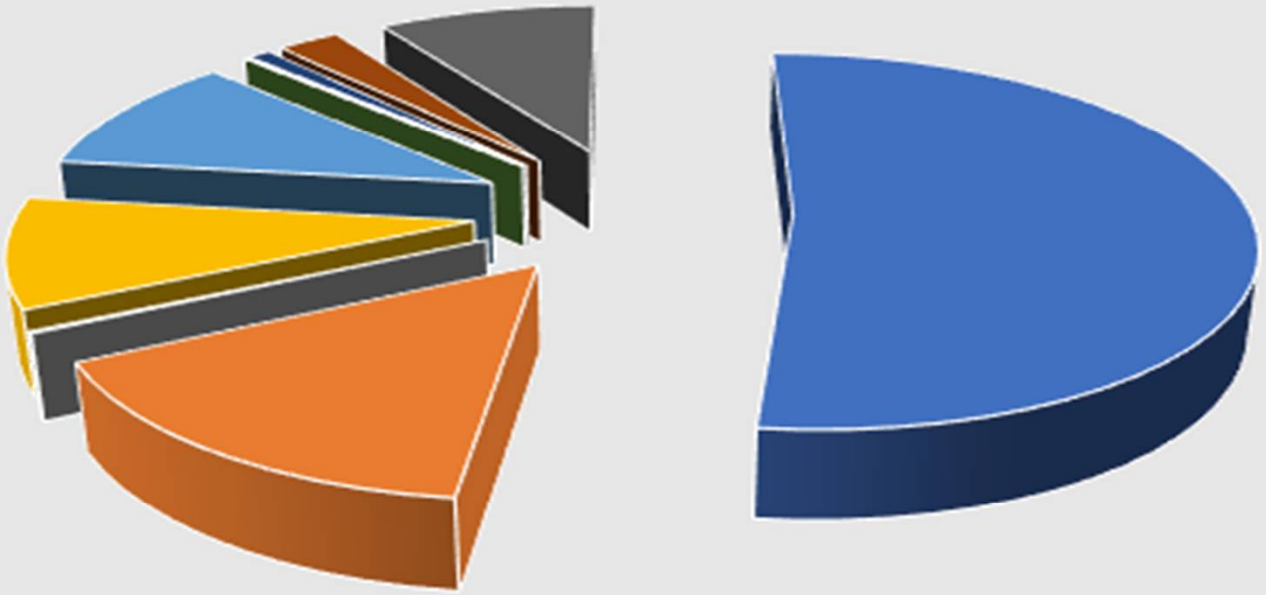
Revenue Type	2021 AUDITED RESULTS	FY 2022 AMENDED BUDGET	YTD ACTUAL JULY 2022	END OF FY 2022 PROJECTED
Taxes	3,671,931	$ 3,035,100	$ 1,204,549	$ 3,270,102
Licenses & Permits	1,226,551	$ 1,009,600	$ 662,609	$ 982,133
Intergovernmental	116,729	$ -	$ -	$ 11,000
Other Services	123,670	$ 612,100	$ 326,132	$ 589,276
Fines and Forfeitures	1,186,678	$ 550,000	$ 484,900	$ 650,000
Interest Income	583	$ 2,000	$ 3,670	$ 5,000
Contributions & Donatior	32,075	$ 47,550	$ 58,332	$ 57,721
Miscellaneous	225,777	$ 164,810	$ 159,212	$ 163,440
TRANSFERS IN	-	$ 673,680	$ -	$ 573,680
TOTAL	$ 6,583,994	$ 6,094,840	$ 2,899,405	$ 6,302,352

GENERAL FUND - SUMMARY OF EXPENDITURES

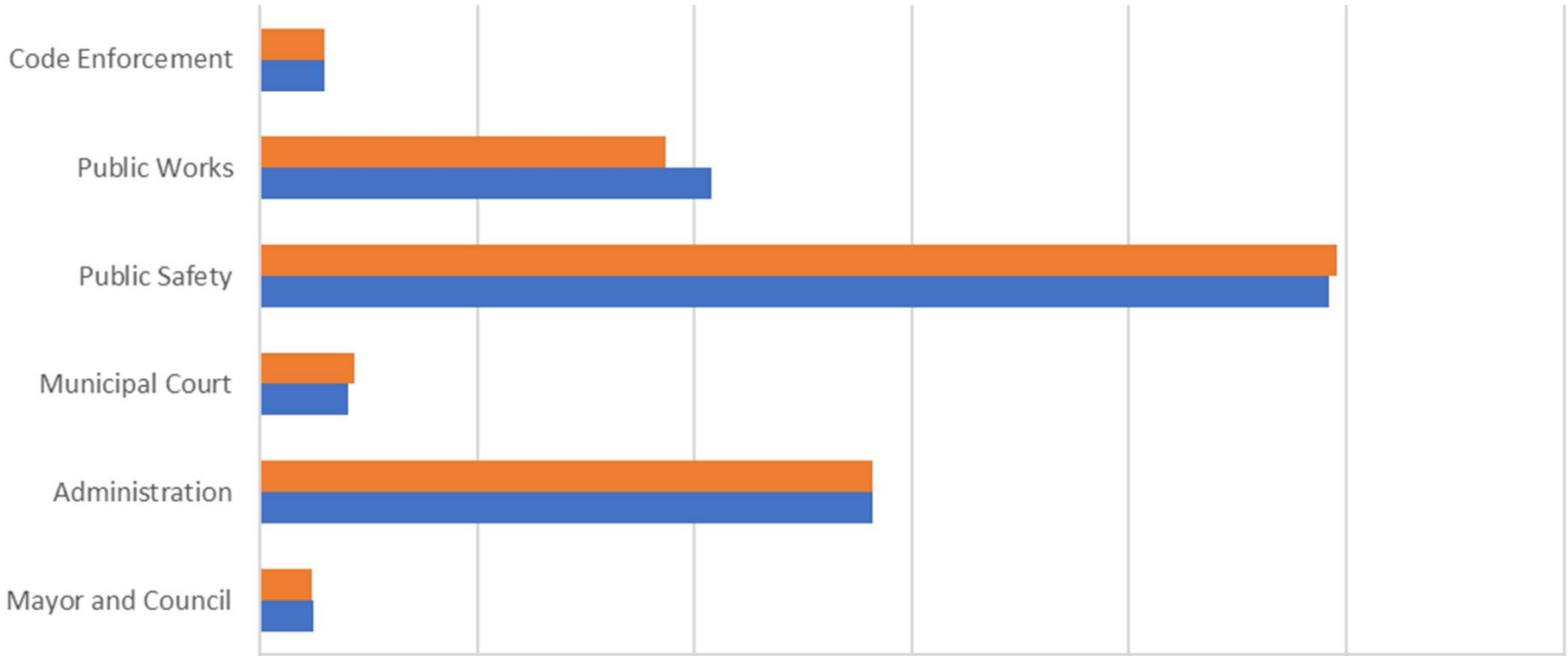
DEPARTMENT	2021 AUDITED RESULTS	FY 2022 AMENDED BUDGET	YTD ACTUAL JULY 2022	END OF FY 2022 PROJECTED
Mayor and Council	107,228	$ 124,848	$ 69,791	$ 119,534
Administration	1,281,590	$ 1,409,717	$ 884,079	$ 1,409,717
Municipal Court	182,512	$ 202,325	$ 128,864	$ 217,790
Public Safety	2,362,181	$ 2,459,740	$ 1,554,946	$ 2,476,508
Public Works	985,331	$ 1,038,119	$ 513,883	$ 933,476
Code Enforcement	152,925	$ 150,503	$ 79,750	$ 150,503
Debt Service/Transfers	347,073	$ 705,419	$ 679,974	$ 705,419
Fund Balance for Capital	-	$ 3,000,000	$ 3,000,000	$ 3,000,000
Contingency Reserve	0	$ 5,828	$ -	$ 5,828
TOTAL	$ 5,418,840	$ 9,096,499	$ 6,911,285	$ 9,018,775

Attachment: Financial Report Ending JULY 2022 r1 (3220 : Unaudited Financial Statements - Seven (7)

GENERAL FUND REVENUE RECOGNIZED



- Taxes
- Licenses & Permits
- Intergovernmental
- Other Services
- Fines and Forfeitures
- Interest Income
- Contributions & Donations
- Miscellaneous
- TRANSFERS IN



	Mayor and Council	Administration	Municipal Court	Public Safety	Public Works	Code Enforcement
END OF FY 2022 PROJECTED	$119,534	$1,409,717	$217,790	$2,476,508	$933,476	$150,503
YTD ACTUAL JULY 2022	$124,848	$1,409,717	$202,325	$2,459,740	$1,038,119	$150,503

Attachment: Financial Report Ending JULY 2022 r1 (3220 : Unaudited Financial Statements - Seven (7)

ALL FUNDS - SUMMARY OF REVENUES

FUND	AMENDED BUDGET	CURRENT PERIOD	YTD ACTUAL JULY 2022	% OF BUDGET USED	% OF BUDGET REMAINING
General Fund	$ 6,094,840	$ 425,143	$ 2,899,405	48%	52%
State Confiscated Assets	$ 5,000	$ -	$ -	0%	100%
DEA Federal Confiscated	$ 45,000		$ 19,154	43%	57%
LARP/LMIG/Capital	$ 50,000	$ -	$ 59,294	0%	100%
ARPA Funds	$ 926,495	$ -	$ 551,425	60%	40%
Hotel Motel Restricted	$ 45,000	$ 4,932	$ 30,346	67%	33%
Technology Fund	$ 48,000	$ 4,000	$ 18,228	38%	62%
URA City Center	$ 8,000,000	$ -	$ 8,000,000	0%	100%
SPLOST 15-21	$ 1,800,706	$ 101,527	$ 470,336	26%	74%
Capital Funds - Local	$ 3,000,000	$ 3,000,000	$ 3,000,000	100%	0%
Solid Waste Sanitation	$ 240,880	$ 1,640	$ 221,497	92%	8%
TOTAL	$ 20,255,921	$ 3,537,241	$ 15,269,685		

ALL FUNDS - SUMMARY OF EXPENDITURES

FUND	AMENDED BUDGET	CURRENT PERIOD	YTD ACTUAL JULY 2022	% OF BUDGET USED	% OF BUDGET REMAINING
General Fund	$ 9,096,499	$ 3,766,085	$ 6,911,285	76%	24%
State Confiscated Assets	$ 7,800	$ -	$ 2,767	35%	65%
DEA Federal Confiscated	$ 96,357		$ 71,553	74%	26%
LARP/LMIG/Capital	$ 50,000	$ -	$ -	0%	100%
ARPA Funds	$ 926,495	$ 5,383	$ 440,168	48%	52%
Hotel Motel Restricted	$ 45,000	$ 5,062	$ 35,750	79%	21%
Technology Fund	$ 48,000	$ 4,000	$ 28,000	58%	42%
URA City Center	$ 8,000,000	$ 621,735	$ 4,748,654	59%	41%
SPLOST 15-21	$ 1,800,706	$ 5,706	$ 5,706	0%	100%
Capital Funds - Local	$ 3,000,000	$ -	$ -	0%	100%
Solid Waste Sanitation	$ 207,350	$ 34,585	$ 130,427	63%	37%
TOTAL	$ 23,278,207	$ 4,442,555	$ 12,374,311		

Attachment: Financial Report Ending JULY 2022 r1 (3220 : Unaudited Financial Statements - Seven (7)

ALL Funds Overview

General Fund –July 2022 YTD revenue recognized is $2,899,405 and YTD expenditures are $3,911.285. At the end of 7 months, the revenue and expenses are trending at 48% and 62% used, respectively. $3M of fund balance has been transferred to fund 350 – Capital Funds Local for City Center Construction.

Confiscated Assets Funds – Federal and State reflect all current activity related to revenues received from court dispositions. No YTD revenue activity for State confiscated funds in 2022. Federal revenue to date totals $19,154. Resources are restricted for Public Safety needs.

LMIG Funds - Grant was awarded and revenue of $59,294 was received in July 2022. No funds have been expended to date pending invoices for LMIG projects completed by the County.

ARPA Funds expenses year to date reflect the ongoing directives of council. Expenses reflect the use of funds for technology infrastructure and compensation payable to public safety and public works personnel

Hotel Motel Fund revenue is collected monthly. Payment to CCVB is posted monthly for the prior month's revenue received.

Technology Fund records inflow of receipts from Court activity and disbursements related to the IT services contract with VC3.

URA Fund reflects all current City Center Construction costs. An appropriation $3M of fund balance was approved for the completion of the City Center overages related to the unanticipated rise in materials cost.

SPLOST Funds proceeds are designated to cover a portion of the City Center debt service requirements.

Solid Waste Fund records proceeds from annual Sanitation and Refuse invoices to date collected is 92% of annual budget. Expenditures includes salaries, professional disposal services and other operating costs.

Attachment: Financial Report Ending JULY 2022 r1 (3220 : Unaudited Financial Statements - Seven (7)

Financial Operations
Looking Ahead 2022

- The city will recognize a new revenue stream related to traffic enforcement efforts. Those amounts are not known at this time. The first revenues are expected on September 15, 2022.

- LOST revenue received in July is $160,604 a slight decline from the $165,112 received in June

- Budget FY 2023 Kickoff is planned for Tuesday September 6, 2022

Attachment: Financial Report Ending JULY 2022 r1 (3220 : Unaudited Financial Statements - Seven (7)

SUMMARY

- **July 2022 month end operating results presents activity for the first 7 months of the fiscal year. All departments are managing spending appropriations and operations effectively. As a response to the issues that are associated with an aging vehicle fleet, coupled with the slow production rate of replacement vehicles previously ordered, and the absence of an on staff mechanic, has required a shift in operating priorities to provide resources for fleet maintenance from fleet acquisition. Appropriate line-item transfers have been processed to maintain efficient fleet operations.**
- **The summary and detail reports that accompany this presentation indicate operating efficiency and revenue trends that reflect financial stability.**
- **Processes and procedures are reviewed regularly to be sure that we fully leverage current technology and enhance operational and reporting results for internal and external users. We actively research any opportunity to improve processes, reduce waste, increase efficiency and safeguard city assets. These findings will be presented to you as they become available.**

Attachment: Financial Report Ending JULY 2022 r1 (3220 : Unaudited Financial Statements - Seven (7)

Financial Stability:
Protect and enhance revenue streams while maintaining a healthy fund reserve balance to provide for the expenditure of funds in support of the long-term priorities of the city.

Thank You!



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 2

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to discuss millage rate options FY 2022 for upcoming Tax Levy

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

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*
Yes 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 taxing jurisdiction is set annually by the governing authority of said jurisdiction. A tax rate of one mill represents a tax liability of one dollar per $1,000 of assessed value. The city has not received the tax digest from Clayton County. Given the critical nature of this municipal revenue source, staff recommends consideration of an increase of 2.0 in our mills totaling 9.0 mills.

Included is a calculation of multiple incremental increases for discussion purposes. Also attached is a list of all current local millage rates.

For discussion purposes please note:

1. Much of the property within the city limit is non-taxable.
2. Even after the millage rate is set and bills mailed, there will be changes based upon appeals, valuation changes, etc.
3. The collection rate is rarely 100%.
4. Public Safety needs to replace end of life equipment and resources.

As you discuss and consider the needs of the organization, I will leave you with this thought -- Are the high level, efficient services provided to our city occupants and the effectiveness of the by highly committed employees to this task, not worth the increase in tax revenues? Secondly, please consider that planning for future economic development is a crucial component to the longevity of a stable and safe city. These additional financial resources will provide the means to secure that the personnel, resources, and equipment for providing a clean, safe and a walkable community are achievable with city

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

resources. All these objectives will allow for the city to rank highly when developers are considering their options.

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

None at this time – Final fiscal impact will be based on the tax digest and the adopted millage rate. The millage rate will be adopted after proper publication, public hearings and governing body ratification as required by state statutes.

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

- 2022 Millage Rate Analysis

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

Establsih Current Year Millage Rate for Publication

City of Jonesboro
2022 Millage Rate Discussion
Mid Year Strategic Planning
Presented August 12, 2022

TOTAL DIGEST VIEW Based On 2021 Tax Digest (2022 is not Finalized by County)

		Fair Market Value 100%	Assessed Value 40%	Tax Levy (Bills)	Average Collection Rate 96%	Net tax Collected
Net Taxable Property		$ 315,584,925	$ 126,233,970			
Millage Rate	7.0			$ 883,638	0.96	848,29
Millage Rate	8.0			$ 1,009,872	0.96	969,47
Millage Rate	9.0			$ 1,136,106	0.96	1,090,66

Equivalent Units Calculated:

1 Mill ($1 per thousand)	$ 121,185	(Net Taxable Property/1000)*Collection Rate (95,944,336/10000)*.96
2 Mill ($2 per thousand)	$ 242,369	
.50 of a mill (50 cents per thousand)	$ 60,592	

TaxPayer View with Property Value of $150,000

	Fair Market Value 100%	Assessed Value 40%	
Average Property Value	$ 215,400	$ 86,160	
Less Exemptions	$ 20,000	$ 20,000	
Taxable Value	$ 195,400	$ 66,160	
Millage Rate		0.007	7 mills
Tax Levy (Bill)		463.12	

Any home with a FMV of $50000 or less would pay no city taxes in 2022

Equivalent Units calculation		Additional Tax	Total Tax
1 Mill ($1 per thousand	8 mills	66.16	529.28
2 Mill ($2 per thousand)	9 mills	132.32	595.44
.50 of a mill ($.50 /thousand)	7.5 mills	33.08	496.2

Attachment: 2022 Millage Rate Analysis (3227 : 2022 Tax Levy and Millage Rate Discussion)

BALANCED BUDGET VIEW

	No Millage Increase	1/2 Mill Increase	1 Mill Increase	2 Mill Increase
Current Year Property Tax Revenue	$ 848,292	$ 908,885	$ 969,477	$ 1,090,662
Other Revenue Net of Prop Tax	$ 4,415,653	$ 4,415,653	$ 4,415,653	$ 4,415,653
SPLOST 2021 for Debt Service	$ 896,601	$ 896,601	$ 896,601	$ 896,601
DDA for Debt Service	$ 93,000	$ 93,000	$ 93,000	$ 93,000
Total Sources	$ 6,253,546	$ 6,314,139	$ 6,374,731	$ 6,495,916
Total Operating Expenses	$ 4,433,207	$ 4,433,207	$ 4,433,207	$ 4,433,207
Total Debt Service	$ 1,516,793	$ 1,516,793	$ 1,516,793	$ 1,516,793
Total Capital Requests	$ -	$ 46,053	$ 92,107	$ 184,213
Contingency Reserves	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Total Uses of Revenue	$ 6,050,000	$ 6,096,053	$ 6,142,107	$ 6,234,213
Difference	$ 203,547	$ 218,086	$ 232,624	$ 261,703

[redacted]

Attachment: 2022 Millage Rate Analysis (3227 : 2022 Tax Levy and Millage Rate Discussion)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 1

COUNCIL MEETING DATE
September 12, 2022

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 Wi-Fi & security camera installation at Lee Street Park

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
Wifi & Security Camera Installation at Lee Street Park

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

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:

The purpose of this item is to establish wireless internet connection access for citizens visiting Lee Street Park & establishing 24/7 365 camera surveillance throughout the park not to exceed the amount of $158,125.22

WIFI:

- Once implemented, citizens and visitors of the City of Jonesboro Parks can access free Wireless Internet services within parks through their mobile devices. Designed to provide users with a good experience, manageability, and efficiency within designated Wi-Fi in the park hotspot zone coverage locations. Users will have unrestricted and open access to the internet within these Hotspot Zones after accepting and confirming the User Authentication page.

- The wireless network will be supported through Comcast Business Internet Services from the City Center. The outdoor wireless mesh network within the selected Zone HOTSPOT locations is networked through Cisco LAN equipment and Mesh Radios. citizens accessing the services will have a maximum throughput of 2-3Mbps within the designated HOTSPOT coverage areas. Based on the user's applications across park hot spot locations, the Network will be able to support 1000-2000 concurrent internet connections.

Hotspot Locations:

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

I. Lee Street Park - Concessions, Amphitheater, Farmers Market area, Pavilion, Tennis & Basketball Court.

PARK CAMERAS:

- Security cameras in city parks allow police officers and other authorized city officials to view the camera at any time of the day or night to make sure the park is safe and in good order.
- Once implemented our security camera system for the park will allow remote connectivity for authorized uses which can help ensure that the park's citizens, visitors, and children at play are safe and secure. The security cameras can also monitor the community, employees, and staff during concerts at the park.

CAMERA LOCATIONS:

I. Lee Steet Park perimeter, Concessions, Amphitheater, Farmers Market area, Pavilion, Tennis & Basketball court.

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

Extending Wi-Fi capability to LSP from City Center, park cameras, equipment fee & labor
Price: $158,25.22

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

- City of Jonesboro Wifi & Camera Quote
- Lee Street Park Jonesboro Design - Updated

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

Approval

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Direct: (678) 205-2743
Cell: (770) 238-8134
dan.gamble@netplanner.com

August 18, 2022

Ricky Clark
City Manager
City of Jonesboro

RE: DG22076 – City of Jonesboro – Jonesboro City Center - Lee Street Park Camera Security coverage

Thank you for the opportunity to provide a proposal for the City of Jonesboro – Lee Street Park project. With over 30 years of experience in the industry, NetPlanner Systems, Inc. has a long history successfully completing projects of this scope and magnitude.

As one of the Southeast's leading providers of information transport systems, NetPlanner Systems, Inc. has established a reputation for completing projects on time and within budget. We dedicate our efforts to staying on top of the ever-changing world of communications technology in order to consistently deliver innovative, high performing systems. Our goal is to provide you with the highest quality products and a level of customer service that exceeds your expectations.

Please do not hesitate to contact me if you have any questions about this proposal. Again, thank you for this opportunity. We look forward to working with you.

Please find our pricing for the following:

- SIKLU - Radio connectivity coverage
- Data Cabling to cameras
- Avigilon Licensing and IP Cameras
- Electrical installation and boring
- Camera installation and coverage setup
- Power connectivity for installed equipment / Solar and hardwired
- Pole installation for cameras and support equipment
- Public WiFi

Pricing is based on the following:

- May meeting site survey of park and coverage
- Discussion with Georgia power and utility pathways

Attachment: City of Jonesboro Wifi & Camera Quote (3226 : Wifi & Security Camera Installation at Lee Street Park)

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SCOPE OF WORK

Security camera coverage

Lee Street Park coverage:

- Provide and install (1) SIKLU Main HUB with multipoint network connection.
- Provide and install (4) SIKLU Multi-Haul 1000MBS with POE support.
- Provide and install (5) SIKLU surge protection units and hardware for data locations.
- Provide and install (1) OSP Category 6A POE cabling for each camera locations.
- Provide and install (9) Avigilon 9C-H4A-3MH-270 multi-sensor wide area coverage. (See map detail for areas of coverage)
- Provide and install (9) POE + Injectors for camera supported locations.
- (See map detail for areas of coverage)
- Provide and install (3) Camera power circuits from City power panels with available circuits.
- Provide and install (9) Avigilon Camera licenses back to City system for camera viewing and operation.
- Provide and install (9) DITEK surge protection modules for camera protection.
- Provide and install Commscope Outdoor rated powered fiber from City Center MDF to first radio. ** To be sourced back to City Fiber junction breakout box for connectivity.
- Provide and install (4) 15'Strong poles with anchoring kit to support park camera locations and equipment.
- Provide and install (1) 20' Strong pole with anchoring kit to support Basketball area coverage and equipment.
- Provide and install (6) LCOM NEMA rated exterior housing with lockable closures.
- Provide and install (1) Cellular connection for Court camera coverage.
- Provide and install (1) Remote P. Solar cell with power supply 35W and battery backup for camera support.
- Provide and install (1) Transition Networks Media convertor for park network configuration with SFP's.
- Provide all necessary conduit pathways from the existing conduit outside of the new City Center building.
- Provide and install power at 1 location each on the pavilion and small pavilion where lockable enclosures are to be installed. Electrical panels are existing, and service is provided by the City, but NetPlanner will connect to that panel with a licensed electrician and install the necessary outlets, conduit and wiring for the branch circuits.
- Provide all testing, labeling, as built, and support documentation as required per scope of work.

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Public WiFi coverage

Lee Street Park coverage:

- Provide and install (6) Meraki Outdoor Wireless AP's with 3 year cloud licensing.
- All cabling and associated connections for the wireless AP's.
- This is general coverage, general use outdoor public WiFi. Internet connectivity to be provided through fiber network from the new Jonesboro City Center Building.

EXCLUSIONS

- Sales Tax is not included. The city will need to furnish a tax-exempt certificate.
- Cellular service and SIM card for Cradlepoint device and ongoing associated costs are not included in this proposal.

PROJECT COST SUMMARY

Park Cameras and Equipment Price:	**$158,125.22**

Our industry is currently experiencing extreme lead times and limited product availability due to global supply chain issues. This is causing substantial fluctuations in pricing.

Although this quote is valid for 30 days, due to market volatility, it is subject to be adjusted during this time for any reason outside of NetPlanner Systems' control. Should a manufacturer's price increase affect this quote, NetPlanner will notify Customer in writing prior to executing a contract.

Should a product substitution need to be considered due to extended lead times or pricing concerns, NetPlanner will notify Customer in writing, and a change order will be issued, if applicable. NetPlanner Systems will not be responsible for liquidated damages that result due to product delays outside of NetPlanner's control.

Attachment: City of Jonesboro Wifi & Camera Quote (3226 : Wifi & Security Camera Installation at Lee Street Park)

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PAYMENTS

NetPlanner Systems, Inc. will invoice Customer for all materials and for mobilization upon approval of proposal. Customer will be invoiced for labor at the end of the project or at the end of the month, whichever comes first, based upon the percentage of the project completed. The Customer agrees to pay any and all payments according to the payment schedule. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, NetPlanner Systems, Inc. reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made. Standard payment terms are NET 15.

Any required closeout documents, including, but not limited to, as-built drawings, test results, and warranties, will be released to the Customer once 90% of the total project payment has been received by NetPlanner Systems, Inc.

NetPlanner Systems, Inc. operates primarily as a contractor for sales tax purposes. This means that all sales tax is paid to the Georgia Department of Revenue at the point of purchase of materials and that no sales tax may be charged to NetPlanner Systems, Inc. customers.

INCLUSIONS

Pricing includes above described items by NetPlanner Systems, Inc. and applies to regular business hours unless otherwise stated, Monday -Friday 7:30 AM - 4:30 PM.

This bid proposal and the pricing within is valid for 90 days, however materials may not be purchased until jobsite is ready for low voltage scope to begin. If the metal market experiences any volatility during this time, pricing may be adjusted to compensate for difference."

EXCLUSIONS

Overtime labor is not included in this proposal.

NetPlanner Systems is not responsible for conduit, millwork, or other general construction requirements that provide pathways to provided equipment. This also includes any ceiling reconstruction, i.e. ceiling tile/grid, sheetrock, etc.

NetPlanner Systems is not responsible for any configuration of Customer's network equipment that may impede the completion of the project.

Electronic door locking hardware is provided by others and connections made by NetPlanner Systems Inc. for control.

Attachment: City of Jonesboro Wifi & Camera Quote (3226 : Wifi & Security Camera Installation at Lee Street Park)

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NetPlanner Systems is not liable to the Customer or any third party for any delays, damages or equipment failure caused by any circumstances beyond our reasonable control.

NetPlanner Systems is not responsible for any applicable wall support, network, and power requirements.

TIMELINE

NetPlanner Systems operates all integration projects on an estimated four – six week lead time before beginning onsite installation. During this time the NetPlanner Systems staff assigned to the project shall prepare deliverables (CAD, programming, etc.), order/receive equipment and begin required fabrication. Lead times can vary depending on manufacturers' lead times, which NetPlanner Systems does not control.

Lead time begins once a signed Statement of Work (SOW) and Purchase Order (PO) are received from the Customer and receipt is confirmed by NetPlanner Systems. The project will not begin nor will a Project Manager be assigned until a signed SOW and PO are received. Once these items are received, a Project Manager will be assigned and the Customer will be contacted with proposed installation dates. Delays in installation approvals could result in originally proposed installation dates no longer being available.

System commissioning will take place after all equipment and cabling has been installed. NetPlanner Systems will test and certify that the integrated system functions properly and is ready for Customer's use.

If applicable, prior to installation, NetPlanner Systems' certified programmers will custom-write and design the Customer's touch panel GUI and complete audio, video, lighting and control code for the integration solution. Upon completion of and payment for the project, the Customer will own all coding associated with the project.

CHANGE ORDERS

Changes to the Scope of Work, delays due to site closings, limited access, or other events which the Customer requests will be handled as part of a Change Order. Customer should contact NetPlanner Systems' Project Manager with any requested changes, modifications, or enhancements to the project. NetPlanner Systems' Project Manager will prepare a Change Order which will address scope functionality changes, detail cost implications, and reflect any necessary equipment changes. The Project Manager must receive the signed Change Order before NetPlanner Systems will proceed with any ordering or changes in the project.

Additional labor resulting from a Change Order will be estimated at the time of request. If overtime or weekend work is required, the labor rate will be subject to a 1.5 multiplier. If holiday work is required, the labor rate will be subject to a 2.0 multiplier. The cost of additional materials and labor will be presented for Customer approval prior to

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commencing work on the Change Order. Additional charges for the changes will be added to the contract price and billed with the next scheduled contract payment.

The completion date shall be adjusted according to the change(s) mentioned above, and the original completion date shall become null and void. Agreements made by the Customer with other vendors or subcontractors on the job are not recognized.

CUSTOMER-SUPPLIED ITEMS

All materials supplied by the Customer are to be on site by the specified date in the contract. It is the responsibility of the Customer to ensure that Customer-supplied items are in good and sufficient condition to be installed and that all necessary parts to install such items are present. The Customer bears all responsibilities pertaining to the condition, performance, and warranties of Customer-supplied items. NetPlanner Systems, Inc. shall install Customer-supplied items 'as is' and shall bear no responsibility, either explicit or implied, for the item or for its condition, performance, or warranty.

CUSTOMER RESPONSIBILITIES

To ensure that the project goes smoothly, please implement the following:

A) Designate one person to be the Customer's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise.

B) Direct all questions to NetPlanner Systems, Inc.'s designated point of contact. Avoid trying to resolve questions or problems with workers, vendors, or other individuals on or off the job site.

C) Make any and all changes to the original contract in writing and ensure that a "Change Order" form is completed and signed before those changes are made.

D) NetPlanner Systems, Inc. shall in no way be held responsible for making the proposed system fully operational in the event that the Customer fails to disclose in explicit written terms the features required of the system and where lack of doing so is the cause for such failure to become operational. If such omissions by any third party or the Customer cause the system to be incomplete and unable to function as expected, it is up to the Customer to provide financial resources to correct such omissions.

Attachment: City of Jonesboro Wifi & Camera Quote (3226 : Wifi & Security Camera Installation at Lee Street Park)

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QUALITY

All work shall be performed in a good and workmanlike manner per industry standards. All material is guaranteed to be new, unless otherwise specified.

SAFETY

NetPlanner Systems, Inc. shall take all necessary precautions for the safety of persons and the protection of the work and adjoining property. NetPlanner Systems, Inc. shall comply with all applicable provisions of federal, state and local safety laws and building codes including, without limitation, the provisions of 29 CFR 1910.147 (OSHA Lockout/Tagout Standard).

INDEPENDENT CONTRACTORS

The relationship of Customer and NetPlanner Systems, Inc. created by this agreement shall be that of independent contractors and not one of joint venture, partnership, or employment.

During the term of this Agreement and for a period of two (2) years following the date of the termination or expiration of this Agreement (or the date of any subsequent termination of the parties' relationship, whichever is later), Customer covenants and agrees that Customer shall not, directly or indirectly: (i) solicit, recruit, or hire (or attempt to solicit, recruit, or hire) or otherwise assist anyone in soliciting, recruiting, or hiring, any employee of NetPlanner Systems, Inc. who performed work for NetPlanner Systems, Inc. within the last year of Customer's relationship with NetPlanner Systems, Inc. or who was otherwise engaged or employed with NetPlanner Systems, Inc. at the time of termination or expiration of this Agreement and the parties' relationship or (ii) otherwise encourage, solicit, or support any such employee(s) to leave their employment with NetPlanner Systems, Inc., until such employee's employment with NetPlanner Systems, Inc. has been voluntarily or involuntarily terminated or separated for at least six (6) months. In the event the Customer hires a NetPlanner Systems, Inc. employee, the Customer agrees to compensate NetPlanner Systems, Inc. an amount equal to the employee's minimum annual salary.

DAVIS BACON ACT

NetPlanner Systems, Inc. is compliant with all State, Federal and local labor and employee relations laws including Davis Bacon and Davis Bacon Related Act regulations and guidelines. Based upon Federal guidelines, it is the contracting agency's and/or contractor's responsibility to (a) notify bidders when a project falls under the Davis Bacon Act and/or Davis Bacon Related Act guidelines and (b) provide the Prevailing Wage Determination attached to the contract. NetPlanner Systems, Inc. bids its labor based upon criteria and requirements outlined within the RFP; as

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dan.gamble@netplanner.com

such, we will not take into consideration Davis Bacon Act/DBRA wage requirements if it has not been designated within the RFP/bid documents as a requirement. If a contract is awarded and later determined to be a Davis Bacon/Davis Bacon Related Act project, NetPlanner Systems, Inc. will issue a change order for the additional labor costs and/or have the right to cancel the contract based upon the contractor's failure to properly notify bidders of the Prevailing Wage requirements. In some instances, the Prevailing Wage Determination provided within an RFP/bid package does not include an employee classification matching the specialized skills required of our employees. Under these circumstances, our quote is based upon the prevailing wage rates for our classification, in the project's specific geographic location. In addition, should the contract be awarded to our company, we would need to submit an SF1444 requesting a wage conformance to include a worker classification for Telecommunications / Voice / Data / Video technicians.

FEDERAL SUBCONTRACTOR STATUS

If applicable, the parties hereby incorporate the requirements of 41 CFR §§60 1.4 (a) (7), and 29 CFR Part 471, Appendix A to Subpart A.

If applicable, this contractor and subcontractor shall also abide by the requirements of 41 CFR § 60 300.5 (a) and 41 CFR § 60 741.5 (a). These regulations prohibit discrimination against qualified protected veterans and qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

BUILDING CODES

All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of NetPlanner Systems, Inc. Terms and Conditions Proprietary and Confidential NetPlanner Systems, Inc.

ASBESTOS AND OTHER HAZARDOUS MATERIALS

It is the obligation of the Customer to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time-schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then NetPlanner Systems, Inc. shall be entitled to additional compensation and an increase in time for completion of the project.

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EXISTING CONDITIONS

NetPlanner Systems, Inc. makes no representation of existing conditions and assumes no responsibility of condition for any of the Customer's equipment that may or may not be relocated or affected by NetPlanner Systems, Inc.'s work.

HIDDEN DEFECTS

It is acknowledged that hidden defects, faulty wiring, or other defective components of existing systems may need to be updated or replaced in order to properly complete the above-quoted work, and further acknowledged that the expense, if any, will be the responsibility of the Customer.

PATHWAYS

All conduits installed by others are assumed to be passable. NetPlanner Systems, Inc. is not responsible for repairing or replacing pathways installed by others.

Any conduits routing below foundation grade must be identified by the Customer so that NetPlanner Systems, Inc. can properly specify outdoor rated cable. Failure to identify such conduits will result in cable being replaced at additional cost to Customer. Indoor cable routing below foundation grade will not be warranted by NetPlanner Systems, Inc.

LIENS

NetPlanner Systems, Inc. retains the right to file a mechanic's lien and will not indemnify Customer and/or Lessee against all claims or liens filed by NetPlanner Systems, Inc. Indemnity shall include costs and attorneys' fees.

FINANCE CHARGES

Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 1/2%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Customer agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

INDEMNITY AND LIABILITY

NetPlanner Systems, Inc.'s obligation to indemnify Customer or any other party shall be limited to the extent the loss, cost, expense, claim or demand for which indemnification is sought (i) arises out of or results from the negligence of NetPlanner Systems, Inc., its employees and subcontractors, and (ii) arises out of bodily injury (including death) or damage to tangible property of third parties. The indemnity shall not be interpreted to make NetPlanner Systems, Inc.

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liable for the negligence of any other party, nor for loss or damage to property or existing facilities of the Customer at or near the site of the Work. NetPlanner Systems, Inc. shall not be liable for any special or consequential damages, loss of profits, interest penalties or fines. Customer must make written demand for indemnity promptly after a claim is made against it.

NetPlanner Systems, Inc. absolves itself of any liability due to omissions or failures to perform by any engineering firm, consultant or other party engaged by the Customer. NetPlanner Systems, Inc. shall in no way be held responsible for making the proposed system fully operational if faulty design from any party not hired by NetPlanner Systems, Inc. is the cause for such failure to become operational.

WARRANTY

NetPlanner Systems, Inc. hereby guarantees that the work shall be free from defects in labor for one (1) year from the date of completion of the project. NetPlanner Systems, Inc.'s liability for breach of warranty or failure or defect in performance of the Contract shall be limited to re-performing corrective services of the type originally performed by NetPlanner Systems, Inc. with its own forces, beginning at final completion and continuing for twelve (12) months thereafter, provided NetPlanner Systems, Inc. receives written notice of defective work within the warranty period. Materials and active hardware are warranted as specified by individual manufacturers and not by NetPlanner Systems, Inc.

NetPlanner Systems, Inc. will exchange any defective equipment at no labor cost for a period of 30 days. After 30 days, the Customer is responsible for exchanging defective equipment. NetPlanner Systems, Inc. can install exchanged equipment on a time and materials basis.

NetPlanner Systems, Inc. reserves the right to repair or replace defective items and will not compensate others for repair or replacement services.

ACKNOWLEDGEMENTS

This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, proposals, representations, commitments, understandings or agreements between the parties, either written or oral. This Agreement shall not be changed or modified by any oral agreement or any other agreement unless the same is in writing and signed by the party against whom enforcement of the change, modification or discharge is sought. If NetPlanner Systems, Inc.'s proposal is made a part of this Agreement and said proposal contains any terms or conditions inconsistent with the terms and conditions of this Agreement Form, then this Agreement Form shall govern.

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ACCEPTANCE

NetPlanner Systems, Inc. is hereby authorized to perform the work as specified. Payment shall be made as outlined above. Customer agrees this proposal constitutes in its entirely all that will be provided by NetPlanner Systems, Inc. Customer's signature certifies acceptance of the terms and conditions set forth in this proposal and posted at www.netplanner.com/termsandconditions.

If this proposal is distributed by e-mail, then replying to such e-mail with the subject or message "I Accept" or any request by the Customer for NetPlanner Systems, Inc. to begin work on this project will constitute full acceptance of the terms and conditions set forth in this proposal and posted at www.netplanner.com/termsandconditions.pdf.

Customer	**NetPlanner Systems, Inc.**
Authorized Signature:	Authorized Signature:
_____	_____
Printed Name: _____	Printed Name: _____
Title: _____	Title: _____
Date: _____	Date: _____



Power and data to camera

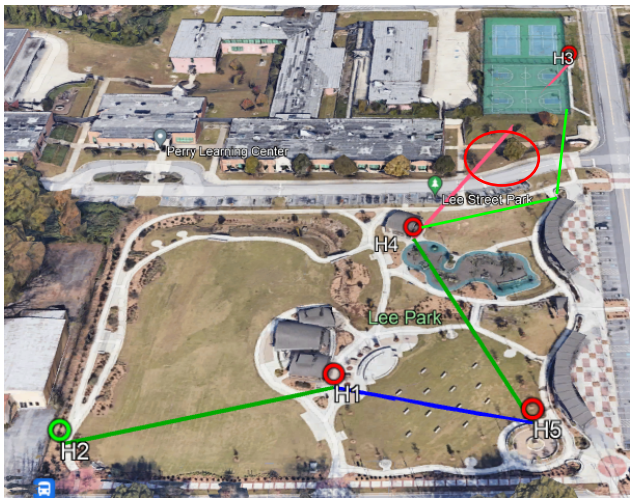
Camera connectivity signal though wireless access point

Attachment: Lee Street Park Jonesboro Design - Updated (3226 : Wifi & Security Camera Installation at Lee Street Park)



Radio Data connection and with power available at all locations. Basketball court may require some city placed power circuit for equipment connection. Phase one plan is to have one multisensor camera covering basketball court with new camera 20' pole.

Engineered connectivity layout for connections
See next page for alternate connection to avoid trees.





CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 2

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider Conditional Use Permit, 22-CU-011, for workforce training, by Total Lifestyle Change Inc., property owner, and Dr. Lenore Coleman, applicant, for property at 177 North Main Street (Parcel No. 13240D C004), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-103 – H-2 Zoning Purpose and Standards; Article VI Conditional Uses

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

Agency recommendation – **Denial;** Last year, the applicant submitted a zoning verification form for 177 North Main Street for a health care training school to accompany her approved home health business. There is already a functional building and paved parking lot there. The only access is North Main Street, which the subject property shares with Congressman Scott's office next door. The property is zoned H-2 (Historic District). This is an exceptionally deep and narrow lot. The applicant would like to put a new, 12,600 square-foot building behind the existing building, with classrooms, open training areas, and a recreational room (see enclosed drawings).

Sec. 86-103. - H-2 historic district.

(a) Purpose of district. The purpose of the H-2 historic district is to provide for office and commercial uses having a minimal impact on existing residential uses. Development and redevelopment in this district is intended to enhance and preserve the historic character of the area, to encourage thoughtful reuse of historic structures for non-residential purposes, to protect existing low-density residential uses in the district, and to promote the goals of the Livable Centers Initiative Study.

The use requires a conditional use permit in H-2 zoning, and must comply with the following approval conditions:

Sec. 86-198. - NAICS 6116 Other schools and instruction, but not small-scale tutoring (10 students or less)
The following conditions are assigned in the H-1, H-2, O&I, and C-2 districts:

(1) Must be located on a street having a classification of collector or greater. **North Main Street is a collector street.**
(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **The total property is only 0.65 acres and is only 70 feet wide.**
(3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). **The proposed building would be a stand-alone building.**
(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation. Per Sec. 86-410 (30),

Colleges, universities, trade and vocational schools shall provide the larger of eight spaces for each classroom or one space for every 200 square foot of classroom, plus one space for every two employees or administrative personnel.

Per the provided floor plan, there appear to be 6 classrooms, with about 8750 square feet of classroom space. The classroom space requirement is the largest requirement, with 8750 / 200 = 44 parking spaces required. There is simply not enough room on the lot to achieve this. There are only about 10 parking spaces available to

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

the existing building right now.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use. **Any new parking area would not be within 25 feet of a residential lot.**
(6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet. **The proposed building would comply with the height restriction.**

Based on half of the above conditions not being able to be met, staff recommends denial of the request. There is also the concern of the one entrance / exit for the property, which is shared by the congressional office next door. That is a potential traffic concern within the property and onto North Main Street.

If Council chooses to approve this request, the following minimum approval conditions need to be assigned:

1. **A variance must be approved for parking deficiencies.**
2. **All Clayton County Stormwater requirements must be met.**
3. **Removal of specimen trees shall be subject to the Specimen Tree Protection Ordinance.**
4. **Exterior design and materials of the proposed building shall be subject to review and approval by the Design Review Commission and the Historic Preservation Commission.**

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

Private Owner

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

- Zoning Info
- Overhead Views
- Property Pictures
- Building Design
- Conditional Use - 177 North Main Street - Workforce Training - Legal Notice
- Acceptance Letter
- Zoning Sign

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

Denial

Maria Wetherington

From: Lenore Coleman <noreply@jotform.com>
Sent: Monday, August 23, 2021 11:10 AM
To: David Allen; Ricky , L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Lenore Coleman

Jonesboro, GA: Zoning Verification Request

Name of Applicant:	Lenore Coleman
Name of Business:	Total Lifestyle Change, Inc.
Property's Address:	Street Address: 177 N. Main Street City: Joneboro State / Province: GA Postal / Zip Code: 30214
Email Address:	drcoleman@healingourvillage.com
Phone: (Day)	(703) 795-1983
Phone: (Evening)	(703) 795-1983
Current Use of Property	Training and Event Center
Proposed Use of Property (Please provide in great detail the intended use of the property):	Total Lifestyle Change is a 501 3 c. We provide diabetes and cardiovascular education classes and workforce training in customer service and home health care services
Applicant's Signature	Lenore Threadgill Coleman
Date	08-23-2021

You can edit this submission and view all your submissions easily.

G. ZONING: H2 NAICS CODE: 6116, 6216

REQ. ZONING: H1, H2, O+I, C2 CONDIT. USE REQ?: YES

REQUIRES CONDITIONAL USE PERMIT AND MUST COMPLY WITH SEC. 86-198

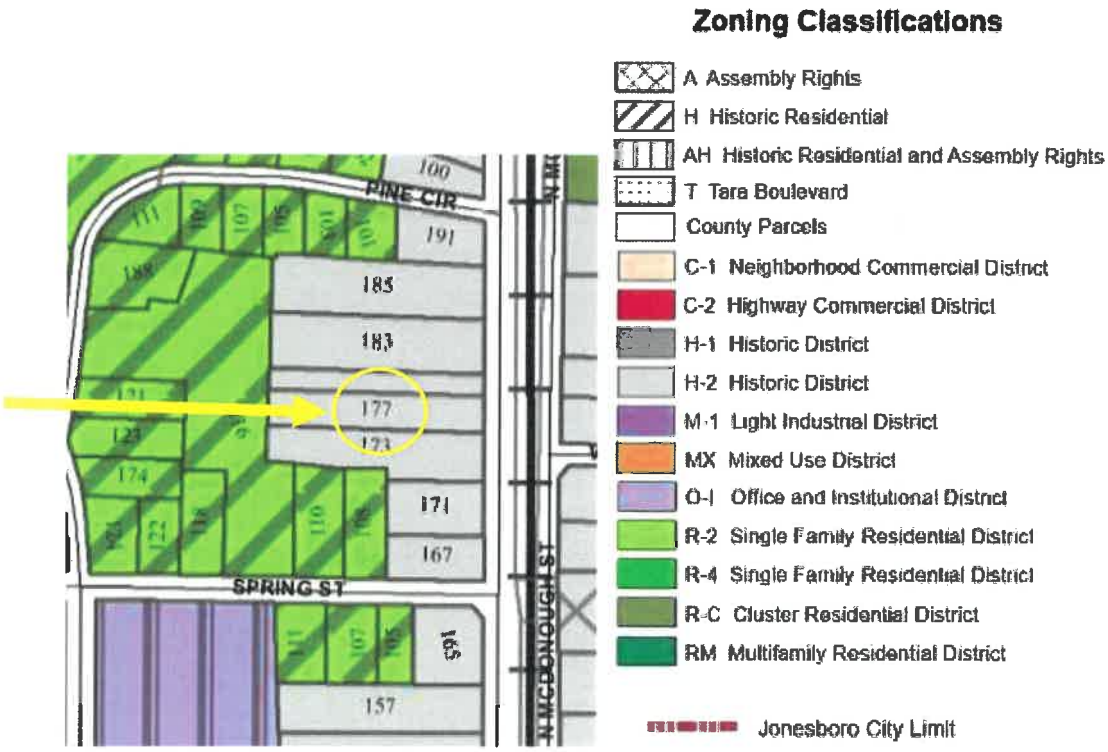
8/23/21

Attachment: Zoning Info (3213 : 177 North Main Street Workforce Training)

Applicant – Lenore Coleman
Name of Business – Total Lifestyle Change, Inc.
Address - 177 North Main Street
Zoning District – H2
NAICS – 6116, 6216
Proposed Use: Health classes, Workforce Training, and Home Health Care Services

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
6116	Other Schools and Instruction	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-198; Sec. 86-118
6216	Home Health Care Services	N	N	N	N	N	P	P	P	P	N	P	N	

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N



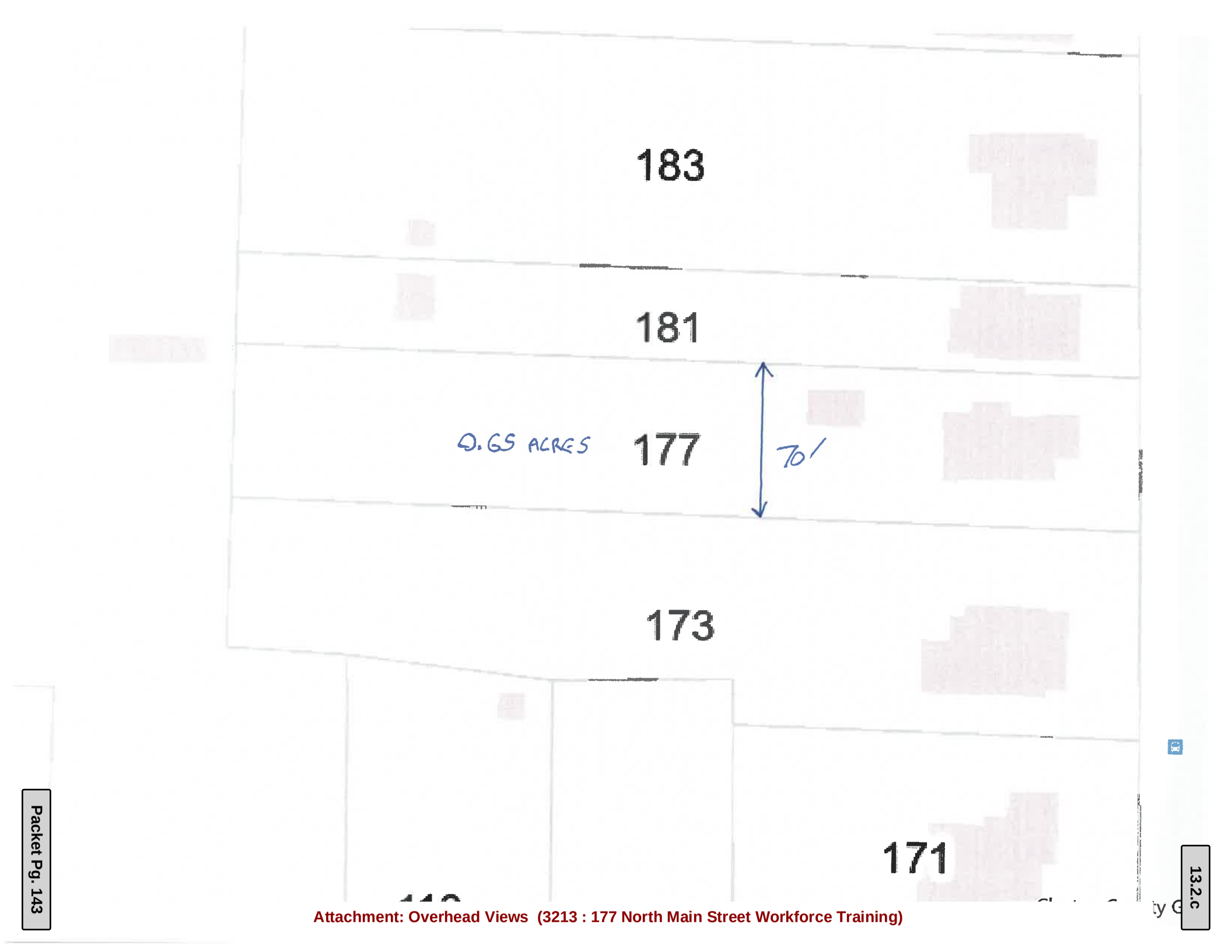
Sec. 86-198. - NAICS 6116 Other schools and instruction.
The following conditions are assigned in the H-1, H-2, O&I, and C-2 districts:
(1) Must be located on a street having a classification of collector or greater.
(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
(3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Attachment: Zoning Info (3213 : 177 North Main Street Workforce Training)

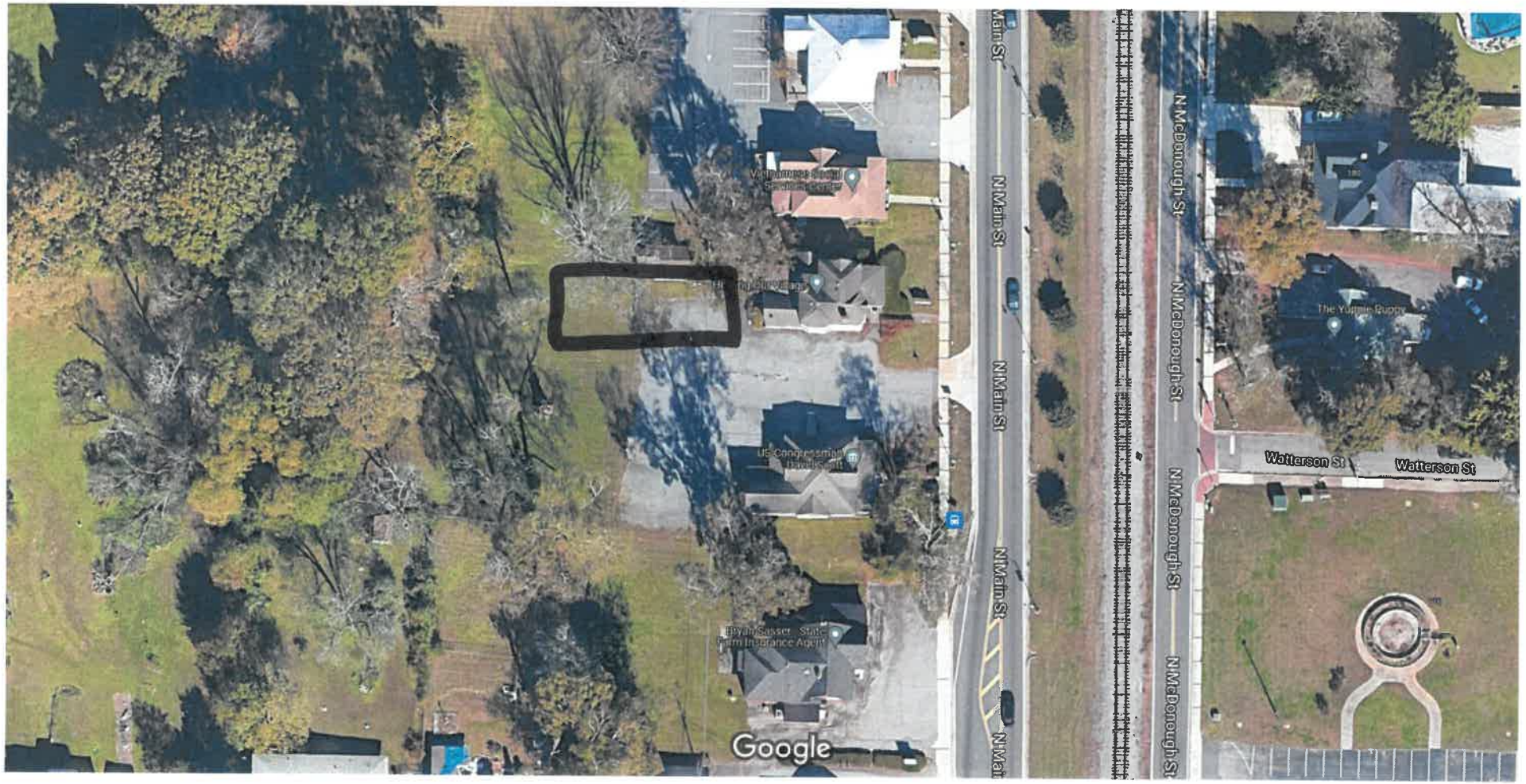
(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
(6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

David D. Allen, Zoning Administrator / Community Development Director
August 23, 2021

Attachment: Zoning Info (3213 : 177 North Main Street Workforce Training)


183
181
0.65 ACRES
177
70'
173
171

Google Maps



Imagery ©2022 Maxar Technologies, Map data ©2022 20 ft





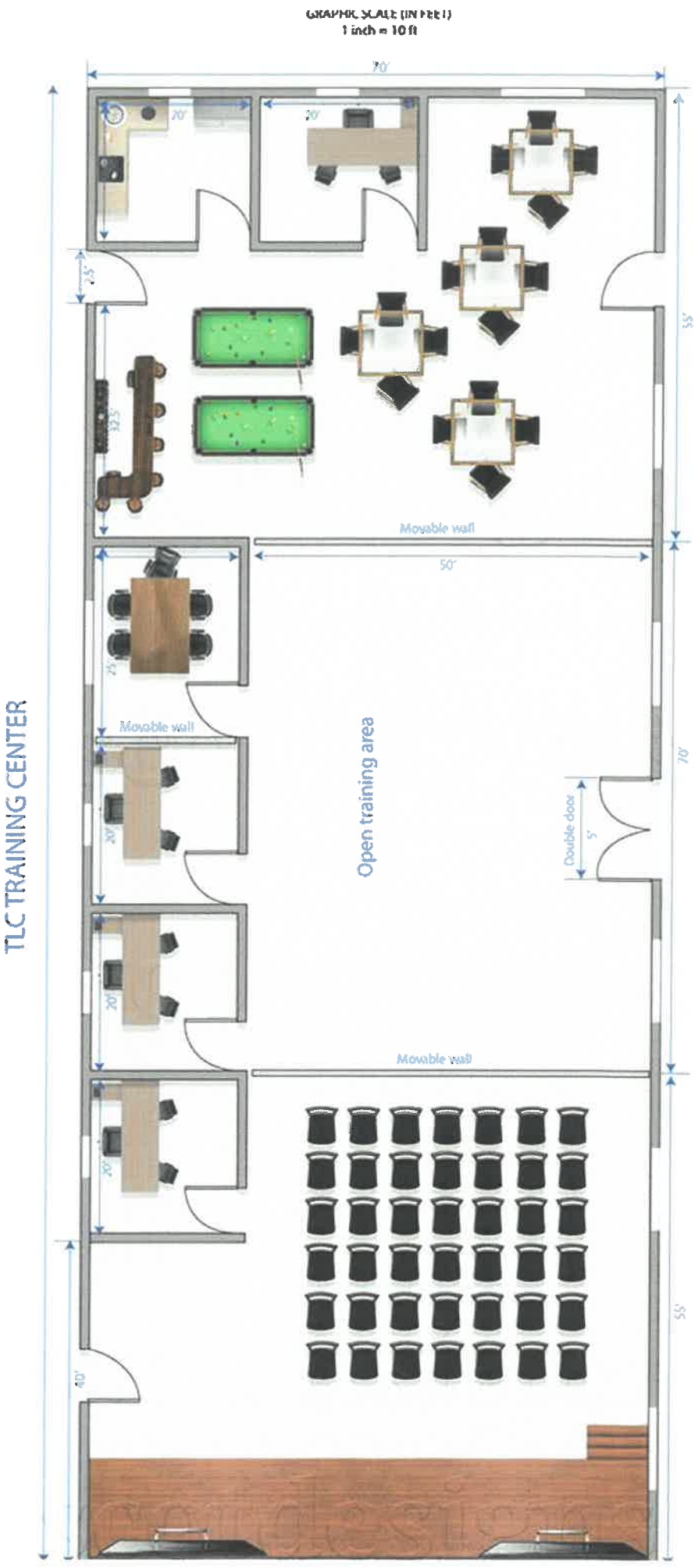




Attachment: Property Pictures (3213 : 177 North Main Street Workforce Training)




TLC TRAINING
CENTER



Attachment: Building Design (3213 : 177 North Main Street Workforce Training)

Attachment: Conditional Use - 177 North Main Street - Workforce Training - Legal Notice (3213 : 177 North Main Street Workforce Training)

Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit for workforce training, by Total Lifestyle Change Inc., property owner, and Dr. Lenore Coleman, applicant, for property at 177 North Main Street (Parcel No. 13240D C004), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

MEMORANDUM

To: Lenore Coleman
405 Benjamin Circle
Fayetteville, Ga 30214

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 24, 2022

Re: Notification of Request for Conditional Use – Workforce Training, 177 North Main Street; Tax Map Parcel No. 13240D C004

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested conditional use permit for the above referenced property:

- Workforce Training

A combined Work Session and Public Hearing have been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3213 : 177 North Main Street Workforce Training)



Attachment: Zoning Sign (3213 : 177 North Main Street Workforce Training)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE
at this location
177 NORTH MAIN ST.
A PUBLIC HEARING on this application will be
held on SEPT 12 2022, at 6 p.m.
DATE
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 3

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of Variances, 22-VAR-002, for minimum tract size, minimum setbacks, minimum floor area, and no garages or driveways for proposed condominiums within an existing office building, by Jonesboro Office Park LLC, property owner and applicant, for property at 145 North Main Street (Parcel No. 13241B B015), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
Section 86-100 R-A Single-Family Attached Development Regulations

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

Yes	Economic Development, 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.)*

Agency recommendation – Approval; In February 2022, the property and building were approved for condominiums (within the renovated interior of the existing building). The property, with its multi-suite, two-story brick building and paved parking, has served a variety of office type businesses through the years. The most direct access is to North Main Street, but there is also indirect access to Smith Street. The property is zoned H-1 (Historic District). The following approval conditions were established:

1. All County Fire Marshal code requirements shall be met, including for the provision for all minimum fire escape access points.

2. All significant exterior alterations shall be reviewed and approved by the Design Review Commission and Historic Preservation Commission.

3. All new signage shall be subject to the City Sign Code and shall be reviewed and approved by the Design Review Commission and Historic Preservation Commission.

4. All dwelling unit parking spaces shall be designated with signage.

5. The dwelling units are not approved for Air BnB or short-term rental use.

6. A variance must be obtained for not meeting Section 86-202 and 86-100 conditions and standards.

7. The conditional use permit is good for a period of one year, from the date of the last Certificate of Occupancy of the dwelling units. After which, the use will be brought back before the Mayor and City Council for re-evaluation.

As stated before, the R-A townhome standards were recently updated in January 2022:

Sec. 86-100. - R-A single family attached residential district regulations.

(a) *Purpose. The R-A single family attached residential district is established to provide for single family attached dwellings on individual lots on development tracts having a minimum area of two acres on undeveloped land. The district is intended to foster housing options for households seeking high quality home ownership in park like setting featuring attractive*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

architectural styles and building materials. As such, developments facilitated by establishment of the district are rest to a maximum number of units to limit scale and encourage manageable homeowner associations. The R-A district is compatible with walkable, neighborhood commercial districts and low intensity office and commercial districts and is suited to locations along collector streets. The R-A single family attached residential district also encourages the thoughtful renovation of existing buildings and infill developments for residential purposes.

(b) *Development standards. Unless otherwise provided in this chapter, uses permitted in the R-A district shall conform to the following development standards:*

(1) *Minimum parent tract size: 87,120 square feet (two acres)* **The existing tract is only 0.08 acres and is land-locked. Need variance**

(2) *Minimum lot area per unit: 1800 square feet 1* **Standard for undeveloped land. Need variance**

(3) *Minimum parent tract width: 150 feet 2* **Standard for undeveloped land. Need variance**

(4) *Minimum front yard: 20 feet 3* **The existing tract is only 0.08 acres and basically is the size of the building. Need variance**

(5) *Minimum side yard at perimeter of tract: 25 feet* **The existing tract is only 0.08 acres and basically is the size of the building. Need variance**

(6) *Minimum rear yard: 35 feet* **The existing tract is only 0.08 acres and basically is the size of the building. Need variance**

(7) *Minimum floor area per dwelling unit: 1,500 square feet* **Typical heated square feet for first floor units is 1037 square feet. Typical heated square feet for second floor units is 1061 square feet. Given the fact that the building and property size cannot enlarge, this all that is possible. Need variance**

(8) *Maximum building height: Three stories* Existing building will remain two stories.

(9) *Maximum number of units per building: Eight* Four proposed

(10) *Maximum number of units per development: 64* Four proposed

(11) *Maximum density: Eight units per acre* Standard for undeveloped land.

(12) *Minimum greenspace: 15 percent of gross acreage* **Standard for undeveloped land. Need variance**

(13) *Minimum building separation:* Not applicable.

Front to Front	*40 feet*
Front to Rear	*40 feet*
Front to Side	*35 feet*
Rear to Rear	*40 feet*
Rear to Side	*35 feet*
Side to Side	*25 feet*

1 This requirement may be waived for zero lot townhomes, provided the developer includes a provision in the Covenants, Conditions, and Restrictions for the project that clearly describes the maintenance and access of all common areas, streets, alleys, and driveways.

2 Measured at the building line.

3 The required front yard on any street classified as a collector or above shall be 25 feet.

(c) *Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards:*

(1) *Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway.* The existing tract is only 0.08 acres and basically is the size of the building. Garages and driveways are not possible. However, there are existing parking spaces to the rear and sides of the building. Per parking requirements of Sec. 86-410 (2): *Single family attached and RM district uses shall provide 1.5 spaces for each dwelling unit.* There are four dwelling units = 1.5 (4) = 6 spaces required. There are 8 spaces already along the rear of the property, plus 4 dedicated spaces along the west side of the building. There are a total of 12 spaces provided.

(2) *Buffers shall be provided as specified in Article XV of this chapter.* Not applicable.

(3) *A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or*

condominium developments, subject to approval by the City Manager.

(4) Minimum width of each townhouse unit shall be 24 feet. These are top and bottom units, not side to side.

(5) *A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres.*

(6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation. The existing building is primarily brick, which will not change (including color).

(7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveways shall be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission. **The existing tract is only 0.08 acres and basically is the size of the building. Therefore, rear alleys are neither possible nor necessary. Need variance**

(8) Greenspace shall be improved with walking trails and an amenity area having a minimum area of 400 square feet with equipment and facilities appropriate to the needs of residents. Greenspace shall have a minimum width of 100 feet; trail connections between greenspace areas shall have a minimum width of 50 feet. **This standard is intended for new developments. Need variance.**

(9) *An appropriate landscape plan shall be reviewed approved and reviewed by the Community Development Director prior to installation of the landscaping*. The building / property is already fully landscaped with mature plantings.

The basic issue is that the new minimum dwelling size cannot be met for four units due to the existing size of the building, and the building cannot expand on the property limits. It would not be economically viable for the building to contain just one upstairs unit and one downstairs unit. If the Council wants the approved conditional use for the condos to be implemented, then the requested variances must be approved. Due to the nature of the subject property, the variances should be a perfunctory measure.

Other notes:

- The units are technically condominiums.
- The owner's intent is sale of the units for ownership. Renting would be a last resort.
- Would there be an HOA?
- Per applicant, sale price range would be $165,000 to $175,000.
- If rented, range would be $1200 to $1600 a month.
- No building permits have been applied for yet.
- Council doesn't want them to turn into low-rent apartments.

Apartment. A dwelling unit physically attached to two or more other dwelling units, either directly or through an intervening unit, and that constitutes neither a condominium nor a townhouse.

Condominium. A building, or group of buildings, in which each unit is independently owned and financed by the occupant, but in which all lands are owned in common on a proportional, undivided basis.

"The biggest difference between a condo vs. apartment is ownership. An apartment is defined as a residence that is rented, often as part of a larger residential building. A condo is similar in structure to an apartment — usually a unit within a larger residential building — but condos are owned instead of rented. While a condo is owned and managed by a landlord, an apartment is typically owned and managed by a corporation, known as a property management."

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

Private Developer

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

- Zoning Conditions
- Approval Letter
- Tax Map
- Site Plan
- Site Pictures
- 22003 - 145 N Main Street - 2 3 Bdrms Options
- Variance - 145 North Main Street - Condo Size - Legal Notice
- Acceptance Letter
- Zoning Sign

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

Approval

Sec. 86-200. - NAICS 51913, 519130 Internet publishing, broadcasting, and web search portals.

The following conditions are assigned in the H-1, H-2, O&I MX, and C-2 districts:

(1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Sec. 86-201. - NAICS 517 Telecommunications.

The following conditions are assigned in the H-1, H-2, O&I, C-1, C-2, M-1 districts:

(1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Sec. 86-202. - Townhouses and condominiums.

The following conditions are assigned in the CCM, R-M, H-1, H-2, and MX districts:

(1) The standards of the R-A district shall control development of townhouses and condominiums.

Sec. 86-203. - Funeral homes and funeral services.

The following conditions are assigned in the O&I and C-2 districts:

(1) Must be located on a street having a classification of collector or greater.

(2) Must be established on a lot having a minimum area of one acre.

(3) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-204. – Table of Uses (Revised June 14, 2021)

Sec. 86-205. – Multi-family (Apartments)

The following conditions are assigned in the R-2, R-4, CCM, R-M, H-1, H-2 and M-X districts:

(1) The standards of the R-M district shall control development of apartments.

(2) Must be located off a street having a classification of collector or greater.

(3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property.

Attachment: Zoning Conditions (3212 : 145 North Main Street Condo Variances)

Sec. 86-100. - R-A single family attached residential district regulations.

(a) Purpose. The R-A single family attached residential district is established to provide for single family attached dwellings on individual lots on development tracts having a minimum area of two acres on undeveloped land. The district is intended to foster housing options for households seeking high quality home ownership in park like setting featuring attractive architectural styles and building materials. As such, developments facilitated by establishment of the district are restricted to a maximum number of units to limit scale and encourage manageable homeowner associations. The R-A district is compatible with walkable, neighborhood commercial districts and low intensity office and commercial districts and is suited to locations along collector streets. The R-A single family attached residential district also encourages the thoughtful renovation of existing buildings and infill developments for residential purposes.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-A district shall conform to the following development standards:

(1) Minimum parent tract size: 87,120 square feet (two acres)
(2) Minimum lot area per unit: 1800 square feet 1
(3) Minimum parent tract width: 150 feet 2
(4) Minimum front yard: 20 feet 3
(5) Minimum side yard at perimeter of tract: 25 feet
(6) Minimum rear yard: 35 feet
(7) Minimum floor area per dwelling unit: 1,500 square feet
(8) Maximum building height: Three stories
(9) Maximum number of units per building: Eight
(10) Maximum number of units per development: 64
(11) Maximum density: Eight units per acre
(12) Minimum greenspace: 15 percent of gross acreage
(13) Minimum building separation:

Front to Front	40 feet
Front to Rear	40 feet
Front to Side	35 feet
Rear to Rear	40 feet
Rear to Side	35 feet
Side to Side	25 feet

1 *This requirement may be waived for zero lot townhomes, provided the developer includes a provision in the Covenants, Conditions, and Restrictions for the project that clearly describes the maintenance and access of all common areas, streets, alleys, and driveways.*

2 *Measured at the building line.*

3 *The required front yard on any street classified as a collector or above shall be 25 feet.*

Attachment: Zoning Conditions (3212 : 145 North Main Street Condo Variances)

(c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards:

(1) Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway.

(2) Buffers shall be provided as specified in Article XV of this chapter.

(3) A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or condominium developments, subject to approval by the City Manager.

(4) Minimum width of each townhouse unit shall be 24 feet.

(5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres.

(6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation.

(7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveways shall be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission.

(8) Greenspace shall be improved with walking trails and an amenity area having a minimum area of 400 square feet with equipment and facilities appropriate to the needs of residents. Greenspace shall have a minimum width of 100 feet; trail connections between greenspace areas shall have a minimum width of 50 feet.

(9) An appropriate landscape plan shall be reviewed and approved by the Community Development Director prior to installation of the landscaping.

(d) Renovations of existing buildings. For single-family attached residential developments involving the renovation of existing buildings that cannot meet the minimum development standards of this chapter, a variance shall be required.

Attachment: Zoning Conditions (3212 : 145 North Main Street Condo Variances)

MEMORANDUM

To: Jonesboro Office Park LLC
159 Griffin Street
McDonough, Ga. 30253

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: February 15, 2022

Re: Notification of Request for Conditional Use Permit – Townhomes / Condominiums, 145 North Main Street, Parcel No. 13241B B015

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro Mayor and Council, at a Public Hearing on February 14, 2022 at 6:00 pm, approved your request for the following requested conditional use for the above referenced property:

- Condominiums

Per the City Code, the following approval condition shall be met:

1. All County Fire Marshal code requirements shall be met, including for the provision for all minimum fire escape access points.
2. All significant exterior alterations shall be reviewed and approved by the Design Review Commission and Historic Preservation Commission.
3. All new signage shall be subject to the City Sign Code and shall be reviewed and approved by the Design Review Commission and Historic Preservation Commission.
4. All dwelling unit parking spaces shall be designated with signage.
5. The dwelling units are not approved for Air BnB or short-term rental use.
6. A variance must be obtained for not meeting Section 86-202 and 86-100 conditions and standards.

Attachment: Approval Letter (3212 : 145 North Main Street Condo Variances)

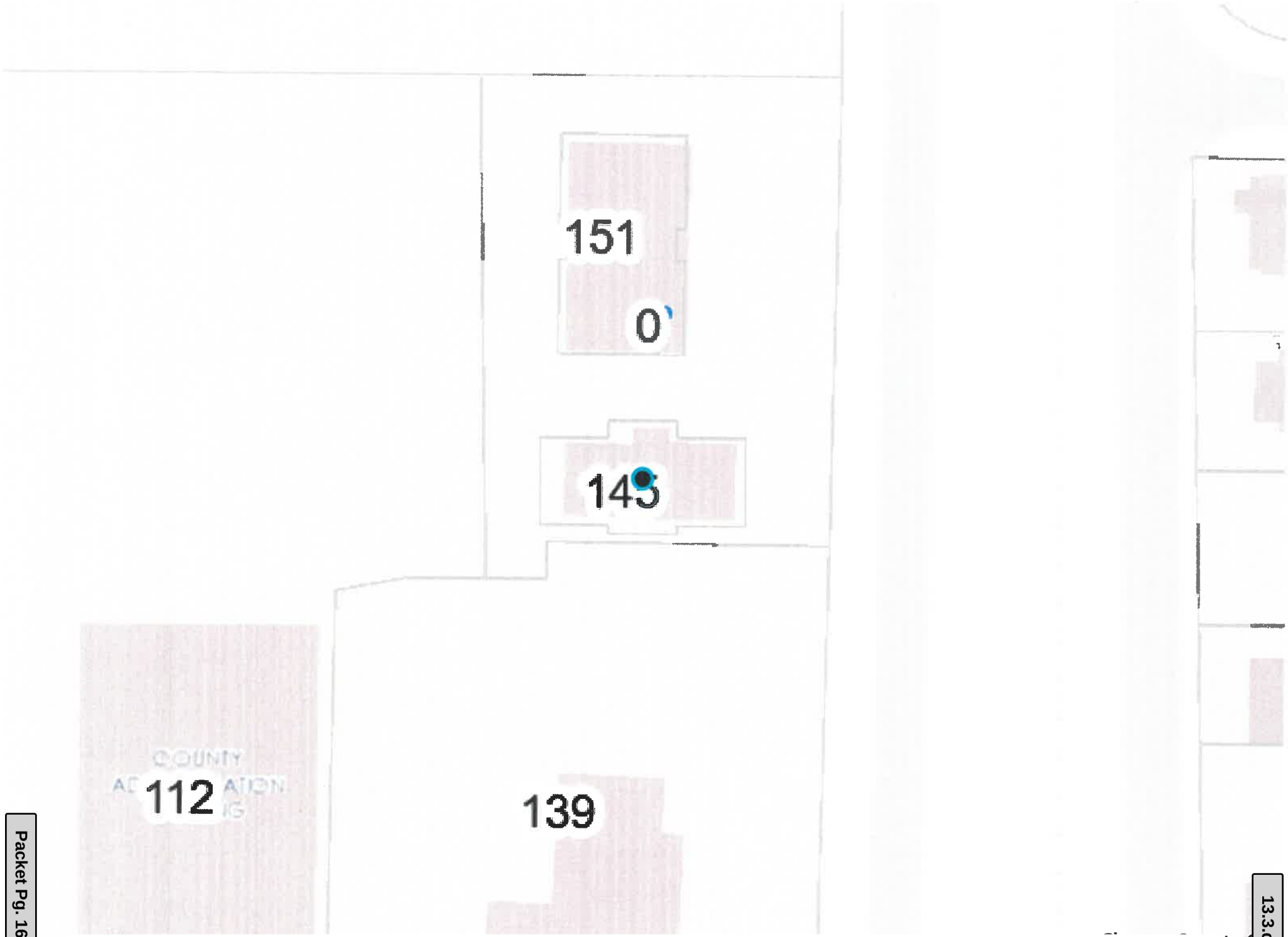
7. The conditional use permit is good for a period of one year, from the date of the last Certificate of Occupancy of the dwelling units. After which, the use will be brought back before the Mayor and City Council for re-evaluation.

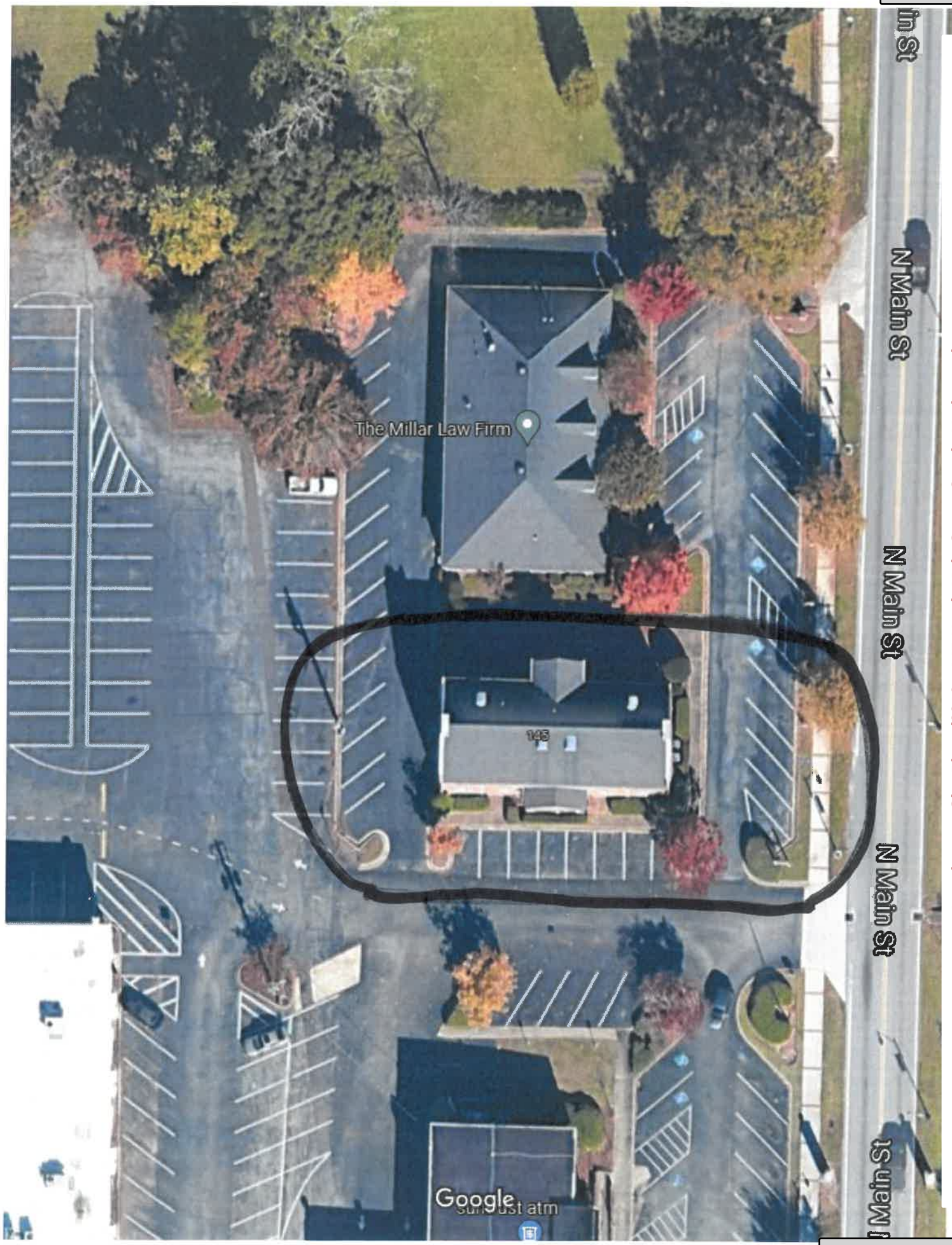
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

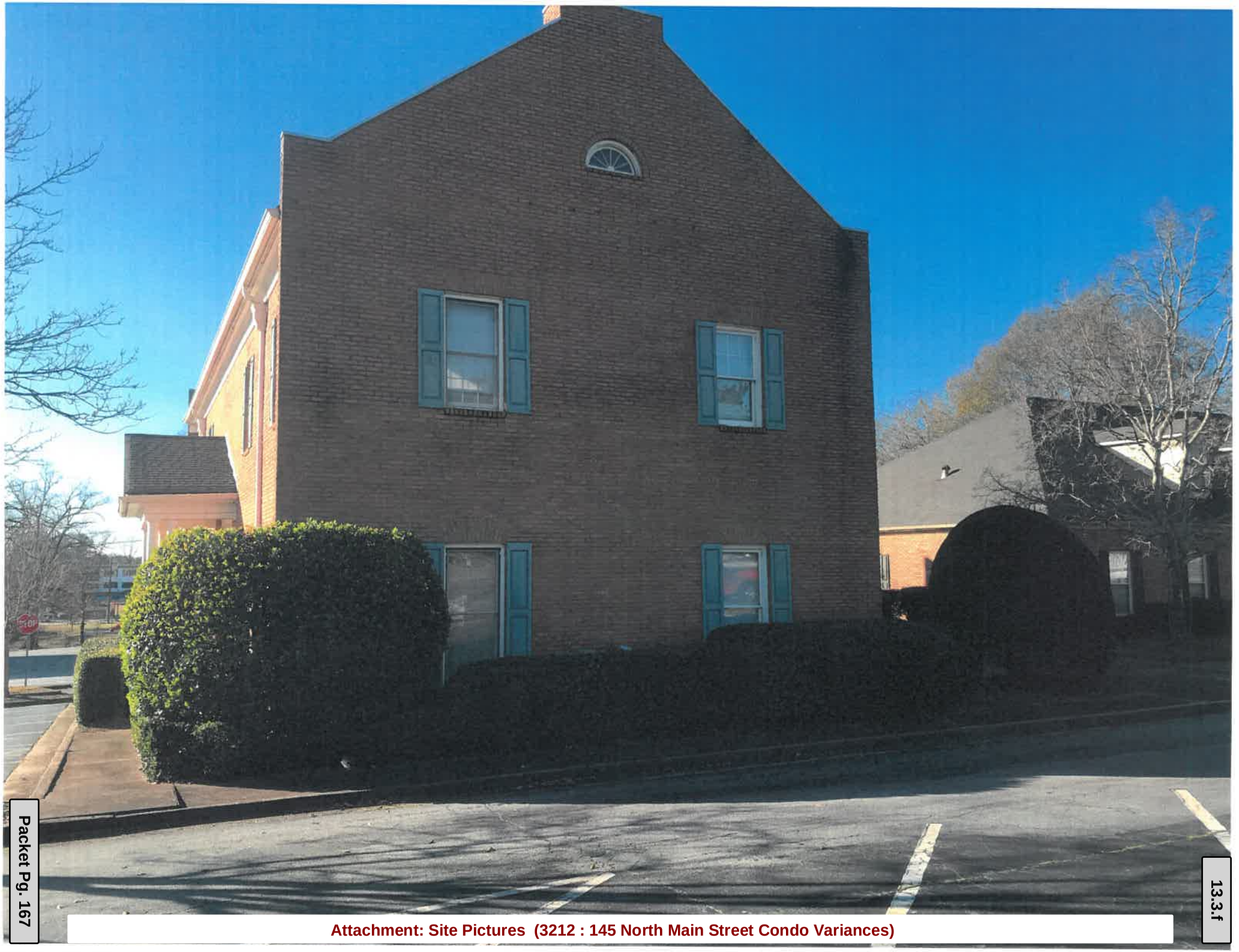
David D. Allen
Community Development Director / Zoning Administrator

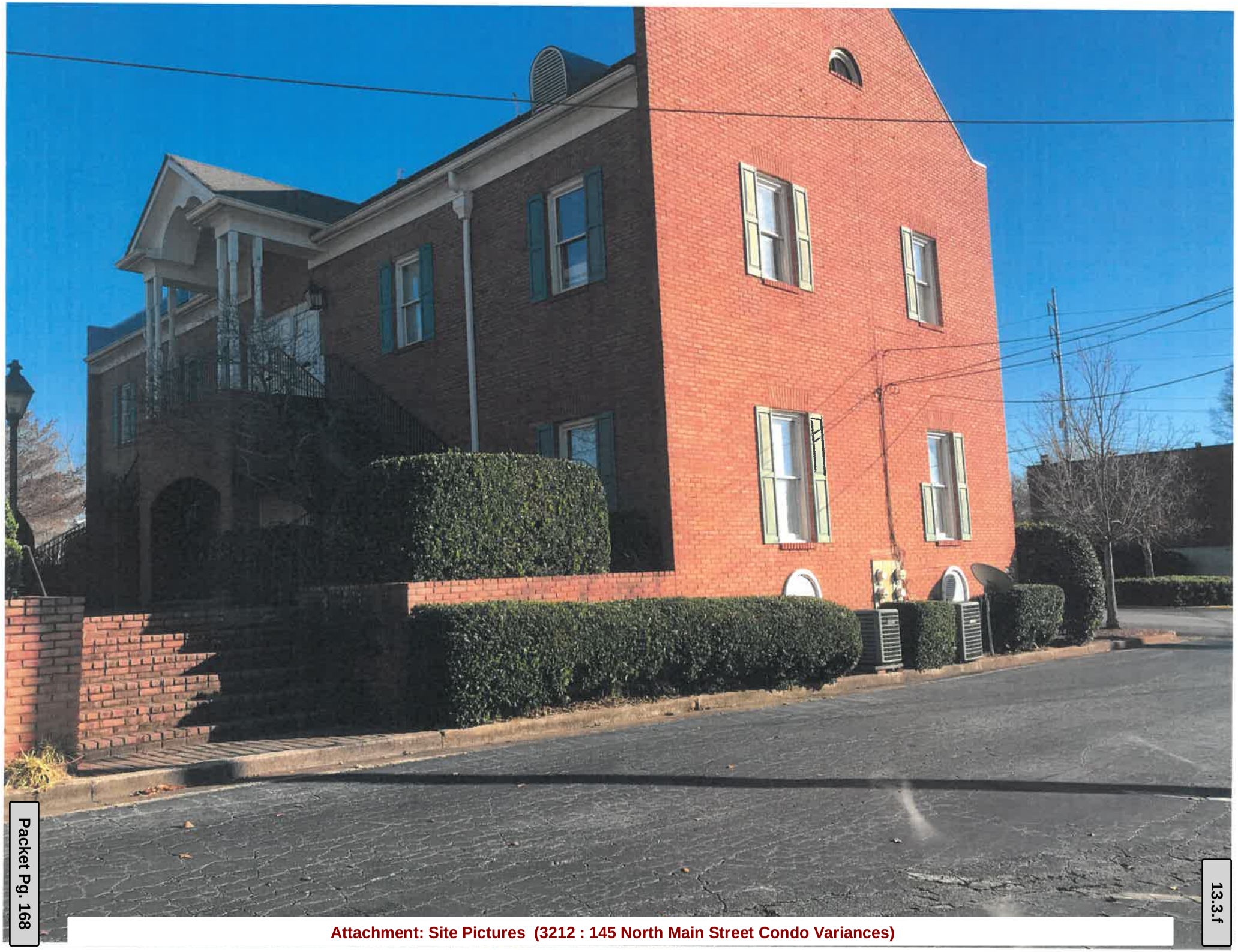
Attachment: Approval Letter (3212 : 145 North Main Street Condo Variances)

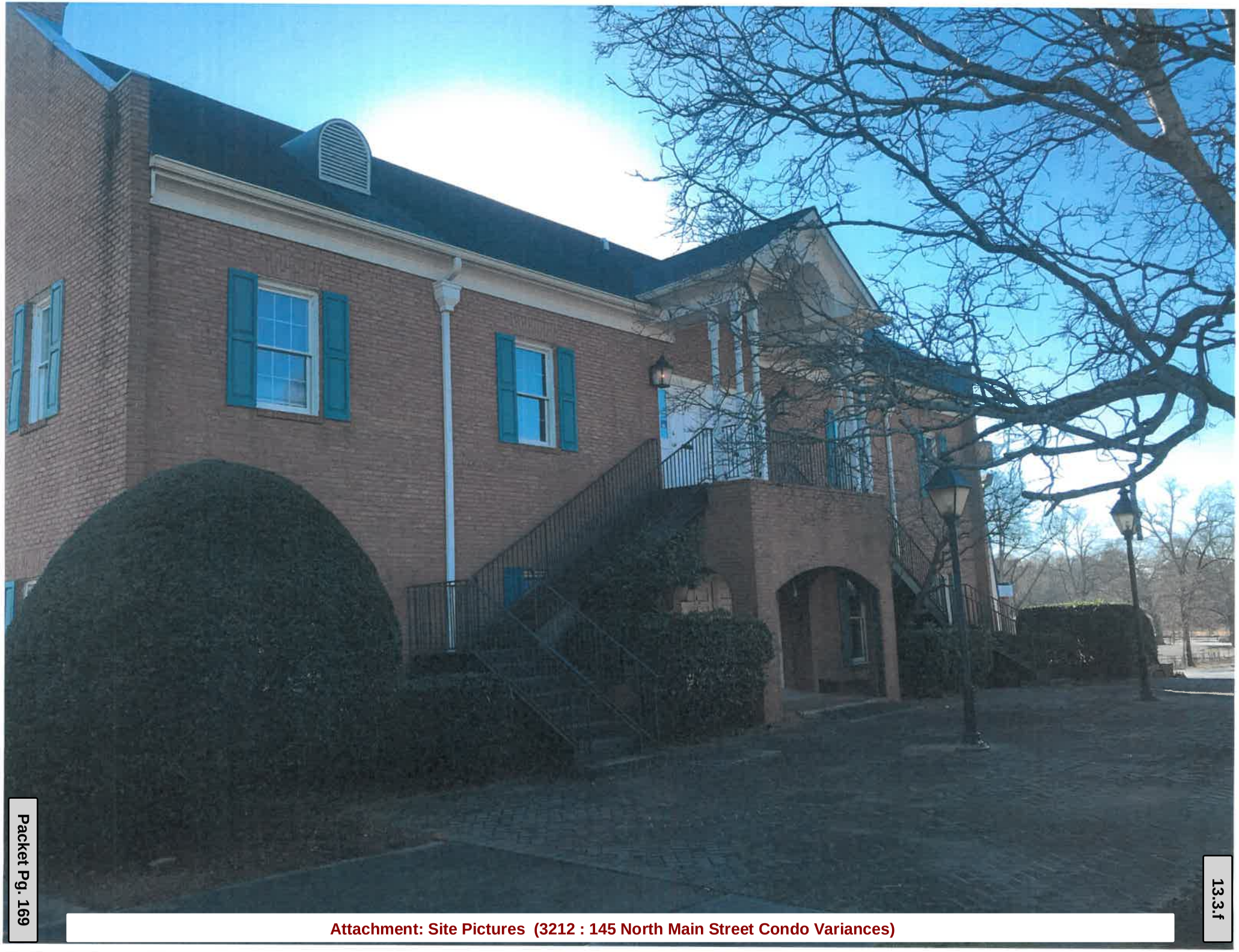

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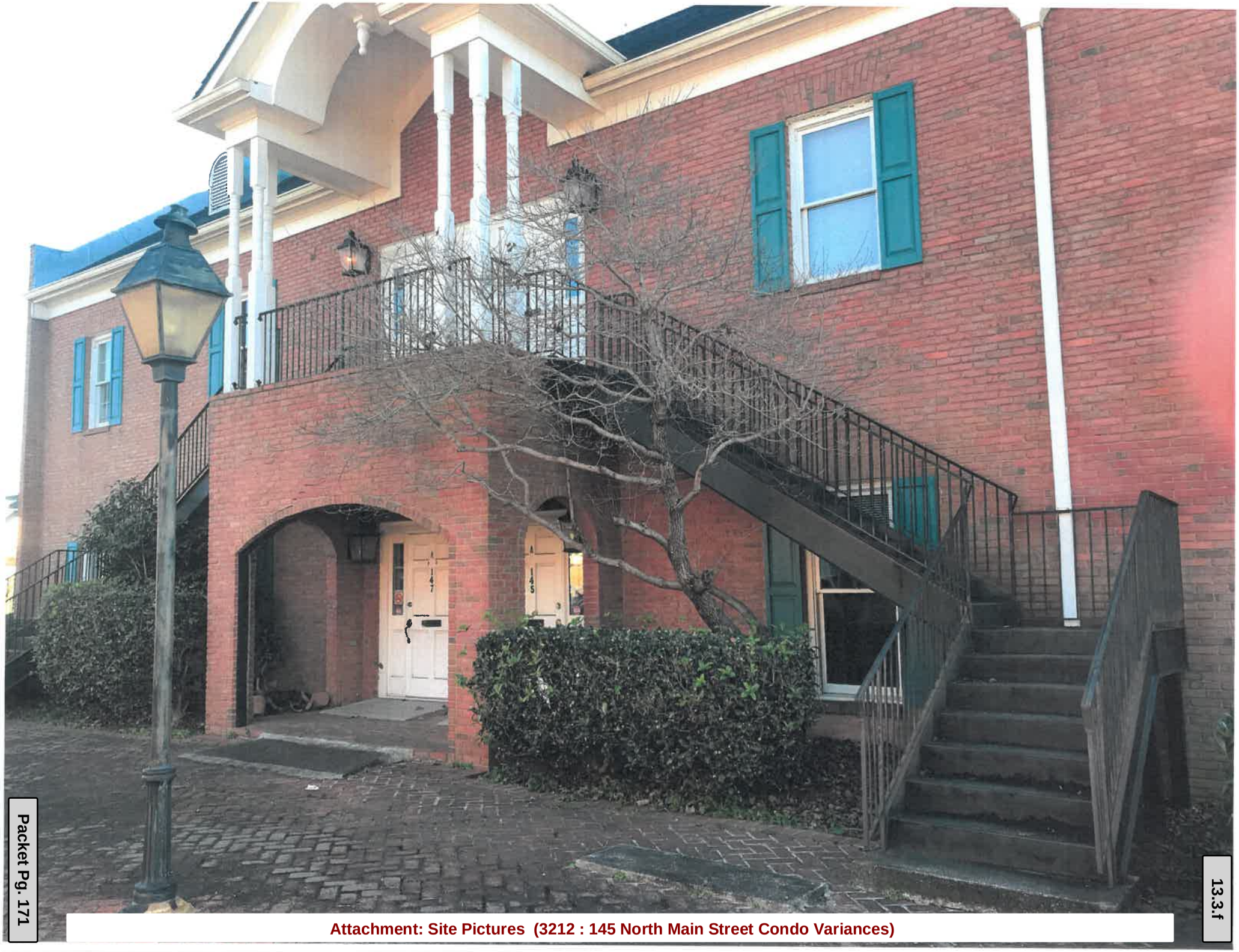
Attachment: Site Plan (3212 : 145 North Main Street Condo Variances)

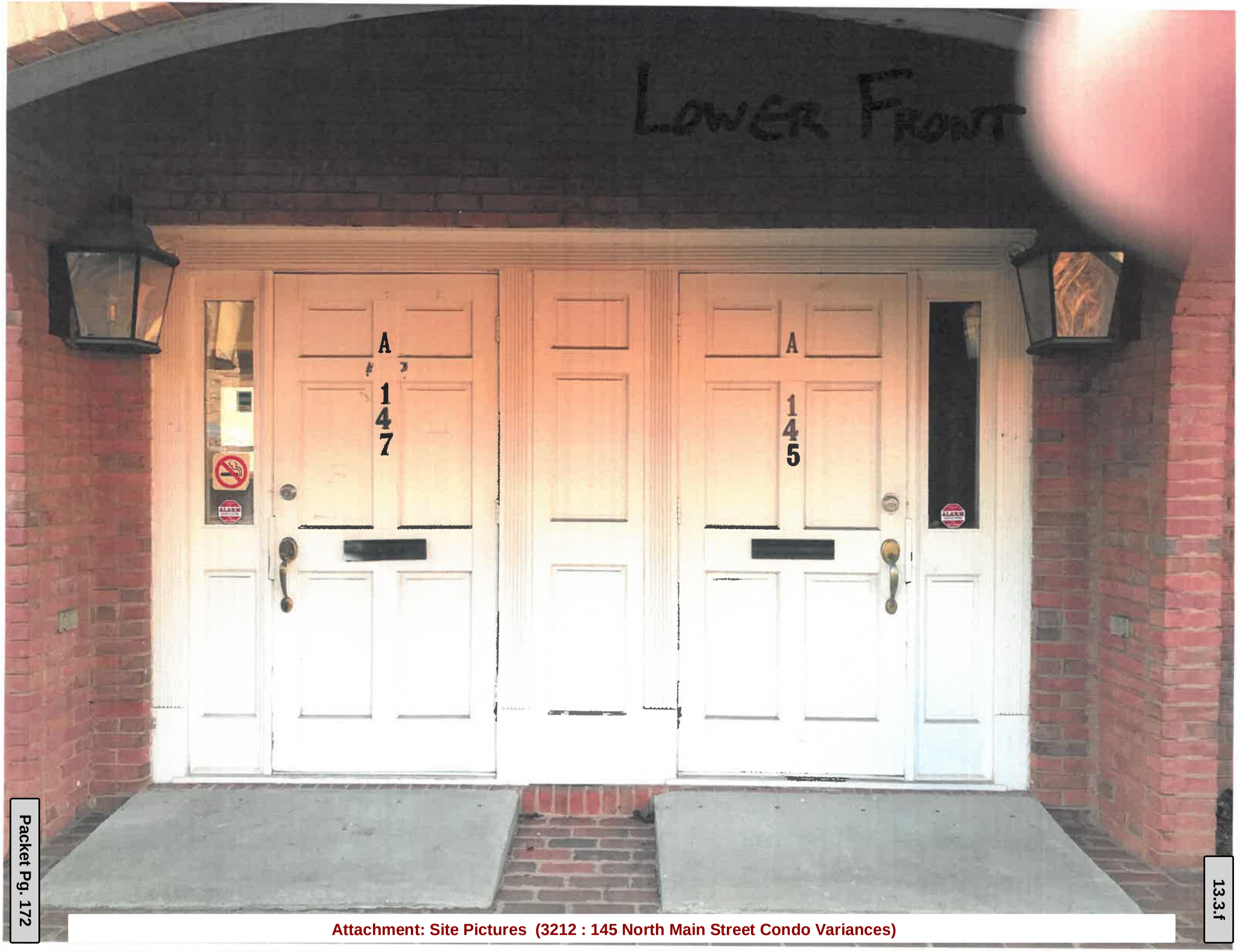




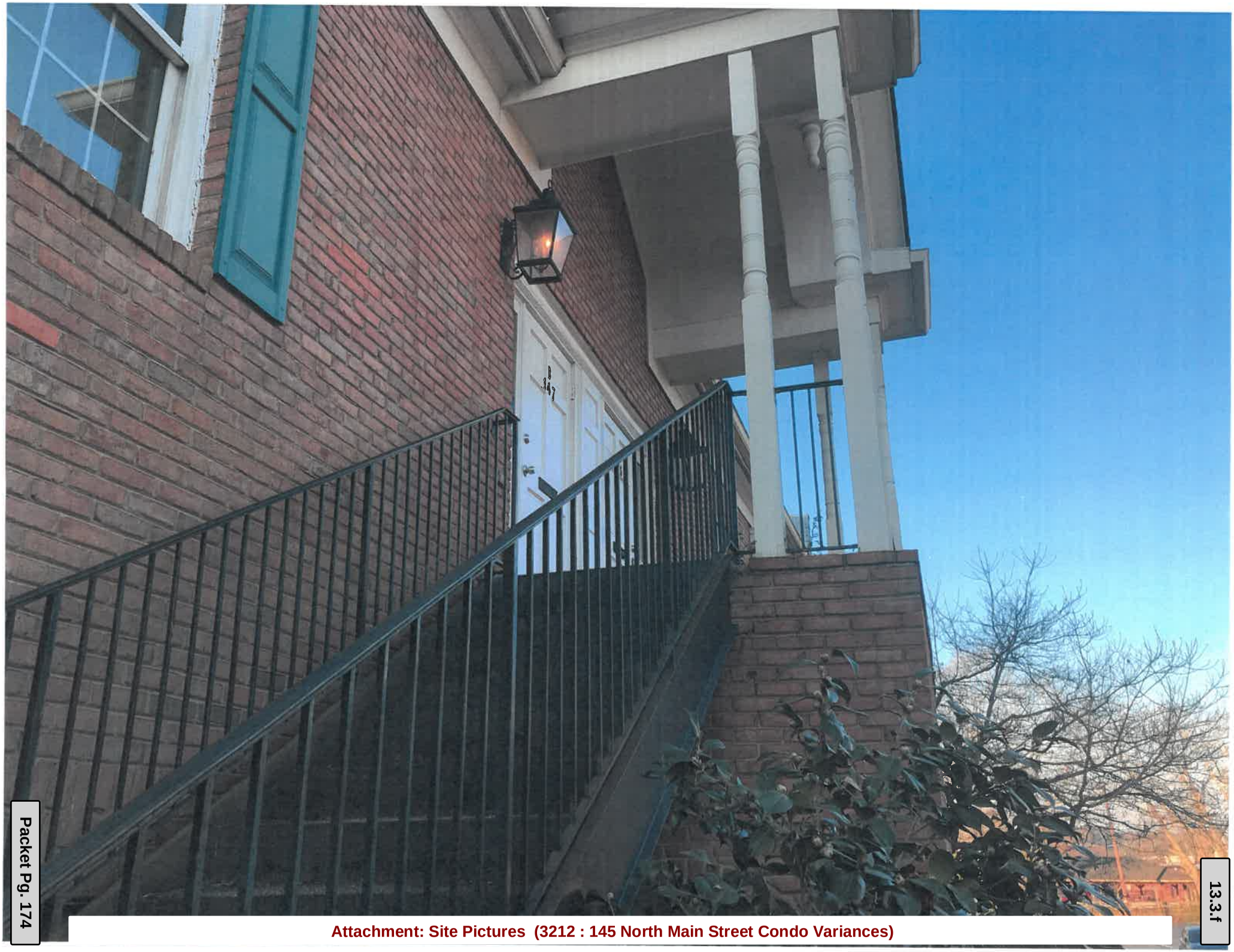



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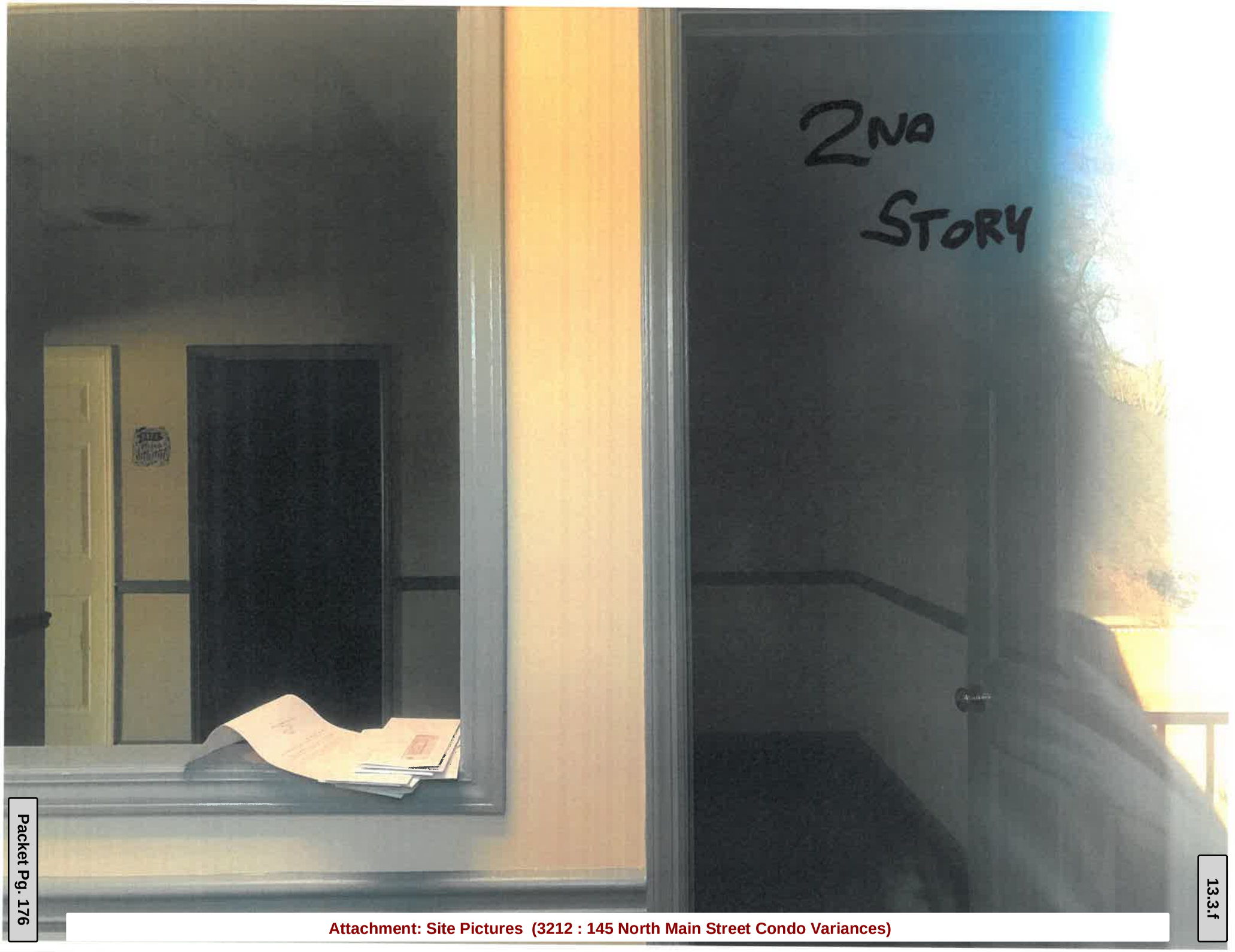

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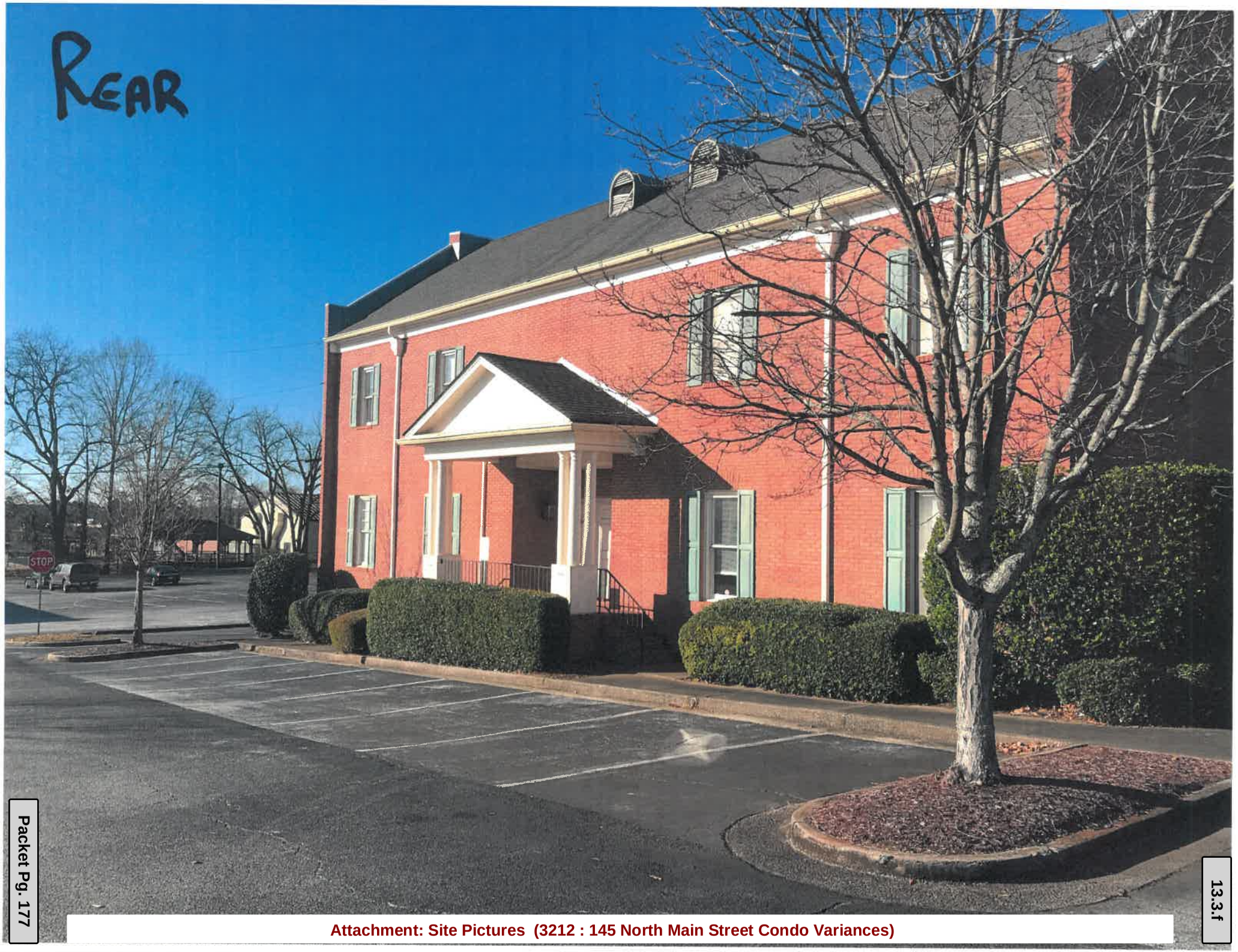

LOWER FRONT
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A
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1ST
FLOOR

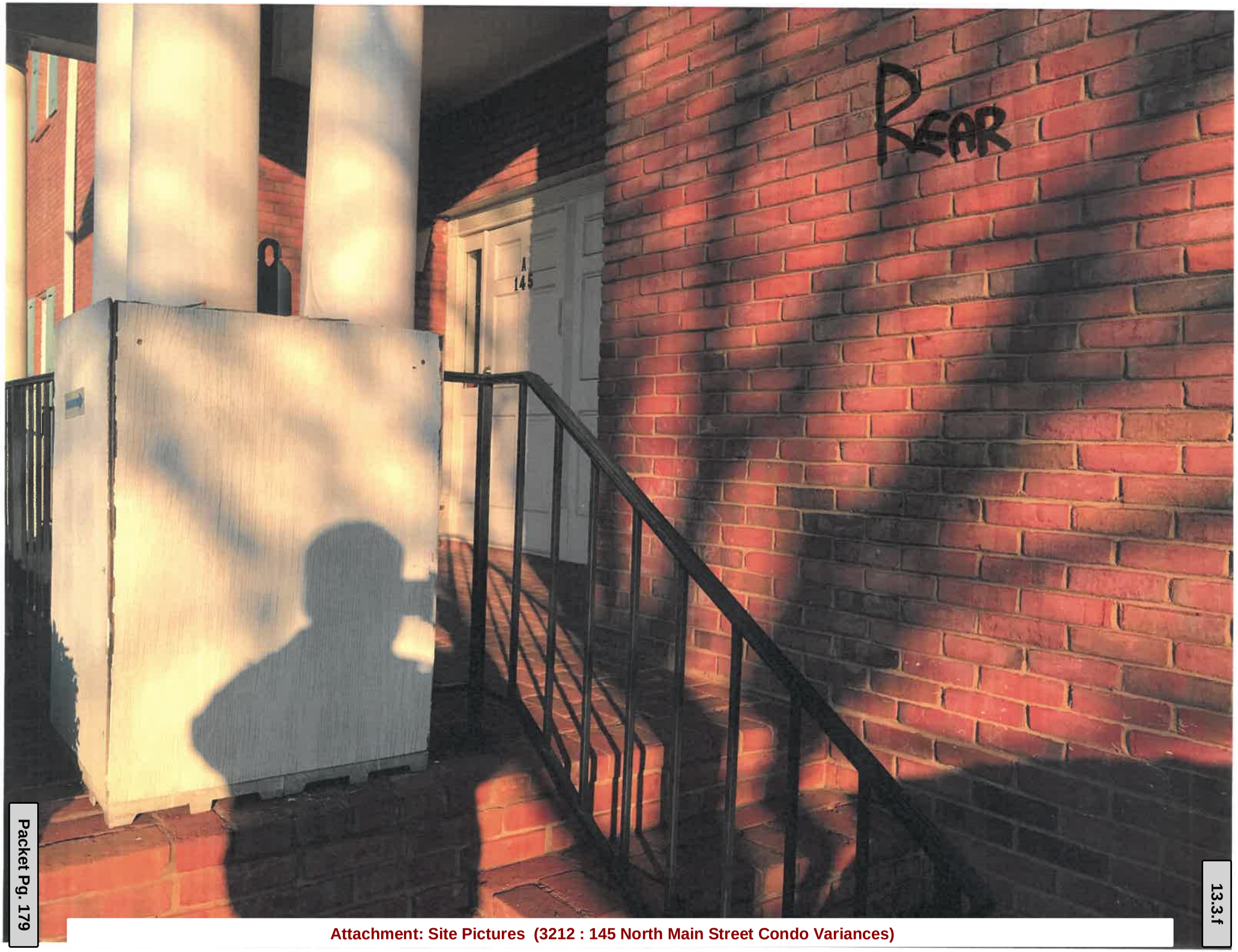


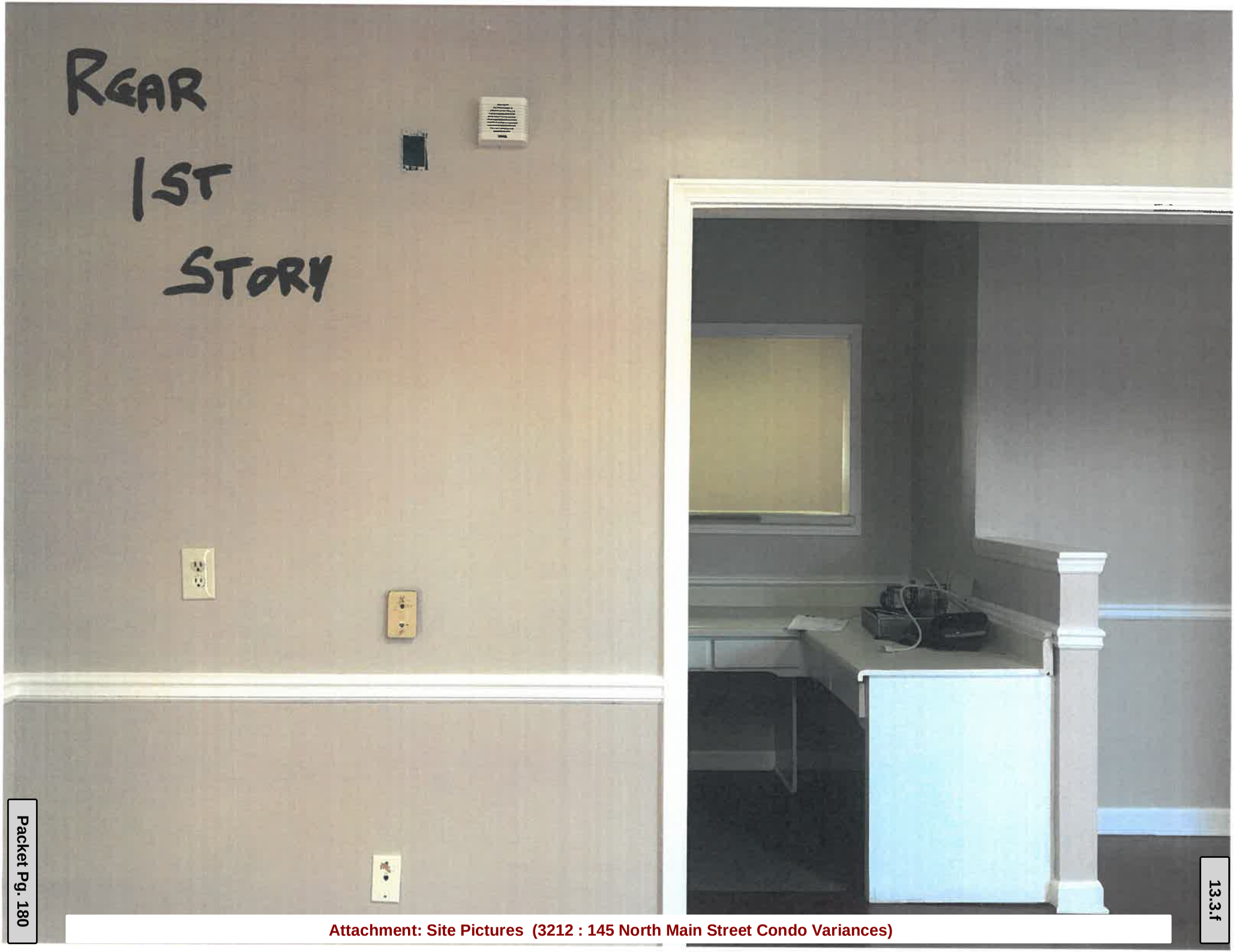

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147
UPPER
FRONT

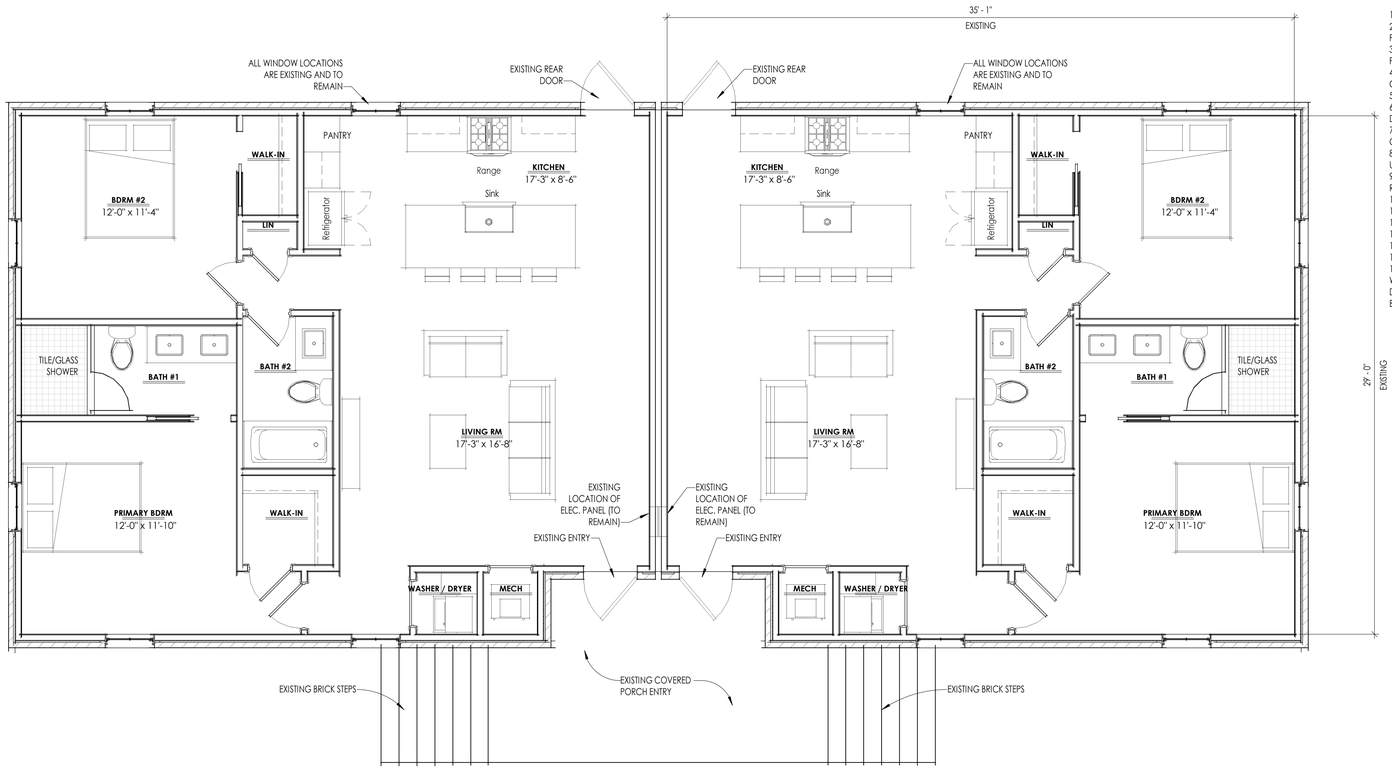

2ND
STORY


REAR
STOP


REAR
A 145
A 147

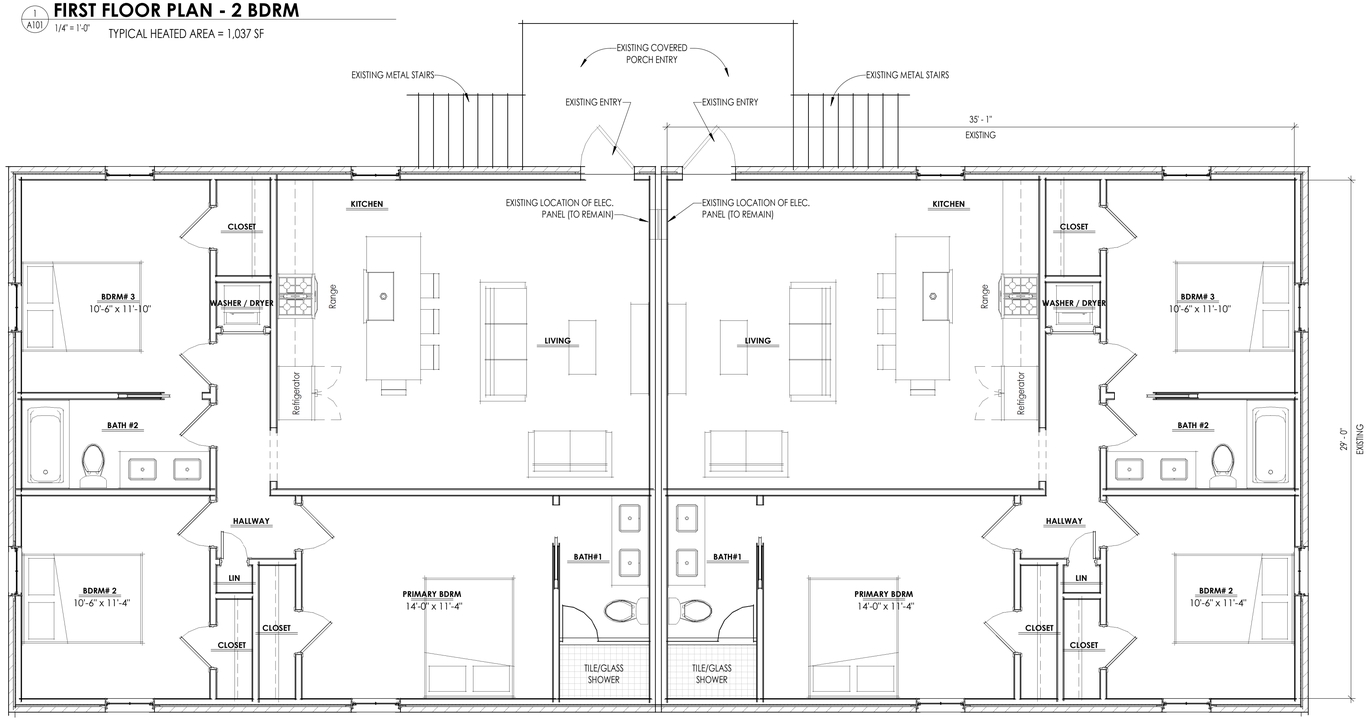

REAR
A
145


REAR
1ST
STORY



1 A101 FIRST FLOOR PLAN - 2 BDRM

1/4" = 1'-0" TYPICAL HEATED AREA = 1,037 SF



2 A101 SECOND FLOOR PLAN - 3 BDRM

1/4" = 1'-0" TYPICAL HEATED AREA = 1,061 SF

PROJECT DATA:

1. CONVERT EXISTING OFFICES INTO CONDOMINIUMS FOR SALE.
2. EXISTING BUILDING IS DIVIDED INTO FOUR OFFICE UNITS, TWO ON THE FIRST LEVEL AND TWO ON THE SECOND LEVEL.
3. RESIDENTIAL UNITS WILL HAVE FIRE SPRINKLER SYSTEM AS REQUIRED PER CODE.
4. ALL UNITS WILL BE SEPARATED BY FIRE BARRIERS AS REQUIRED PER CODE.
5. ALL UNITS WILL HAVE SEPARATE POWER METERS AND ELECTRICITY.
6. ALL UNITS WILL HAVE SEPARATE HVAC SYSTEMS, EXPOSED HARD DUCTWORK THROUGH OUT.
7. ALL CEILINGS WILL BE FIRE RATED ASSEMBLIES AS REQUIRED PER CODE.
8. EXISTING FIRST LEVEL CEILING HEIGHT IS 9'-5". FIRST LEVEL RESIDENTIAL UNITS WILL HAVE BETWEEN 9'-5" TO 10'-0" CEILINGS.
9. EXISTING SECOND LEVEL CEILING HEIGHT IS 10'-0". SECOND LEVEL RESIDENTIAL UNITS WILL HAVE 10'-0" CEILINGS.
10. ALL EXTERIOR WINDOWS WILL BE REPLACED NEW.
11. ALL EXTERIOR TRIM WILL BE REPAIRED, AND PAINTED.
12. EXTERIOR RAILING WILL BE REPAIRED AS REQUIRED PER CODE.
13. ALL RESIDENTIAL UNITS WILL HAVE SEPARATE WATER METERS.
14. TYPICAL HEATED SQUARE FEET FOR FIRST FLOOR UNITS IS 1,037 SF.
15. TYPICAL HEATED SQUARE FEET FOR SECOND FLOOR UNITS IS 1,061 SF.
16. UNLESS OVERRIDDEN BY LATER DOCUMENT, NUMBER OF BEDROOMS WILL DEPEND ON MARKET ANALYSIS AND FEASIBILITY STUDY AND DEVELOPER RETAIN THE RIGHTS TO EITHER BUILD TWO OR THREE BEDROOMS, OR BOTH.



3 A101 SOUTH VIEW

3/4" = 1'-0" VIEW FROM SOUTH PARKING AREA



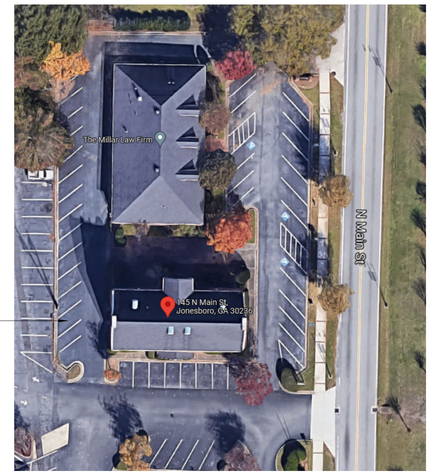
4 A101 EAST VIEW - N MAIN STREET

3/4" = 1'-0" VIEW FROM NORTH MAIN STREET



5 A101 NORTH VIEW

3/4" = 1'-0" VIEW TO SECOND FLOOR ENTRY



4 DEDICATED PARKING SPACES ON WEST SIDE OF PROPERTY

6 A101 PARKING VIEW

3/4" = 1'-0" SITE VIEW

Prepared by:

JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS

12055 Greenmont Walk | Alpharetta | Georgia 30009
tel: 404.975.7895 | email: joel@joelaviles.com
www.joelaviles.com

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Professional Seals:

STATE OF GEORGIA · JOEL A. WILES · CERTIFICATE NO. 12444 · REGISTERED ARCHITECT
01.26.2022

Prepared for:
Jonesboro Office Park, LLC

Consultants:

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NO.	DATE	DESCRIPTIONS	BY

ISSUES / REVISIONS

Project:
145 N Main Street

Project Address:
145 North Main Street
Jonesboro, GA 30236

Drawing Title:
TYPICAL FLOOR PLANS

Drawing Status:
CONCEPTUAL

Scale: As indicated Drawn by: JA Reviewed by: JA
Date/Time Printed: 1/26/2022 10:53:21 AM
Date: 01.26.2022 Project number: 22003

Drawing:
A101

Attachment: 22003 - 145 N Main Street - 2 3 Bdrms Options (3212 : 145 North Main Street Condo Variances)

Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider Variances for minimum tract size, minimum setbacks, minimum floor area, and no garages or driveways for proposed condominiums within an existing office building, by Jonesboro Office Park LLC, property owner and applicant, for property at 145 North Main Street (Parcel No. 13241B B015), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Variance - 145 North Main Street - Condo Size - Legal Notice (3212 : 145 North Main Street Condo Variances)

MEMORANDUM

To: Jonesboro Office Park LLC
159 Griffin Street
McDonough, Ga. 30253

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 24, 2022

Re: Notification of Request for Variances – Dwelling Size, etal., 145 North Main Street, Parcel No. 13241B B015

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced property:

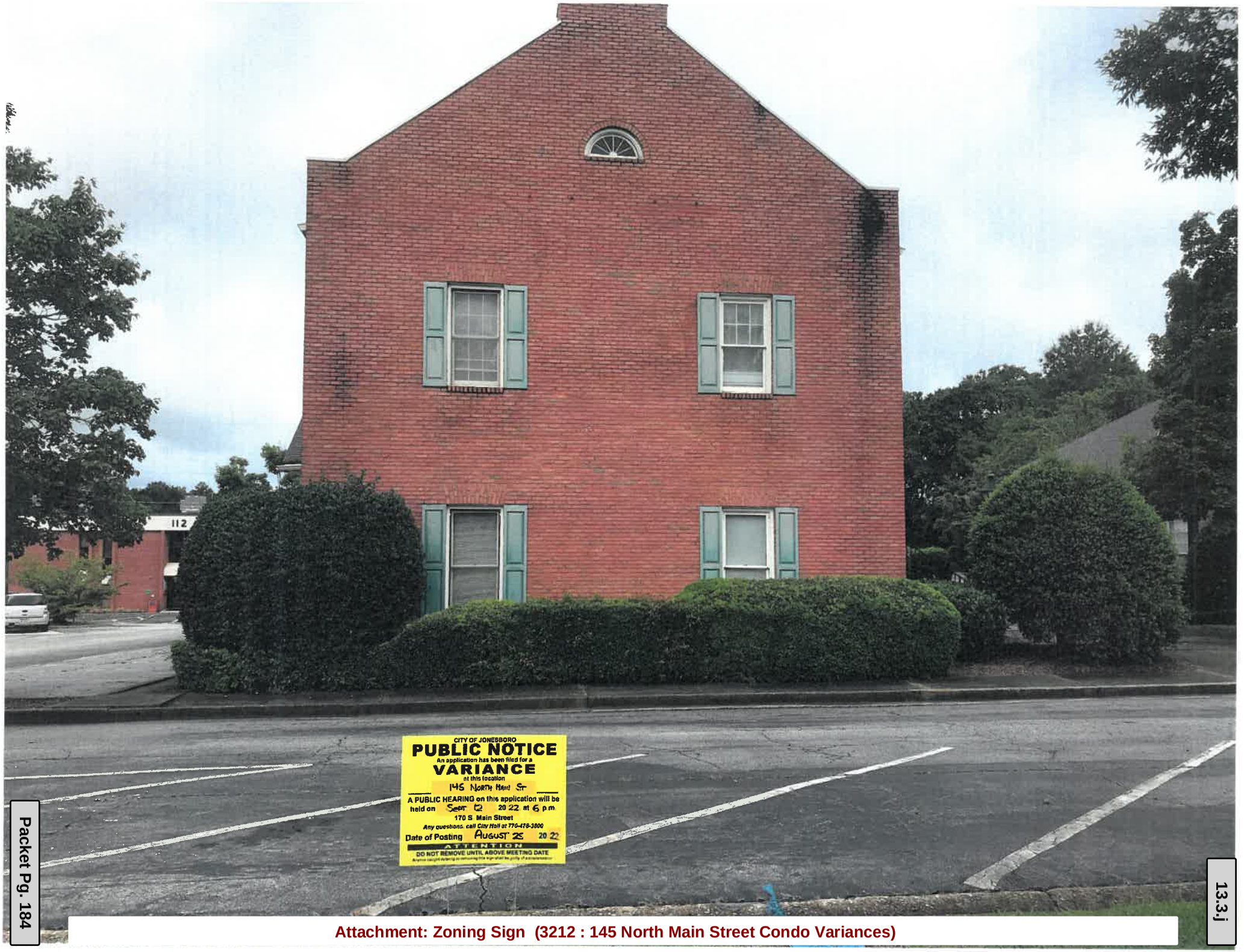
- Minimum dwelling size, Minimum tract size, Minimum setbacks, Minimum greenspace, Rear garages

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3212 : 145 North Main Street Condo Variances)


112
CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
145 North Main St
A PUBLIC HEARING on this application will be
held on Sept 12 20 22 at 6 p m
170 S Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting August 25 20 22
DO NOT REMOVE UNTIL ABOVE MEETING DATE


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
145 NORTH MAIN ST
A PUBLIC HEARING on this application will be
held on SEPT. 12 .20 22, at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 20 22
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 4

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of a Zoning Appeal, 22-ZA-003, for officially allowing a quadruplex in the existing residence, by Ricardo Rabago, property owner and applicant, for property at 192 Cloud Street (Parcel No. 05241A C010) Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
Section 86-344 Zoning Appeal; Table of Uses, Article VI, Sec. 86-204; Sec. 86-97 – R-2 Single Family Residential

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

Agency recommendation – **Approval of Zoning Appeal, with conditions;** Recently, the property and house came over new ownership after being owned by the previous owner, Ms. Oakes, for over 10 years. The property is zoned R-2 (Single Family Residential) and is also in the Historic Residential Overlay. Although the property file (see attached) has no evidence of zoning procedures, permits, or inspections, the house was apparently used as a quadruplex (4 dwelling units) at some point in its history, and the new owner would like to resume the quadruplex use and rent out several of the units. (This is no longer allowed in R-2 zoning). There are four meters and electric meters on the building and property and there are four separate living area inside. However, I can find no evidence that this arrangement was officially sanctioned by the City, nor can I vouch for its safety. The owner maintains that the quadruplex is still a "grandfathered" use for the property, as the situation likely existed before the ratification of the current Zoning Code.

Code Enforcement Officer Derry Walker spoke with the previous owner, Priscilla Oakes, about the housing situation:

I spoke with the previous owner, and she stated, while she resided at the home it always used as a single-family resident. Although, there are no permits on file someone made changes to the structure without the city's knowledge. The work that was performed on the structure was done illegally.

I can attest, that during my 10 years of employment here in the city, the structure's use has been single-family.

If at any time this structure is found to be housing multi families a citation will be issued.
Last month a Stop Order was placed at the location for work that had begun without permits. I am suggesting that while approving the permits, the structure is brought back to the state of a single -family resident (1 electric meter & 1 water meter).

It was also said that she could not afford to shut off all of the existing meters off at the house.

Per Code Sec, 86-314 of Non-Conforming Uses of Major Structures:

(7) Cessation of a nonconforming use for any reason for a period exceeding 60 days, despite the intent of the owner as defined herein, shall comprise a forfeiture of nonconforming status. Such nonconforming use shall not thereafter be resumed and any future use shall conform to the standards of the zoning district in which the use is located and other provisions of this chapter. Such restrictions shall not apply to cessation as a direct result of public agency action impeding access to the premises.

Thus, the 10-year period of just single-family use at the property would have more than negated any quadruplex

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

use prior to that. Thus, to resume quadruplex use on the property, a zoning appeal would have to be appro

The owner mistakenly contends that because the house was never structurally altered back into a single-family arrangement, that it is still grandfathered. However, the Code is clear that it is the specific use or activity that is referred to and not the nature of the structure itself that grandfathers a situation.

Though the property is within a Traditional Neighborhood zone on the Future Land Use Map**, staff is willing to make use of the multiple meters on the property and allow resumption of the quadruplex use, as long as the safety of the structure with such a use can be vouched for.** Staff is also concerned with the portion of the applicant's letter which reads: "When we found this property listed as a quadruplex, it met our intention to find a place that we could live in part-time, and also allow for others to take use of the property." It is unknown if this is alluding to a short-term rental (Air Bnb) situation.

Should the Council choose to approve this zoning appeal, the following minimum conditions should apply:

1. **Prior to use as a quadruplex, the applicant / owner shall present to the City a thorough safety and structural inspection of the residence, relative to the use, prepared by a private inspector.**
2. **The residence is not approved as a short-term rental (Air Bnb) without an approved conditional use permit.**
3. **Any exterior alterations to residence shall be subject to review and approval by the Design Review Commission and Historic Preservation, per Historic Residential Overlay standards.**

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

Private Owner

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

- Letter of Explanation
- Correspondence
- Property Pictures
- Property Info
- Zoning Info
- Zoning Appeal - 192 Cloud Street - Quadruplex
- Acceptance Letter
- Zoning Sign

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

Approval, with Conditions

Dear Mayor and Council,

My name is Ricardo Rabago and I purchased the property at: 192 Cloud St, Jonesboro, GA 30236. I respectfully ask this Council and Mayor to please approve a variance for my property to be used as a multi-family residence (quadruplex) or in the alternative, that the prior use of the property as a multi-family residence was not extinguished by the previous owner.

In early 2021, I visited Georgia with my wife and fell in love with the city of Jonesboro, GA and we decided that we wanted to purchase a property in the area. My wife and I were very interested in purchasing a property that could be used by our family to visit, so the perfect opportunity presented itself when we saw a listing for this property. The previous owner advertised the property as "easily converted back to a Quadruplex." After obtaining the proper financing and inspection reports, I purchased the property in October of 2021.

During the inspection report, I was informed that the property was divided into four particular units, each having their own separate water and electricity lines. This was confirmed to me after I received the first bills for water and electricity, when receipts for each separate unit came and was billed for "Units A, B, C, and D" for my property. Additionally, the county tax assessor has a designation of a "quadruplex" for my property.

At the beginning of 2022, I hired a licensed contractor to evaluate the condition of the property and provide me with an estimate to repair and fix up the property into a proper and attractive quadruplex that would be up to code. During that time, the contractor, along with the plumber went to the property. No structural or substantive work was performed on the property, only minor cosmetic things like wall painting and debris clean up were done. Once the contractor would inform me of what needed to be done, such a hiring electricians and plumber, I knew I would need to get proper permits and approval from the city to continue work.

However, a city enforcement officer observed them on the property and alerted them that they could not work until they had the necessary permits. When I reached out to the city enforcement officer it was brought to my attention that my property was not zoned as a multi-family property. I explained to him my situation and the prior use, but he advised me that I would need to seek an appeal or variance for a quadruplex to continue being used.

I am now filing this variance/ zoning appeal to have my property allowed to be used as a multi-family unit, with the intention for me to live in one of the four units. I again respectfully ask this board to consider allowing my property to be used as a multi-family unit for the following reasons:

1. The condition of the property is already suited for a multi-family unit and it was already in that condition when I purchased it.

Attachment: Letter of Explanation (3211 : 192 Cloud Street Quadruplex)

The property is already equipped with 4 separate water and electrical lines and meters, each having their own separate billing. The four units are already separated into 4 distinct units with their own separate living areas, bathrooms, kitchen, and bedroom spaces. When I purchased the property it was already in this condition. I did not alter or change any structure or change the integrity of the property, and it would be unduly burdensome for me to have to convert everything back into a single family unit. I would need to make significant repairs and alter all 4 water and electrical lines to be part of one meter, which could be very costly for me.

2. Prior use by previous homeowner did not extinguish the previous use of the property as a multi-family unit.

Based upon information and belief, the previous owner lived on the property for over 10 years and during that time did not bother to change the property back into a single-family unit. The 4 separate water and electrical lines were unchanged and they received 4 separate billings for each distinct unit. The units were also separated in 4 separate areas each having their own accommodation suitable for multi-family housing. Additionally, the previous owner did not seek any permits from the city to repair or fix the property back into a single-family unit. Therefore, the previous owner did not forfeit their right to use the property as a multi-family unit and that designation should have continued to me when I bought the property.

The city changed the zoning designations for the city, but from my understanding, my property was "grandfathered" to allow to be used as a multi-family unit. Several designations from the county list my property as a "quadruplex" and the condition of the property supports that designation.

3. Granting my property use as a multi-family unit would provide a benefit to the community and city of Jonesboro.

My intention for the property was to be used as a quadruplex, using one unit for my own personal residence. The other 3 units I intended to provide affordable housing for members of the community and also ensure safe and exceptional housing. I am not an investor or a corporation looking to make a quick profit. I bought this property because I loved the area and the people were so nice and accommodating while I visited. It is a great area for a family, which is why my wife and I wanted to purchase in the area.

When we found this property listed as a quadruplex, it met our intention to find a place that we could live in part-time, and also allow for others to take use of the property. If granted permission to be used as a multi-family unit, we intend to obtain all proper permits and approval from the city to fix and repair the property for safe and excellent living conditions for the people of Jonesboro.

I am not seeking to alter any structure or integrity of the property that is already built. I would only seek to repair any issues brought up on my home inspection report. I would not need to add any additional space or build any structures or add any components to the existing

Attachment: Letter of Explanation (3211 : 192 Cloud Street Quadruplex)

property. I largely would not have to do much, since the property is already equipped to be used as a quadruplex. If approved, I would follow all safety and permit guidelines to ensure the property is up to code.

Finally, not granting a variance or allowing prior use of multi-family housing would be significantly burdensome for me. The condition of the property, being separated into 4 distinct separate units with its own water and electrical lines and meters was created before I purchased the property. In order to get it back to the proper single-family unit zoning it would be costly and unduly burdensome, having to hire a contractor, plumbers, and electricians to combine everything into one unit. I understand that it is my duty as a homeowner to do my due diligence when purchasing a property, but in this case I saw that the zoning was for single-family, but was under the knowledge and belief that my property was "grandfathered" to be used as a multi-family unit. The designations from the county assessor and separate water and electrical lines, coupled with the representations made by the previous owner led me to think I was entitled to continue using the property as a multi-family unit (quadruplex).

The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. Additionally, the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. I did not submit copies of property "plans" since I do not intend to alter the structure of the home. I only respectfully ask this board to approve me to use my property as a multi-family unit.

Thank you,

Ricardo Rabago

Attachment: Letter of Explanation (3211 : 192 Cloud Street Quadruplex)

Cc: Derry Walker <DWalker@jonesboroga.com>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: FW: 192 Cloud St. in Jonesboro

See correspondence on this issue. Cannot legally resume as a quadruplex at this time.

From: David Allen
Sent: Thursday, March 31, 2022 10:31 AM
To: Derry Walker <DWalker@jonesboroga.com>; carnegiecap@gmail.com
Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Henry Pailles <hpailles@grovescapital.com>
Subject: RE: 192 Cloud St. in Jonesboro

Final word on the subject:

To start up again as a quadruplex, the new owner would need to apply for, and get approved for, a zoning appeal with the Mayor and Council.

The month of May at the earliest, assuming I get the application and $350 fee by the second week of April.

David Allen | Community Development Director | City of Jonesboro, GA
tel: 770-478-3800 | cell: 770-570-2977 | dallen@jonesboroga.com |
124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
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From: Derry Walker <DWalker@jonesboroga.com>
Sent: Thursday, March 31, 2022 8:54 AM
To: carnegiecap@gmail.com; David Allen <dallen@jonesboroga.com>
Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Henry Pailles <hpailles@grovescapital.com>
Subject: RE: 192 Cloud St. in Jonesboro

David,

I spoke with the previous owner, and she stated, while she resided at the home it always used as a single-family resident. Although, there are no permits on file someone made changes to the structure without the city's knowledge. The work that was performed on the structure was done illegally.

I can attest, that during my 10 years of employment here in the city, the structure's use has been single-family.

If at any time this structure is found to be housing multi families a citation will be issued.

Last month a Stop Order was placed at the location for work that had begun without permits. I am suggesting that while approving the permits, the structure is brought back to the state of a single -family resident (1 electric meter & 1 water meter).

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

If there are any questions, contact me.

Derry Walker | Chief Code Enforcement Officer |
City of Jonesboro Government
tel: 770-478-3800 | cell: 404-291-3026 dwalker@jonesboroga.com |
124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
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From: carnegiecap@gmail.com <carnegiecap@gmail.com>
Sent: Wednesday, March 30, 2022 1:32 PM
To: David Allen <dallen@jonesboroga.com>
Cc: Derry Walker <DWalker@jonesboroga.com>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Henry Pailles <hpailles@grovescapital.com>
Subject: RE: 192 Cloud St. in Jonesboro

Not yet, the seller is out of town, she said she will take care of it as soon as she returns.
I cannot force her to act quicker.

Thank you for your patience.

Henry Pailles
Carnegie Capital LP.
GA RE Broker Lic. 379582
619-517-6791
henry@carnegiecap.com
www.carnegiecap.com

From: David Allen <dallen@jonesboroga.com>
Sent: Tuesday, March 15, 2022 7:43 AM
To: Henry Pailles <carnegiecap@gmail.com>
Cc: Derry Walker <DWalker@jonesboroga.com>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: Re: 192 Cloud St. in Jonesboro

Any more word on the affidavit?

From: Henry Pailles <carnegiecap@gmail.com>
Sent: Wednesday, March 9, 2022 5:02 PM
To: David Allen <dallen@jonesboroga.com>
Cc: Henry Pailles <HENRY@carnegiecap.com>; Derry Walker <DWalker@jonesboroga.com>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: Re: 192 Cloud St. in Jonesboro

Sounds good, thank you.

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

David Allen

From: carnegiecap@gmail.com
Sent: Wednesday, March 30, 2022 1:32 PM
To: David Allen
Cc: Derry Walker; Ricky , L. Clark, Jr.; Henry Pailles
Subject: RE: 192 Cloud St. in Jonesboro

Not yet, the seller is out of town, she said she will take care of it as soon as she returns.
I cannot force her to act quicker.

Thank you for your patience.

Henry Pailles

Carnegie Capital LP.
GA RE Broker Lic. 379582
619-517-6791
henry@carnegiecap.com
www.carnegiecap.com

From: David Allen <dallen@jonesboroga.com>
Sent: Tuesday, March 15, 2022 7:43 AM
To: Henry Pailles <carnegiecap@gmail.com>
Cc: Derry Walker <DWalker@jonesboroga.com>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: Re: 192 Cloud St. in Jonesboro

Any more word on the affidavit?

From: Henry Pailles <carnegiecap@gmail.com>
Sent: Wednesday, March 9, 2022 5:02 PM
To: David Allen <dallen@jonesboroga.com>
Cc: Henry Pailles <HENRY@carnegiecap.com>; Derry Walker <DWalker@jonesboroga.com>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: Re: 192 Cloud St. in Jonesboro

Sounds good, thank you.

But you know, I spoke with the previous owner, and she says, they always had the units, her idea was to rent one or two, and she did it every now and then. It was always a fourplex. She will provide me with an affidavit.
I trust this will serve you as proof that the use never changed.

I will send it you as soon as I get it.

Henry Pailles

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

Carnegie Capital, LP.
GA Real Estate Broker License #379582

www.carnegiecap.com

(619) 517-6791

On Wed, Mar 9, 2022 at 1:17 PM David Allen <dallen@jonesboroga.com> wrote:

The next available meetings will be April 4th and 11th. I will send you a zoning appeal form when I get back in town Monday. I would need the form and $350 fee by next Thursday.

From: Henry Pailles <carnegiecap@gmail.com>
Sent: Wednesday, March 9, 2022 1:29 PM
To: David Allen <dallen@jonesboroga.com>
Cc: Henry Pailles <henry@carnegiecap.com>; Derry Walker <DWalker@jonesboroga.com>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: Re: 192 Cloud St. in Jonesboro

Mr. Allen:

Can you please guide me in how to request a variance or a zoning appeal for that use, if this is going to be an option for the buyer, I need to convey it.

Thank you very much

Henry
Henry Pailles

Carnegie Capital, LP.
GA Real Estate Broker License #379582

www.carnegiecap.com

(619) 517-6791

On Mon, Mar 7, 2022 at 5:46 AM David Allen <dallen@jonesboroga.com> wrote:

1. Utility companies do not validate uses. Receiving money for a service does not validate the use needing the service. Someone can pay me to tend to their illness, but that doesn't make me a legal medical professional.
2. I can't notify someone about a situation if I don't know what is going on. The best person for that duty is a real estate agent. This is called DUE DILIGENCE. I have seen no permits or inspection reports on this structure to vouch for its safety. Are you willing to vouch for its safety?
3. Even if the "quadruplex" was a "grandfathered" use at one time, it has not been used that way for 10 years of more, per the most recent owner. Therefore, I will quote Sec. 86-314 again:

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

Sec. 86-314. - Nonconforming use of major structures or land occupied by major structures permitted.

The lawful use of individual structures having a replacement cost of $10,000.00 or more, or land in combination with such structures, existing at the time of adoption of this chapter that does not conform to the provisions of this chapter may be continued, provided the use remains otherwise lawful and complies with the following provisions:

1. *No existing structure devoted to a use not permitted by this chapter in the district in which the structure is located shall be enlarged, expanded, extended, moved, constructed, reconstructed, structurally altered or otherwise altered except in converting the use of the structure to a use permitted in the zoning district in which the structure is located.*
2. *Alterations may be made to the interior of a nonconforming building, and cosmetic alterations may be made to the exterior of such a building; however, no alterations or extensions shall be made which increase the exterior dimensions of a nonconforming building.*
3. *No nonconforming land use may be enlarged, expanded, relocated on the property or otherwise altered in any manner that increases the degree of nonconformance.*
4. *While the general intent to prohibit expansion of nonconforming uses set forth in section 86-311 is reaffirmed, where indefinite continuation of nonconforming uses in major permanent structures with fixed foundations and with replacement costs exceeding $10,000.00 is apparent, such continuation is hereby found to be adverse to the general public interest.*
5. *A nonconforming use may be extended within the confines of a building manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, provided that such extension in a multi-unit structure shall be confined to the units in use at that time. No such use shall be extended to occupy any land outside such building.*
6. *Any major structure in or on which a nonconforming use is replaced by a permitted use shall thereafter conform to the standards of the zoning district in which the structure is located, and the nonconforming use may not thereafter be resumed.*
7. *Cessation of a nonconforming use for any reason for a period exceeding 12 consecutive months or a total of 18 months within a three-year period, despite the intent of the owner as defined herein, shall comprise a forfeiture of nonconforming status. Such nonconforming use shall not thereafter be resumed and any future use shall conform to the standards of the zoning district in which the use is located and other provisions of this chapter. Such restrictions shall not apply to cessation as a direct result of public agency action impeding access to the premises.*

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

Without a variance or zoning appeal on this use, this property cannot be used for anything but a single family residence by your buyer.

David Allen | Community Development Director | City of Jonesboro, GA

tel: 770-478-3800 | cell: 770-570-2977 | dallen@jonesboroga.com |

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

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From: Henry Pailles <carnegiecap@gmail.com>
Sent: Friday, March 4, 2022 10:36 PM
To: David Allen <dallen@jonesboroga.com>; Henry Pailles <henry@carnegiecap.com>
Cc: Derry Walker <DWalker@jonesboroga.com>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: Re: 192 Cloud St. in Jonesboro

But, correct me if I am wrong, the two oficial utility companies were performing a service, validating the fact that these were 4 units.

There is no notification to owners about use not being conforming, to them, it was always conforming, they did not convert a single family dwelling into a fourplex.

Would you agree with me?

Buyer simply wants to refresh everything and make sure electrical is updated and safe.

Please advice on what owner should do.

On Thu, Mar 3, 2022 at 10:43 AM David Allen <dallen@jonesboroga.com> wrote:

County tax assessor designations do not determine the legality of use.

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

David Allen | Community Development Director | City of Jonesboro, GA

tel: 770-478-3800 | cell: 770-570-2977 | dallen@jonesboroga.com |

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

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From: carnegiecap@gmail.com <carnegiecap@gmail.com>
Sent: Thursday, March 3, 2022 1:39 PM
To: David Allen <dallen@jonesboroga.com>; Derry Walker <DWalker@jonesboroga.com>
Cc: 'Henry Pailles' <HENRY@CARNEGIECAP.COM>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: RE: 192 Cloud St. in Jonesboro

Hello Mr. Allen

The attached Property report is not an MLS listing, it is the information from the county, indicating the property is a Quadruplex.

The property has four existing water meters and connections, as well as 4 separate and existing power meters. And except for 2 or three doorways that had been covered, it has the complete layout of a fourplex.

Buyer has not modified any of these conditions that are pre-existing.

Please expand on how this can be fixed without disregarding the law, but at the same time, allowing the owner to enjoy the property he purchased, at its full potential.

Thank you in advance,

Henry Pailles

Carnegie Capital LP.

GA RE Broker Lic. 379582

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

619-517-6791

henry@carnegiecap.com

www.carnegiecap.com

From: David Allen <dallen@jonesboroga.com>
Sent: Wednesday, March 2, 2022 6:09 AM
To: carnegiecap@gmail.com; Derry Walker <DWalker@jonesboroga.com>
Cc: 'Henry Pailles' <HENRY@CARNEGIECAP.COM>; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: RE: 192 Cloud St. in Jonesboro

Well, firstly, listing a property as something doesn't make it a legal use. Due diligence on properties should be 100% complete before sales occur.

2017 NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Sectior
	RESIDENTIAL USES													
n/a	Single Family Detached Dwelling, Site-Built	P	P	P	N	N	P	P	N	P	N	N	N	Sec. 86-11 Article VI Sec. 86-11
n/a	Single Family Detached Dwelling, Manufactured, Mobile, or Modular with Permanent Foundation	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86-6 Article V
n/a	Two-Family Dwelling (Duplex)	N	N	N	N	C	N	N	N	C	N	N	N	Article VI Sec. 86-11 Sec. 86-118
n/a	**Triplexes and Quadruplexes, not part of Apartment Buildings**	N	N	N	N	N	N	N	N	N	N	N	N	

Per the Code above, quadruplexes are no longer allowed in the City. This is a single-family zoned property.

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

The property file has no records of past permits or inspections.

The Code Enforcement Officer also witnessed work being performed without proper permitting and inspections.

I am not going to sanction (and potentially incur liability for) a situation where I have not been provided any documentation of its legality.

At the very minimum, a private home inspector report needs to be performed on the structure prior to occupancy.

David Allen | Community Development Director | City of Jonesboro, GA

tel: 770-478-3800 | cell: 770-570-2977 | dallen@jonesboroga.com |

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

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From: carnegiecap@gmail.com <carnegiecap@gmail.com>
Sent: Tuesday, March 1, 2022 6:27 PM
To: David Allen <dallen@jonesboroga.com>; Derry Walker <DWalker@jonesboroga.com>
Cc: 'Henry Pailles' <HENRY@CARNEGIECAP.COM>
Subject: 192 Cloud St. in Jonesboro
Importance: High

Dear Sirs :

The property at 192 Cloud St. in Jonesboro, was recently sold to Mr. and Mrs. Rabago. I was the real estate agent.

This property was sold as a Quadruplex, and the property profile report matched with this zoning classification. Please see attached copy of the preliminary report.

The property has 4 existent water meters and power meters.

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)

The new owners, wanted to probably use one of the four units as a second home and rent the other 3 smaller units.

They requested the services of contractors to help paint and refurbish the building to make it more attractive and rent ready. And in case of the plumbing and electrical, to make sure that it is up to code and in good condition, They have hired licensed contractors for such activities.

Mr. and Mrs. Rabago are under the understanding that they did not need any permit or notification to the city as they are not completing any modification to what is originally there, except for the updating of any old components, and then the cosmetic work.

Please let me know if there is anything that I should notify the new owners, as they would not want to be doing unlawful or outside the scope of what is allowed.

I appreciate your time and guidance helping us resolve this misunderstanding.

Best wishes,

Henry Pailles

Carnegie Capital LP.

GA RE Broker Lic. 379582

619-517-6791

henry@carnegiecap.com

www.carnegiecap.com

--

Henry Pailles

Carnegie Capital, LP.
GA Real Estate Broker License #379582

Attachment: Correspondence (3211 : 192 Cloud Street Quadruplex)


192











TAX COMMISSIONER
Tax Commissioner Summary
Make A Payment
Tax by Authority
Payment History

TAX ASSESSOR
Tax Assessor Summary
Commercial
Residential
Miscellaneous Structures
Personal Property
Sketch
Values
Value History
Assessment Notices
Pictometry
Income & Expense Values
Appeal Status
Sales
Land
Map
Permits

PARID: 05241A C010
RABAGO RICARDO

NBHD: 30019
192 CLOUD ST

1 of 1
Return to Search Results
Year: 2022

Actions
Printable Summary
Printable Version

Reports
Attribute Export
Mailing List
Sales
Residential PRC (New)
Residential PRC (Old)
Property Tax Bill
Mobile Home Bill
Commercial PRC
Sketch Print
Go

Tax Commissioner Summary

Tax Year	2022
Tax District/Description	4 - JONESBORO
Alternate ID	1248756
Legacy #	
Status	ACTIVE

Parcel Status

Parcel Status	Deferral Exist	Bank PayPlan	Exlusion Codes	Years Support	Total Millage Rate
Active	No				39.2460

Parcel Information

Property Class	R3 - Residential Lots
Acres	0.0000
Mortgage Company	
Exemptions	H1

Most Current Owner (Mailing Address)

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RABAGO RICARDO		192 CLOUD ST		JONESBORO	GA	30236

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RABAGO RICARDO		192 CLOUD ST		JONESBORO	GA	30236

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2022	1	0.00	0.00	0.00
2021	1	1,459.77	-1,459.77	0.00
2020	1	1,212.65	-1,212.65	0.00
2019	1	935.17	-935.17	0.00
2018	1	780.99	-780.99	0.00
2017	1	1,096.94	-1,096.94	0.00
2016	1	1,350.49	-1,350.49	0.00
2015	1	1,187.57	-1,187.57	0.00
2014	1	1,368.51	-1,368.51	0.00
2013	1	1,139.79	-1,139.79	0.00
2012	1	1,232.93	-1,232.93	0.00
Total:		11,764.81	-11,764.81	0.00

Values

	100%	40%
Original	290,000	116,000
Appeal Value	0	0
Status Flag		
Total Taxable/Billing Value	290,000	116,000

Attachment: Property Info (3211 : 192 Cloud Street Quadruplex)

PARID: 05241A C010
RABAGO RICARDO

NBHD: 30019
192 CLOUD ST

Residential Characteristics

Year	2022
Card #	1
Stories	1.5
Roof Type and Covering	- / -
Exterior Walls	1 - FRAME
Year Built	1922
% Complete	100%
Effective Year Built	1980
Living Area	3,570
Total Rooms	12
Bedrooms	5
Full Baths	4
Half Baths	
Foundation	2 - CRAWL SPACE
Total Basement Area	
Finished Basement Area	
Unfinished Basement Area	
Basement Rec Area	
Pre Fab Fireplace	
Masonary Fireplace	2

Amenities

Description	Number	Value
ADDITION POINTS	3.80	0

Values - Assessment

Year	2022
Land FMV	16,100
Improvement - FMV	273,900
Total - FMV	290,000
Land - 40% Value	6,440
Improvement - 40% Value	109,560
Total - 40% Value	116,000
Class	R3
Return Value	
Ag/CUVA Value	

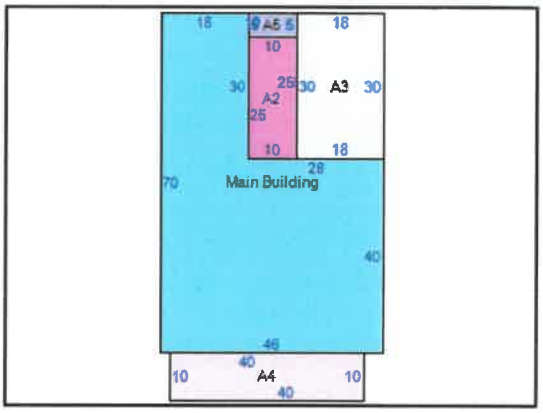
Appeal and Sales Information

Appeal Type	N- VALUE CHANGE NOTICE SENT
Appeal Status	
Latest Sale Date	10/13/2021
Sale Price	290,000

Attachment: Property Info (3211 : 192 Cloud Street Quadruplex)

PARID: 05241A C010
RABAGO RICARDO

NBHD: 30019
192 CLOUD ST



Options

Type	Line #	Item	Area
Dwelling	0	Main Building	2,380
Dwelling	1	A2 - OFP:OPEN FRAME PORCH	250
Dwelling	2	A3 - FC:FRAMED CARPORT	540
Dwelling	3	A4 - OFP:OPEN FRAME PORCH	400
Dwelling	4	A5 - FUR:FRAME UTILITY ROOM	50
Outbuilding	1	R-SHED - RSTG:RES SHED	128

Click on an item to display it independently.

Attachment: Property Info (3211 : 192 Cloud Street Quadruplex)

TAX COMMISSIONER

Clayton County Administration
Annex 3, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

Property Tax: (770) 477-3311
Motor Vehicle: (770) 477-3331

8:00 A.M. to 5:00 P.M.
Monday-Friday

CLAYTON COUNTY • GEORGIA
Cc: Clayton connected

TAX ASSESSOR

P.K Dixon
Annex 2, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

Phone: (770) 477-3285
Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M.
Monday-Friday

PARID: 05241A C010 NBHD: 30019
RABAGO RICARDO 192 CLOUD ST

Tax Assessor Summary

Property Class	R3 - Residential Lots
Acres	0.0000
Mortgage Company	
Exemptions	H1
Tax District	4 - JONESBORO
Neighborhood	30019 - JONESBORO DUPLEX

Most Current Owner (Mailing Address)

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RABAGO RICARDO		192 CLOUD ST		JONESBORO	GA	30236

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RABAGO RICARDO		192 CLOUD ST		JONESBORO	GA	30236

Values

	100%	40%
Original	290,000	116,000
Appeal Value	0	0
Status Flag		
Total Taxable/Billing Value	290,000	116,000

Attachment: Property Info (3211 : 192 Cloud Street Quadruplex)

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8:00 A.M. to 5:00 P.M.
Monday-Friday

PARID: 05241A C010
RABAGO RICARDO

NBHD: 30019
192 CLOUD ST

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page
13-OCT-21	290,000	Q	LW	12684 - 0001
24-SEP-02	0	R	WD	6226 - 211
08-AUG-02	0	R	QC	6071 - 255
04-APR-97	0	R	EXD	3019 - 056
01-JAN-94	0	Q	WD	999999 - 999

Sale Details 1 of 5 >

Deed Book	12684
Deed Page	0001
Sale Date	13-OCT-21
Sale Price	$290,000
Grantor	OAKES PRISCILLA
Grantor 2	
Grantee	RABAGO RICARDO
Grantee 2	
Instrument Type	LW - LIMITED W D
Sale Validity	Q - QUALIFIED
Sale Type	I - Improved

Attachment: Property Info (3211 : 192 Cloud Street Quadruplex)

TAX COMMISSIONER

Clayton County Administration
Annex 3, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

Property Tax: (770) 477-3311
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CLAYTON COUNTY · GEORGIA
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TAX ASSESSOR

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121 South McDonough Street
Jonesboro, GA 30236

Phone: (770) 477-3285
Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M.
Monday-Friday

192 Cloud St. Tapped
Ad. 45 2-18-67 R. J. Oakes

192 Cloud Street
05 241A C010

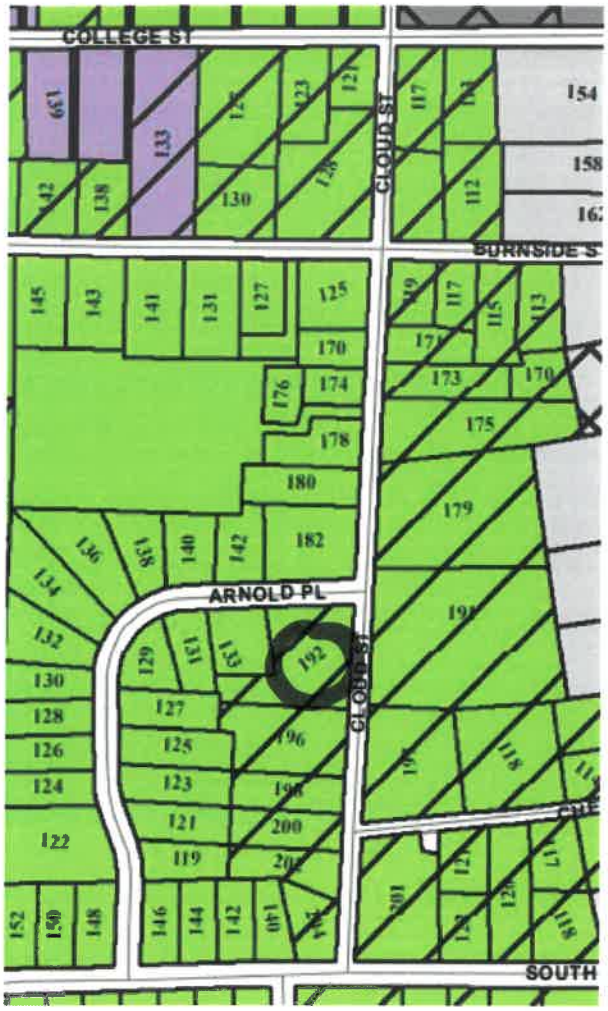


Photo 2004

Ownership Record: **Raymond & Richard Oakes**

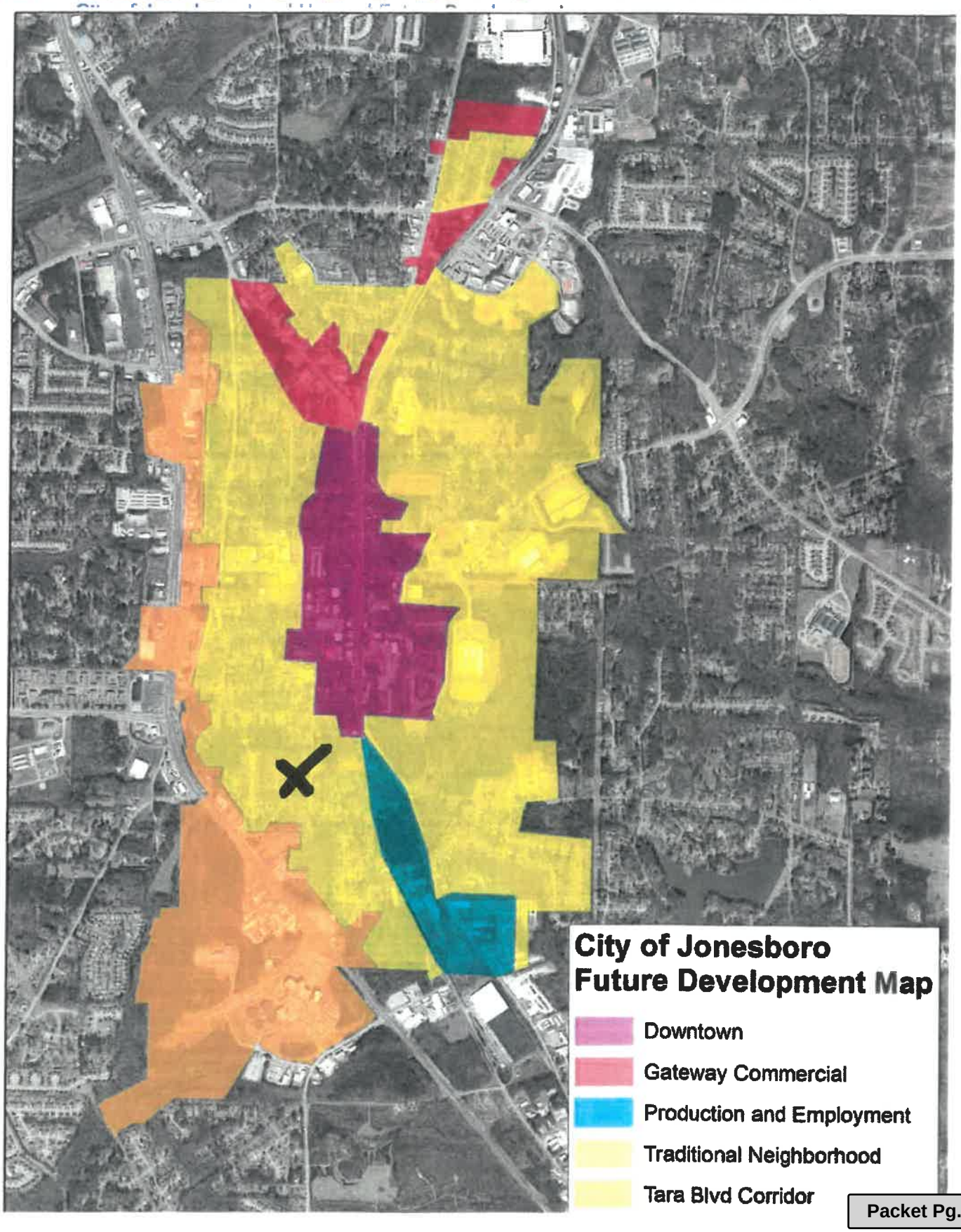
2 CLOUD ST
241A C010

Attachment: Property Info (3211 : 192 Cloud Street Quadruplex)



Attachment: Zoning Info (3211 : 192 Cloud Street Quadruplex)

Future Development Map

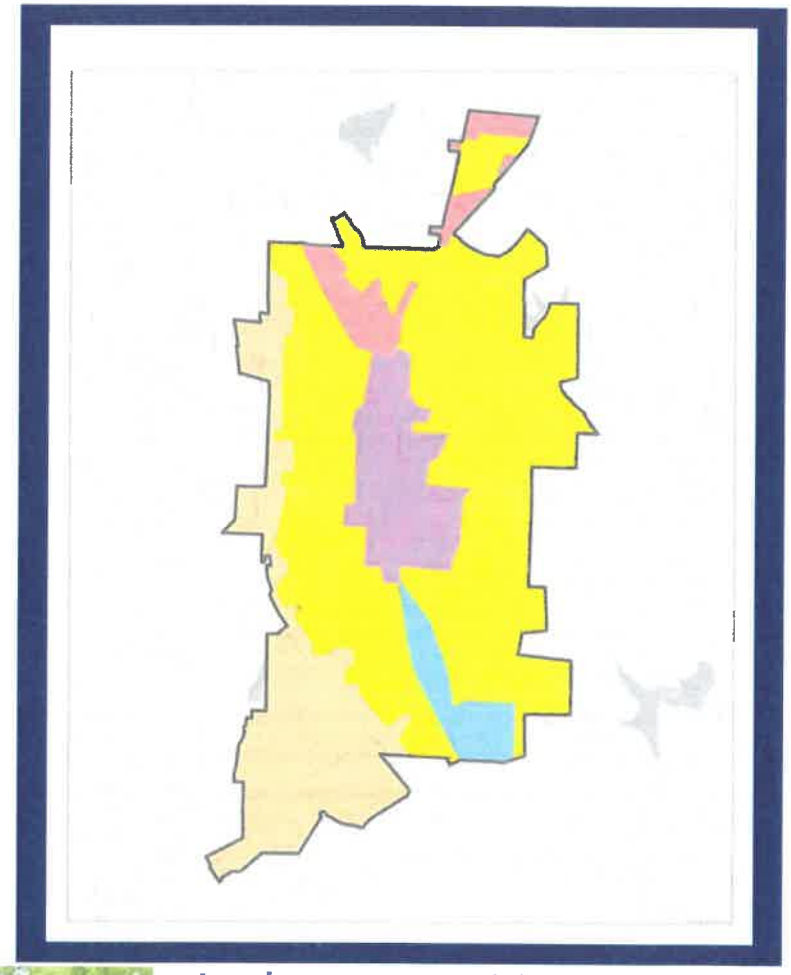


Attachment: Zoning Info (3211 : 192 Cloud Street Quadruplex)

Traditional Neighborhoods

City of Jonesboro: Land Use and Future Development

Traditional Neighborhoods are a mixture of historic residences, some residential homes and subdivisions developed since 1960 and churches. This area is expected to maintain its character however private reinvestment may take place.



Uses:

Single Family Residential

Townhomes

Institutional



Implementation Measures:

- Promote new developments that emulate the positive aspects of historic Jonesboro.
- Traditional neighborhood developments (TND) that employ traditional architecture and traditional design principles.
- There should be good vehicular and pedestrian/bike connections to retail/ commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points

Attachment: Zoning Info (3211 : 192 Cloud Street Quadruplex)

Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Zoning Appeal for officially allowing a quadruplex in the existing residence, by Ricardo Rabago, property owner and applicant, for property at 192 Cloud Street (Parcel No. 05241A C010) Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Zoning Appeal - 192 Cloud Street - Quadruplex (3211 : 192 Cloud Street Quadruplex)

MEMORANDUM

To: Ricardo Rabago
1601 Saddle Ridge Drive
Chula Vista, CA 91915

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 23, 2022

Re: Notification of Request for Zoning Appeal – Quadruplex, 192 Cloud Street; Tax Map Parcel No. 05241A C010

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested zoning appeal for the above referenced property:

- Quadruplex

A combined Work Session and Public Hearing have been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3211 : 192 Cloud Street Quadruplex)



Attachment: Zoning Sign (3211 : 192 Cloud Street Quadruplex)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
ZONING APPEAL
at this location
192 CLOUD ST.
A PUBLIC HEARING on this application will be held on SEPT. 12 2022, at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 5

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of a Zoning Appeal, 22-ZA-002, for allowing a video game parlor, by Michael Sanchez, property owner, and Shirley Martinez, applicant, for property at 258 South Main Street (Parcel No. 05241D B001) Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
Section 86-344 Zoning Appeal; Table of Uses, Article VI, Sec. 86-204; Sec. 86-118 Gateway South Overlay; Sec. 86-106 C-1 Uses

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

Yes — Economic Development, 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.)*

Agency recommendation – **Approval of Zoning Appeal, with conditions;** Recently, the applicant filed a zoning verification for an indoor video game parlor at 258 South Main Street (Unit G), which is zoned C-1 (Neighborhood Commercial) and is also in the newly adopted Gateway South Overlay District. Both the C-1 Zoning District and the Gateway South Overlay prohibit this type of use in the area – C-1 zoning because it is more focused on "convenience" type commercial uses servicing nearby neighborhoods and the Gateway South Overlay because it is focused on developing larger impact businesses in the area, particularly along Tara Boulevard. I informed the property owner and applicant of the option of applying for a Zoning Appeal for the particular use.

Just as the City has a vested interest in quality growth of future development, it also has a strong interest in keeping existing shopping centers occupied and thriving. The commercial center at 258 South Main Street has been largely dormant for several years, but lately has seen several new businesses open up and a renovation of the exterior. Making an exception for an indoor video game arcade in the center should not harm adjacent businesses in terms of parking or other uses and will only help the shopping center with one less vacant suite.

Had the use required a conditional use permit, as it does in the Historic District and M-X zoning, the approval condition would be:

Sec. 86-130. - NAICS 71312 Amusement arcades, indoor.
The following conditions are assigned in the H-1, H-2, MX districts:
(1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

The property owner has stated that Suite G is 2500 square feet. However, since this is not a "prime" commercial space like the Downtown Core, I do not foresee a problem with an additional 500 square-foot in an existing commercial space that needs to be filled.

Per the applicant:

11am to 9 pm
Number of employees: 2
I'm not sure about the food. Was thinking about just selling snacks.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Staff recommended approval conditions:

1. **No outdoor gaming activities are approved.**
2. **The standards of the City Noise Ordinance shall be complied with.**
3. **Any food service shall conform to relevant County and / or State agencies.**

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

Private Owner

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

- Zoning Info
- Conditional Use
- Site Pictures
- Zoning Appeal - 258 South Main Street - Video Game Parlor
- Zoning Sign
- Acceptance Letter

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

Approval, with Conditions

Pat

CITY OF JONESBORO
124 North Avenue
Jonesboro, Georgia 30236
City Hall: (770) 478-3800
Fax: (770) 478-3775
www.jonesboroga.com

ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

Applicant's Information

Name of Applicant: Shirley Martinez

Name of Business: Gamers Paradise #G

Property's Address: 258 South main St. Jonesboro GA 30236

Email Address: Shirleymartinez91@yahoo.com

Phone: (Day): 4047939292 (Evening): Same

Property Information

Current Use of Property: A place for kids to come play video games Vacant

Proposed Use of Property (Please provide in great detail the intended use of the property):
I want to bring an establishment for the kids in the community some where fun to play video games, have fun get their minds out of getting into trouble & safe

Applicant's Signature 7/26/22 Date

FOR OFFICE USE ONLY:

Current Zoning: C1 NAICS Code: 71312

Required Zoning: C2 Conditional Use Needed? _____ Yes or ✓ No

☐ APPROVED DENIED ☒

Comments: Improper Zoning.

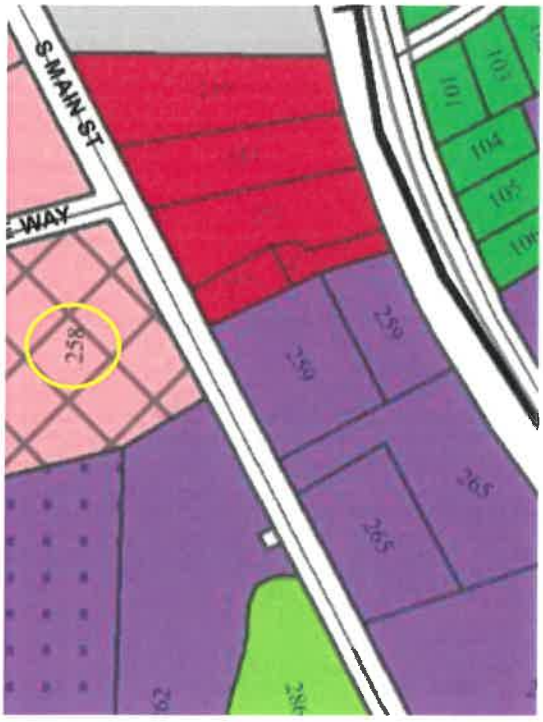
Zoning Official Signature 7/27/22 Date

Attachment: Zoning Info (3210 : 258 South Main Street, Video Game Parlor)

Applicant – Shirley Martinez
Name of Business – Gamers Paradise
Address - 258 South Main Street, Unit G
Zoning District – C-1 (Gateway South Overlay)
NAICS – 71312
Proposed Use: Video Games

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
71312	Amusement Arcades, Indoor	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-130, Sec. 86-109 (c)(5); Sec. 86-118



Zoning Classifications

- A Assembly Rights
- H Historic Residential
- AH Historic Residential and Assembly Rights
- T Tara Boulevard
- County Parcels
- C-1 Neighborhood Commercial District
- C-2 Highway Commercial District
- H-1 Historic District
- H-2 Historic District
- M-1 Light Industrial District
- MX Mixed Use District
- O-I Office and Institutional District
- R-2 Single Family Residential District
- R-4 Single Family Residential District
- R-C Cluster Residential District
- RM Multifamily Residential District

Jonesboro City Limit

2) Prohibited uses: The following primary uses, which otherwise may be permitted or allowed by conditional use permit in other City zoning districts, shall be prohibited in the Gateway South District Overlay:

(a) Community Food Services, such as Food Banks;
(b) Community Housing Services;
(c) Nursing Care Facilities, including Nursing Homes;
(d) Residential Mental Health Facilities;

Attachment: Zoning Info (3210 : 258 South Main Street, Video Game Parlor)

(e) Residential Developmental Disability Homes (Major Disability);
(f) Residential Mental and Substance Abuse Care;
(g) Continuing Care, Assisted Living Facilities;
(h) Ambulance Services (Transportation);
(i) Blood and Organ Banks;
(j) Psychiatric and Substance Abuse Hospitals;
(k) Other Residential Care Facilities, Personal Care Homes;
(l) Other Residential Care Facilities, Group Homes for Adults without major disabilities, and not involving Mental Health or Substance Abuse);
(m) Other Residential Care Facilities, Youth Homes;
(n) Racetracks, including small vehicles, go-karts and motorcycles;
(o) Amusement and Theme Parks;
(p) Amusement Arcades, primarily indoor;

David D. Allen, Zoning Administrator / Community Development Director
July 27, 2022

Attachment: Zoning Info (3210 : 258 South Main Street, Video Game Parlor)

Sec. 86-128. - NAICS 51912 Libraries and archives.

Libraries may be permitted as a conditional use in an R-2, R-4, CCM, RM, H-1, H-2, MX, C-1, or C-2 district, subject to the following condition:

(1) A landscaped buffer having a minimum horizontal dimension of 20 feet and an average horizontal dimension of 30 feet shall be maintained when abutting a residential use.

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

(3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

(4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

(6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-129. - NAICS 6233 Retirement community.

The following conditions are assigned in the H-2 district:

(1) A maximum of 90 dwelling units shall be permitted.

(2) Must be located on a street having a classification of collector or greater.

(3) Must be established on a lot having a minimum area of one acre.

Sec. 86-130. - NAICS 71312 Amusement arcades, indoor.

The following conditions are assigned in the H-1, H-2, MX districts:

(1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-131. - NAICS 713990 Billiard and pool halls (all uses permitted except shooting ranges).

The following conditions are assigned in the H-1, H-2, and C-2 districts:

(1) The sale or on-premises consumption of alcoholic beverages is prohibited.

Attachment: Conditional Use (3210 : 258 South Main Street, Video Game Parlor)





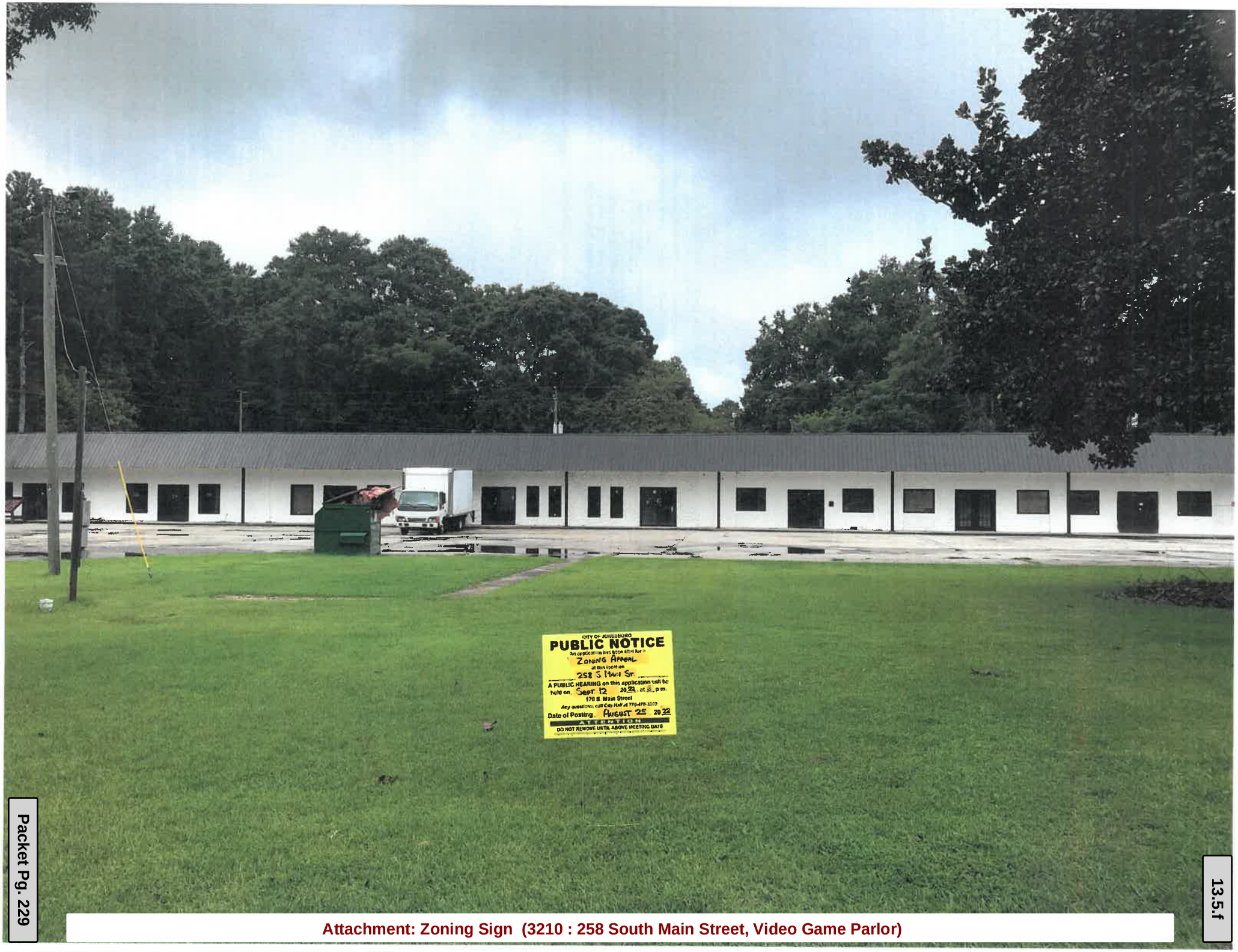
Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Zoning Appeal for allowing a video game parlor, by Michael Sanchez, property owner, and Shirley Martinez, applicant, for property at 258 South Main Street (Parcel No. 05241D B001) Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Zoning Appeal - 258 South Main Street - Video Game Parlor (3210 : 258 South Main Street, Video Game Parlor)



Attachment: Zoning Sign (3210 : 258 South Main Street, Video Game Parlor)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
ZONING APPEAL
at this location
258 S. MAIN ST.
A PUBLIC HEARING on this application will be held on SEPT. 12 2022, at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

MEMORANDUM

To: Shirley Martinez
258 South Main Street
Jonesboro, GA 30236

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 23, 2022

Re: Notification of Request for Zoning Appeal – Video Game Parlor, 258 South Main Street; Tax Map Parcel No. 05241D B001

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested zoning appeal for the above referenced property:

- Video Game Parlor

A combined Work Session and Public Hearing have been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3210 : 258 South Main Street, Video Game Parlor)

CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item # – 6

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider Conditional Use Permit, 22-CU-013, for active senior, 55-plus housing (multi-family), by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for property at 294 South Main Street (Parcel Nos. 06032A B002Z, 06032A B002, 06032A B003, 06032A B004, 06032A B006, and 06032A B011), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-118 Gateway South Overlay; Sec. 86-104 M-X Zoning

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

Agency recommendation – **Approval;** Timeline of recent activity on the subject parcels:

December 2020: The six subject parcels, Parcel Nos. 06032A B002 (294 South Main Street), 06032A B002Z (294 South Main Street), 06032A B003 (288 South Main Street), 06032A B004 (286 South Main Street), 06032A B006 (262 South Main Street), and 06032A B011 (298 South Main Street), were rezoned to MX, Mixed Use, zoning and proposed to be combined into one property. The parcels are mostly undeveloped and wooded, one of the largest undeveloped properties in the City limits. The approval conditions were as follows:

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

The conceptual master plan showed active senior housing (multi-family), commercial offices, and other commercial uses like restaurants. There is also a proposed new road going through the concept plan connecting South Main Street to Tara Blvd. The development of this property on the south side of the City per the concept plan was seen as a catalyst for improvement all along the southern City limits and inspired the creation of the Gateway South Overlay District several months later.

Sec. 86-104. - MX mixed use district.

(a) Purpose. MX districts may hereafter be established in accordance with the general procedures and requirements set forth in article XII, Amendments. Such areas are defined as mixed use districts for establishment of complementary groupings of residential, commercial and/or office uses. Such developments as may exist or may have been previously approved and substantially comply with the intent of these regulations, may be rezoned to MX status and shall thereafter be subject to the regulations of the MX district.

March 2021: The Gateway South Overlay District, which includes the subject properties, was officially ratified, in an effort to revitalize the southern portion of the City and provide a pleasing "gateway" into Jonesboro via Tara Boulevard and South Main Street. The District will be an integral part of the soon-to-be-ratified Comprehensive Plan Update and revised Future Land Use Map. The standards of this District trump all other zoning and designs standards of pre-existing zoning districts within the Overlay boundary.

Sec. 86-118.- Gateway South District Overlay.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

(a) *Factual. In adopting the City's Gateway South District Overlay zone (the "Gateway South District Overlay"), the City seeks to redefine its southern limits, which, with a few recent exceptions, is an area that has become a largely one-dimensional "production corridor", with a significant amount of aging buildings of declining value. With the exception of the Tara Boulevard Overlay District, the southern portion of the City lacks unifying, quality design guidelines to give it a new vitality and identity. Because Jonesboro has suffered from the general lack of investment characterizing Atlanta's south side, reinforced by a failure of south side incomes and housing values to keep pace with Atlanta's north side, establishment of this new district will serve as an impetus for reinvigorating development in the southern portions of the City and also serve as another source of more diverse, quality housing to supplement the City's aging housing stock.*

(c) *Purpose. The purpose of the Gateway South District Overlay is to facilitate creation of a vibrant zone, or hub, with an intelligent mix of new commercial, office, residential, and even industrial uses that, through thoughtful planning and quality design guidelines, will improve the viability of this strategic area of the City. The residential component of this District will help develop a more diverse range of quality housing to supplement the City's aging housing stock, including housing options for the 55-year-old plus, active-living demographic. The close proximity of new businesses, offices, and residences will continue to bolster the City's "live here, work here, play here" philosophy. The Gateway South District Overlay features a specific range of permitted, prohibited, and conditional uses superior to, and independent of, the Tara Boulevard Overlay District and other underlying zoning(s) and focuses on the thoughtful reinvigoration of this area, in conjunction with the future goals and intent of the City's Comprehensive Plan.*

July 2022: A zoning verification was submitted to staff for "affordable multi-family apartments" for 294 South Main Street, the largest of the subject parcels. Per the zoning standards, particularly the Gateway South Overlay District, the proposed use requires a conditional use permit. **This request did not specify active senior apartments.**

3) Conditional uses: The following primary uses, which may otherwise be permitted in other City zoning districts, shall require a conditional use permit in the Gateway South District Overlay:
(a) Mixed-use dwelling, including lofts, meeting the requirements of Section 86-182, and as part of a major planned development only;
(b) Two-family dwelling (duplex) as part of a planned major subdivision only;
(c) Single-family attached (townhouses and condominiums), as part of a planned major subdivision only;
(d) Multifamily (apartments), as part of a major planned development only;

4. Multi-family (apartments).
a. One-bedroom units: 825 heated square feet per unit. **900 square feet proposed**
b. Two-bedroom units: 1025 square feet per unit. **1100 square feet proposed**
c. Three-bedroom units: 1325 square feet per unit. **1400 square feet proposed**

5. Mixed-use dwelling, including lofts (no street level units allowed). 1000 heated square feet per unit.

(i) Density and maximum number of residential units.
1. Single-family attached dwellings (townhouses and condominiums).
a. Maximum number of units per building: 8
b. Maximum number of units per development: 96
c. Maximum density: 12 units per acre
2. Multi-family (apartments).
a. Maximum number of units per building: None
b. Maximum density: 40 units per acre **22.1 proposed**

August 2022: Staff was presented a revised conceptual plan by the owner and applicant showing a 4-story building with active senior housing and associated parking and amenities and eight, 3-story "family" apartment buildings with associated parking and amenities. The two uses covered all of the subject parcels, and no commercial / office uses were originally shown. The new central road was also not shown. Access to the residences would be via one new entrance along Tara Blvd and two new entrances along South Main Street. 252 family apartment are proposed, and 232 senior apartments are proposed, for a total of 484 new dwelling units. When asked why the new concept plan differed so significantly from the originally approved concept plan, in terms of the absence of commercial and office uses, the applicant explained that Covid has diminished the business office market and that the undeveloped tract is currently not "high profile" enough to attract significant commercial prospects at this time. A revised concept plan showed "Future Retail" on the adjacent parcel to the southwest of the subject property and the current site of the unoccupied Colorpoint building, associated with Low Temp Industries. Future development of this parcel would involve the demolition of that building and the possible enhancement of "Rawls Road", a private road that runs through the center of the old Low Temp facilities.

For the 232 active senior housing alone, the increase in population will be at least 450-500 new residents. From the Police Department, an additional police officer is needed per 180 new residents, at $65,000 per officer per year. So, the active senior housing would require about 3 new police officers hired on a permanent basis, an increase in City personnel costs of about $195,000 per year. There are also additional sanitation costs to factor in. Given the fact that the City does not currently charge impact fees, the applicant is proposing one-time PILOT (Payment in Lieu of

Taxes) fees for the family / workforce housing in the $450,000 range, a temporary defrayment of additional personnel costs but not a perma one. The exact amount of property taxes that would be generated by this development is unknown.
Being active seniors with no children allowed to live at the facility, the proposal would have no affect on the school system.

There is also the issue of additional vehicular traffic, a particularly on South Main Street, where traffic is already bad. Because the proposed use would be just residential, it would not follow the "live here, work here, play here" philosophy of the M-X zoning district and the Gateway South Overlay District, the residents would be forced to drive elsewhere for groceries, etc.

The proposed use was already shown on the 2020 concept plan, which was approved by Mayor and Council, at approximately the same location it is shown on the new concept plan. The provision for active senior housing fulfills a real need for the City's aging populace, allowing them to stay close to the community that have always lived in. The use also diversifies the City's housing stock. The problem arises when this use is paired with the family / workforce housing use in the separate conditional use permit. Approving the senior housing would still align with the intent of the approved rezonings in 2020 and the current City Zoning Code. It just needs more diverse uses (such as retail or office) around it.

If approved, the following minimum conditions should apply:

1. **All architectural design and materials shall conform to the minimum standards of the Gateway South Overlay District.**
2. **Landscape plan is subject to approval by the Community Development Director.**
3. **PILOT impact fee amounts shall be finalized between the applicant and the City.**

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

Private developer; Police department expenses

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

- Rezoning Approvals - 2020
- 2020 Concept Plan
- Survey
- Zoning Info
- Letter of Explanation - Senior Housing
- Senior Housing Info
- Site Plan Info
- Senior Housing Examples
- Dominium - General
- Dominium - Interiors
- Conditional Use - Dominium Senior Housing - Legal Notice
- Zoning Sign 2
- Zoning Sign 4
- Senior Housing Acceptance Letter

- Conditional Use Permit 9-6-2022 Current Site Plan
- Senior Representative Rendering - Current

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

Approval

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 294 South Main Street; Tax Map Parcel No. 06032A B002

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 294 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 294 South Main Street; Tax Map Parcel No. 06032A B002Z

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 294 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-2 to MX (Mixed Use) – 288 South Main Street; Tax Map Parcel No. 06032A B003

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 288 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-2 to MX (Mixed Use) – 286 South Main Street; Tax Map Parcel No. 06032A B004

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 286 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 262 South Main Street; Tax Map Parcel No. 06032A B006

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 262 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Rezoning Approvals - 2020 (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-4 to MX (Mixed Use) – 298 South Main Street; Tax Map Parcel No. 06032A B0011

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 298 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

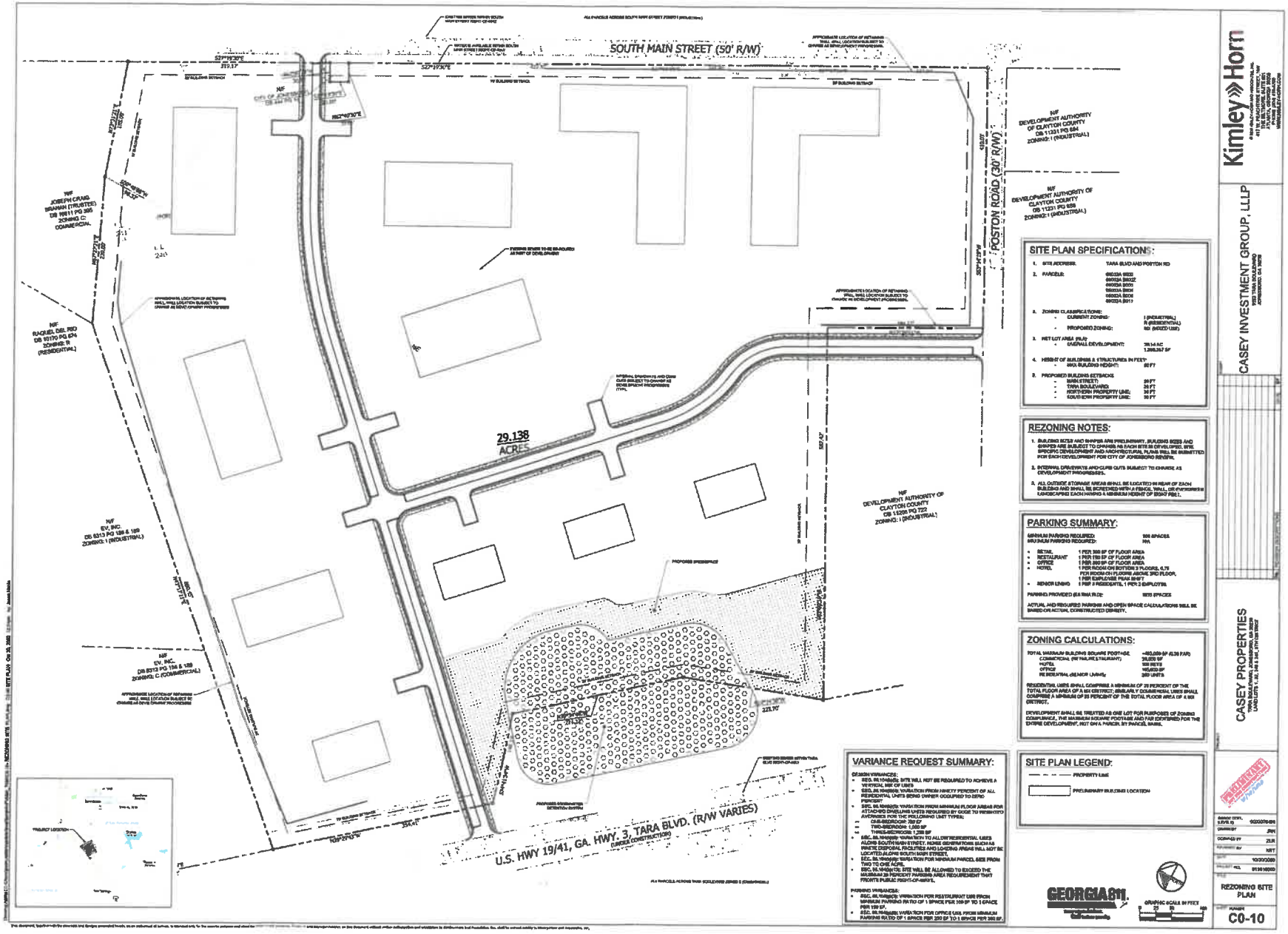
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

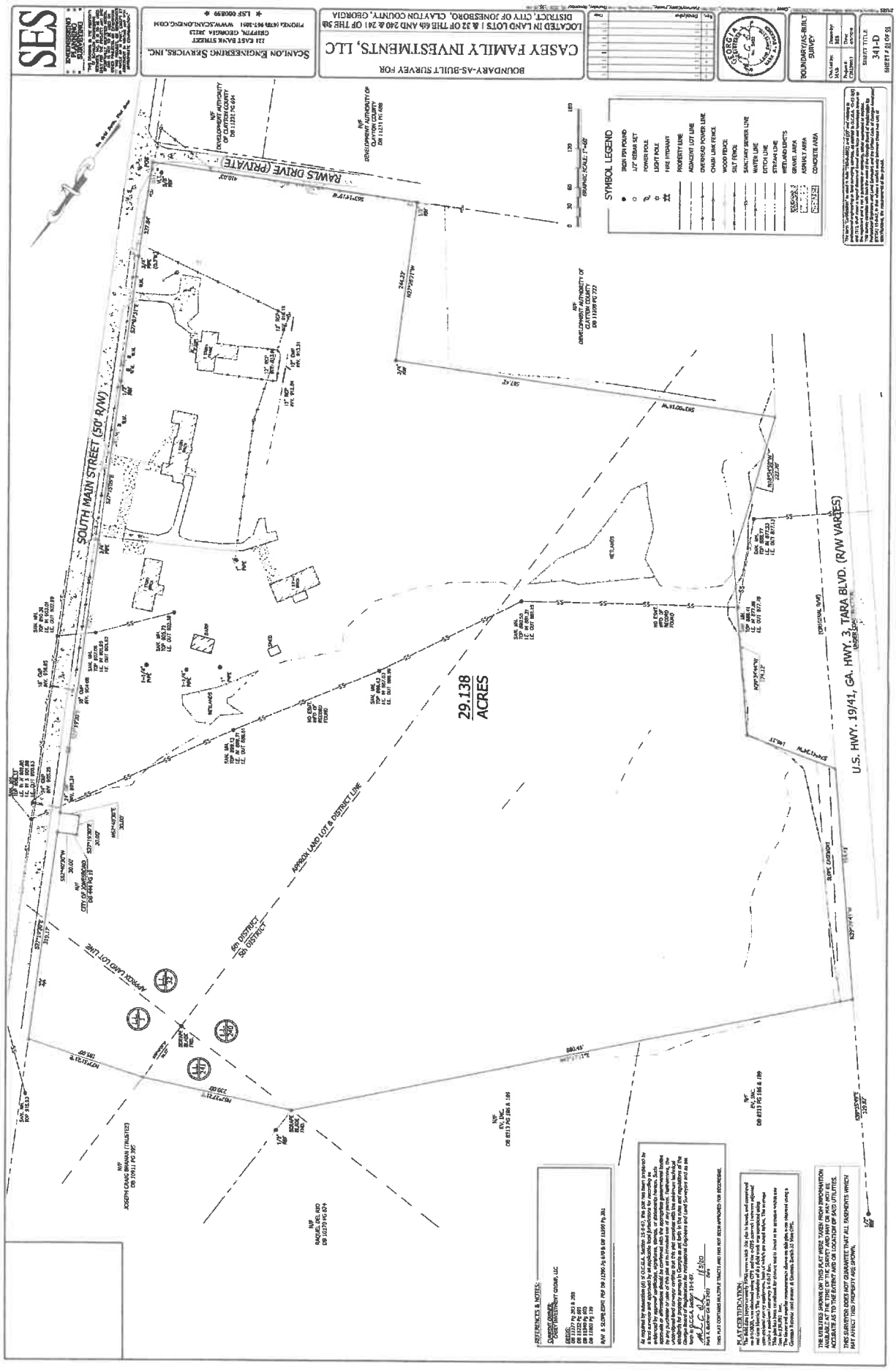
Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)


SOUTH MAIN STREET (50' R/W)
POSTON ROAD (30' R/W)
U.S. HWY 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
29.138 ACRES
SITE PLAN SPECIFICATIONS:
REZONING NOTES:
PARKING SUMMARY:
ZONING CALCULATIONS:
VARIANCE REQUEST SUMMARY:
SITE PLAN LEGEND:
PROPERTY LINE
PRELIMINARY BUILDING LOCATION
GEORGIA811
GRAPHIC SCALE IN FEET
Kimley»Horn
CASEY INVESTMENT GROUP, LLLP
CASEY PROPERTIES
REZONING SITE PLAN
C0-10



Attachment: Survey (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

Pat Daniel

From: Jake Trammell <noreply@jotform.com>
Sent: Friday, July 22, 2022 8:40 AM
To: David Allen; Ricky , L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Jake Trammell

Jonesboro, GA: Zoning Verification Request

Name of Applicant:	Jake Trammell
Name of Business:	Dominium Developers
Property's Address:	Street Address: 294 South Main Street City: Jonesboro State / Province: Georgia Postal / Zip Code: 30236
Email Address:	jake.trammell@dominiuminc.com
Phone: (Day)	(404) 806-5878
Phone: (Evening)	(404) 806-5878
Current Use of Property	undeveloped
Proposed Use of Property (Please provide in great detail the intended use of the property):	Affordable Multi-Family Apartments
Applicant's Signature	JTT
Date	07-22-2022

You can edit this submission and view all your submissions easily.

EX. ZONING: MX (GATEWAY SOUTH) NAICS CODE: N/A

REQ. ZONING: R2, RM, CCH, HI, HZ, MX CONDIT. USE REQ?: YES

CONDITIONAL USE PERMIT REQUIRED AND MUST COMPLY WITH SEC. 86-205 AND GATEWAY SOUTH OVERLAY

7/27/22

Attachment: Zoning Info (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

Applicant – Jake Trammell
Name of Business – Dominium Developers
Address – 294 South Main Street
Zoning District – M-X (Gateway South Overlay)
NAICS – n/a
Proposed Use: Affordable Apartments

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
n/a	Multifamily (Apartments)	C	C	N	C	C	C	C	N	C	N	N	N	Sec. 86-205; Sec. 86-117; Sec. 86-118



Sec. 86-205. – Multi-family (Apartments)

The following conditions are assigned in the R-2, R-4, CCM, R-M, H-1, H-2 and M-X districts:

(1) The standards of the R-M district shall control development of apartments.

(2) Must be located off a street having a classification of collector or greater.

(3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-M district shall conform to the following development standards:
(1) Minimum tract area: 87,120 square feet (two acres)
(2) Minimum lot area per unit:
a. Duplex: 4,000 square feet
b. Triplex: 4,000 square feet

Attachment: Zoning Info (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

c. Quadraplex: 4,000 square feet
(3) Minimum development tract width: 150 feet
(4) Minimum front yard: 25 feet
(5) Minimum side yard: 25 feet
(6) Minimum rear yard: 35 feet
(8) Maximum building height: Three-story and 40 feet
(9) Maximum number of units per building: 12
(10) Maximum density: 12 units per acre
(11) Minimum greenspace: 20 percent of gross acreage

3) Conditional uses: The following primary uses, which may otherwise be permitted in other City zoning districts, shall require a conditional use permit in the Gateway South District Overlay:
(a) Mixed-use dwelling, including lofts, meeting the requirements of Section 86-182, and as part of a major planned development only;
(b) Two-family dwelling (duplex) as part of a planned major subdivision only;
(c) Single-family attached (townhouses and condominiums), as part of a planned major subdivision only;
(d) Multifamily (apartments), as part of a major planned development only;

4. Multi-family (apartments).
a. One-bedroom units: 825 heated square feet per unit.
b. Two-bedroom units: 1025 square feet per unit.
c. Three-bedroom units: 1325 square feet per unit.
5. Mixed-use dwelling, including lofts (no street level units allowed). 1000 heated square feet per unit.
(l) Density and maximum number of residential units.
1. Single-family attached dwellings (townhouses and condominiums).
a. Maximum number of units per building: 8
b. Maximum number of units per development: 96
c. Maximum density: 12 units per acre
2. Multi-family (apartments).
a. Maximum number of units per building: None
b. Maximum density: 40 units per acre

(j) Maximum building height. 4 stories and 60 feet. No building shall be erected that would exceed the elevation of the Clayton County Courthouse. Buildings having a height greater than that of the courthouse may be approved, provided that the site elevation will permit such construction to remain below the highest point of the courthouse.

(k) Exterior architectural design and material standards. The following minimum architectural standards shall apply to exterior façade materials. The Design Review Commission and the Mayor and City Council may impose additional standards in the required developer's agreement.
1) Multifamily and townhomes / condominiums.
(a) Prohibited materials. Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.
(b) Permitted primary materials. Primary building materials for all exterior wall facades shall be constructed, at a minimum, of full-depth brick (not veneers) for the bottom two-thirds of each building, on all sides, plus a combination of at least two of the following options for the remaining one-third of the building: cast stone, cementitious siding (Hardiboard), or glass. (Note: Exterior façade delineations to not include windows or trim.)
(c) Permitted accent materials. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies.
(d) Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.
(e) Color. All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.
(f) Roofing materials. All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.

Attachment: Zoning Info (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

(g) Porches and balconies. All multifamily dwelling units shall each have minimum 6-foot-deep exterior porches (ground floor) and balconies (upper floor), with direct access to the interior of each dwelling unit via sliding doors. Porches and balconies shall be partially contained on the open side by decorative wood railings. Ground floor porches facing inner courtyards shall each be provided with a self-latching gate for access to courtyard amenities.
(h) Developer's agreement. A developer's agreement specifying all pertinent exterior design standards shall be approved by the Mayor and City Council prior to construction of multifamily and townhome / condominium developments.

David D. Allen, Zoning Administrator / Community Development Director
July 27, 2022

Attachment: Zoning Info (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Multifamily Conditional Use Application

Dear Mr. Allen,

Dominium is pleased to present a conditional use application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The roughly 29.23-acre site is currently zoned Mixed Use (M-X), under the Southern Gateway Overlay District. The purpose of this application is to request permission from the City for a conditional use under the Zoning Ordinance for the ability to develop 232 Multifamily Homes for Independent, 55+ seniors. Each resident will be obligated to pay rent monthly. Monthly rent will include utilities and will be approximately $1,007, $1,210, and $1,369, for a one-, two-, and three-bedroom unit respectively.

The M-X zoning requires that "*residential uses shall comprise a minimum of 25 percent of the total floor area of an MX district; similarly commercial uses shall also comprise a minimum of 25 percent of the total floor area of an MX district.*" By foregoing this commercial requirement, our development is able to maximize acreage to supply additional housing to the area and provide the best possible experience for residents. In addition, our development will continue to align with goals of the Southern Gateway Over District by providing a *"residential component to help develop a more diverse range of quality housing to supplement the City's aging housing stock, including housing options for the 55-year-old plus, active-living demographic."*

It is important to note that Dominium understands the impact this development will have on resources. If this application is approved by the Jonesboro Community Development Department, we pledge to work with a third-party group to research this impact and assess a dollar figure to be paid to the City. Attached in Exhibit A is a list of current impact fees for the City of Atlanta. Based on these fees, we estimate that the PILOT impact fee amount will be just shy of $450,000.

Dominium has been developing multifamily apartments for 45+ years and is currently the second largest for-profit owner and operator of affordable housing with nearly 40,000 units owned and managed across 20+ states. We understand the day-to-day life of hardworking families and individuals and want to ensure that these residents have access to quality, attractive, amenity-rich homes where they can live with dignity and pride.

We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information.

Yours Truly,



Attachment: Letter of Explanation - Senior Housing (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Multifamily Conditional Use Application

Dear Mr. Allen,

Dominium is pleased to present a conditional use application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The roughly 29.23-acre site is currently zoned Mixed Use (M-X), under the Southern Gateway Overlay District. The purpose of this application is to request permission from the City for a conditional use under the Zoning Ordinance for the ability to develop 232 Multifamily Homes for Independent, 55+ seniors. Each resident will be obligated to pay rent monthly. Monthly rent will include utilities and will be approximately $1,007, $1,210, and $1,369, for a one-, two-, and three-bedroom unit respectively.

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It is important to note that Dominium understands the impact this development will have on resources. If this application is approved by the Jonesboro Community Development Department, we pledge to work with a third-party group to research this impact and assess a dollar figure to be paid to the City. Attached in Exhibit A is a list of current impact fees for the City of Atlanta. Based on these fees, we estimate that the PILOT impact fee amount will be just shy of $450,000.

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We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information.

Yours Truly,



Attachment: Senior Housing Info (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

Benefits of this $140+ Million Investment

Workforce - $78 million total development costs

Direct

- **Estimated Annual Real Estate Tax Incremental Increase**: $500,000
- **Estimated Permitting, Water, and Sewer Tap Fees, Plan Review other Impact Fees to the City:** $1,000,000
- **Increase in Jobs:** 10 Full time employees in management
- **National Association of Homebuilders Construction Related Jobs:** 1,000 Jobs

Indirect

- **Annual Additional Consumer Spending in the Community:** $5,585,000
- **Annually Added Additional Jobs:** 80 local Jobs

Senior - $69 million total development costs

Direct

- **Estimated Annual Real Estate Tax Incremental Increase:** $400,000
- **Estimated Permitting, Water, and Sewer Tap Fees, Plan Review other Impact Fees to the City:** $1,000,000
- **Increase in Jobs:** 10 Full time employees in management
- **National Association of Homebuilders Construction Related Jobs:** 960 Jobs

Indirect

- **Annual Additional Consumer Spending in the Community:** $5,850,000
- **Annually Added Additional Jobs:** 85 Local Jobs

DOMINIUM

Exhibit A

PILOT FEES

Phase 2: 75%-Effective September 1, 2022						
Land-Use Type	**Unit**	***Transportation**	**Parks**	**Fire**	**Police**	**Total**
Single-Family (tiered)						
Less than 1,500 sq. ft.	Dwelling	$2,205	$847	$195	$197	$3,444
1,500 to 2,499 sq. ft.	Dwelling	$2,346	$913	$211	$212	$3,682
2,500 sq. ft. or greater	Dwelling	$2,487	$1,012	$234	$235	$3,968
Multi-Family						
Low-Rise (1-2 stories)	Dwelling	$1,314	$620	$144	$144	$2,222
Mid-Rise (3-10 stories)	Dwelling	$1,032	$589	$136	$137	$1,894
High-Rise (>10 stories)	Dwelling	$845	$489	$113	$114	$1,561
Hotel/Motel	Room	$1,502	$404	$93	$94	$2,093
Retail/Commerical	1,000 sq. ft.	$3,097	$902	$208	$210	$4,417
Office	1,000 sq. ft.	$1,548	$450	$104	$105	$2,207
Hospital & Other Public/Institutional	1,000 sq. ft.	$1,971	$277	$64	$65	$2,377
Nursing Home	1,000 sq. ft.	$798	$277	$64	$65	$1,204
Elementary/Secondary School	1,000 sq. ft.	$1,032	$277	$64	$65	$1,438
Church	1,000 sq. ft.	$657	$277	$64	$65	$1,063
Industrial	1,000 sq. ft.	$2,018	$175	$41	$41	$2,275
Warehouse	1,000 sq. ft.	$610	$97	$23	$23	$753
Mini-Warehouse	1,000 sq. ft.	$610	$40	$9	$9	$668
* fee reduced by 50% within 1,000 walking feet of a MARTA station						

Attachment: Senior Housing Info (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

Jonesboro New Construction, Jonesboro, GA



CONDITIONAL-USE PERMIT SITE PLAN



CONDITIONAL - USE PERMIT #1 (FAMILY)

OWNER INFO:
DOMINIUM
SHAUN REINHARDT
375 NORTHRIDGE RD SUITE 500
Atlanta, GA 30350
404-806-5855

SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A B002Z

ACREAGE:	17.53 +/- ACRES	
DENSITY:	13.23 UNITS PER ACRE	
SETBACKS:	FRONT SETBACK	30'
	SIDE SETBACK:	30'
	REAR SETBACK:	30'

PARKING:
441 PARKING SPACES @ 1.75 PER FAMILY UNIT

BUILDINGS INFO:
(8) 3-STORY FAMILY APARTMENT BUILDINGS
(1) 1-STORY CLUBHOUSE BUILDING
49'-0" MAX BUILDING HEIGHT

UNITS INFO:

1-BEDROOM UNITS	(900 S.F.)	36
2-BEDROOM UNITS	(1,100 S.F.)	130
3-BEDROOM UNITS	(1,400 S.F.)	54
4-BEDROOM UNITS		32
TOTAL UNITS:		252

OVERALL SITE INFO:

294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A B002Z

EXISTING ZONING: GATEWAY SOUTH OVERLAY (RECENTLY REZONED TO MX (MIXED-USE) TARA BLVD. OVERLAY DISTRICT

ACREAGE: 24.63 +/- ACRES

CONDITIONAL - USE PERMIT #2 (SENIOR)

OWNER INFO:
DOMINIUM
SHAUN REINHARDT
375 NORTHRIDGE RD SUITE 500
Atlanta, GA 30350
404-806-5855

SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A B002Z

ACREAGE:	11.4 +/- ACRES	
DENSITY:	22.1 UNITS PER ACRE	
SETBACKS:	FRONT SETBACK:	30'
	SIDE SETBACK:	30'
	REAR SETBACK:	30'

PARKING:
273 PARKING SPACES @ 1.1 PER SENIOR UNIT

BUILDINGS INFO:
(1) 4-STORY SENIOR APARTMENT BUILDING
57'-6" MAX BUILDING HEIGHT

UNITS INFO:

1-BEDROOM UNITS	(900 S.F.)	104
2-BEDROOM UNITS	(1,100 S.F.)	104
3-BEDROOM UNITS	(1,400 S.F.)	24
TOTAL UNITS:		232

VARIANCE REQUESTED SUBSTITUTE THIS PLAN FOR PREVIOUSLY APPROVED KIMLEY HORN PLAN

EXAMPLE BUILDING ELEVATION



LOCATION MAP:

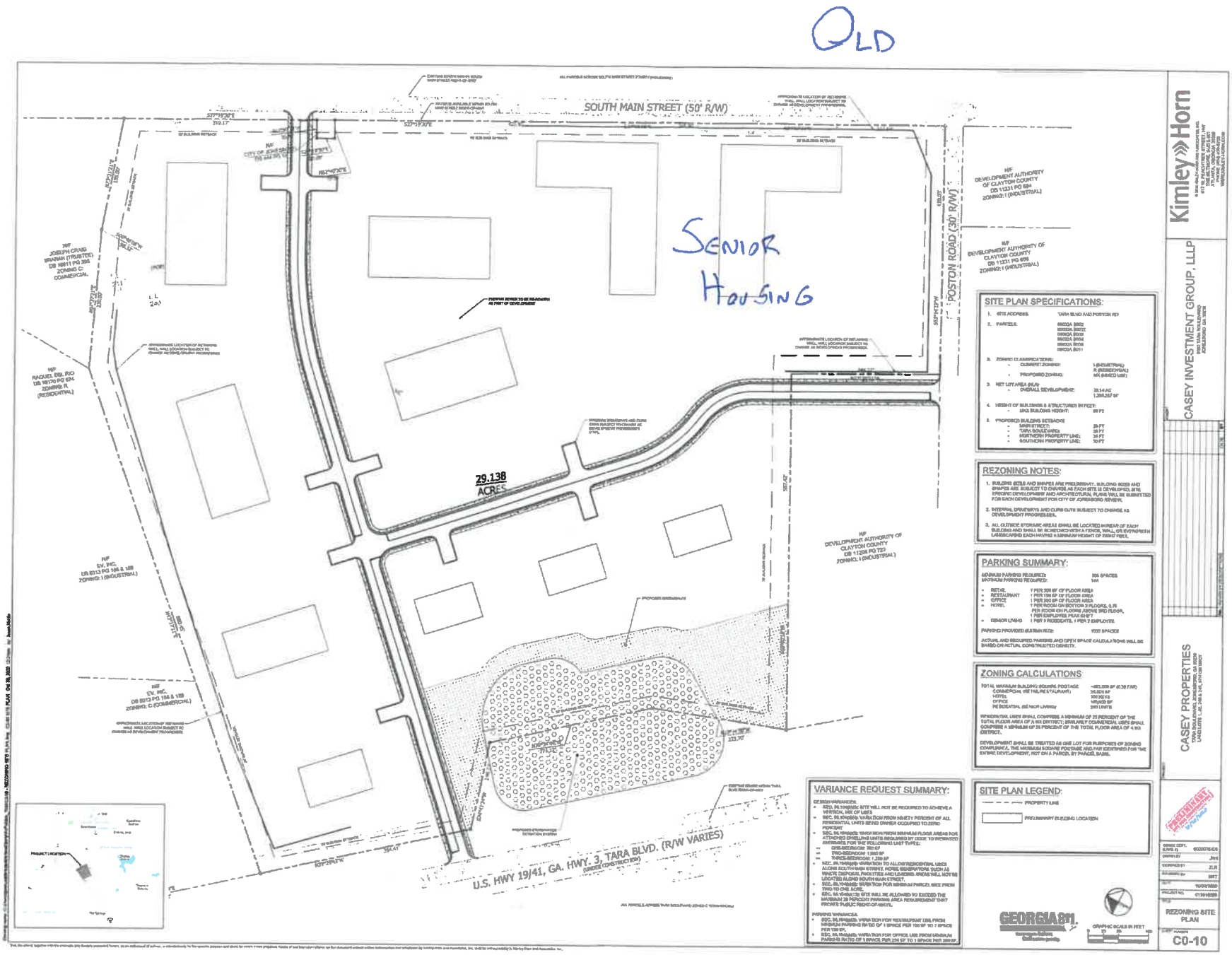


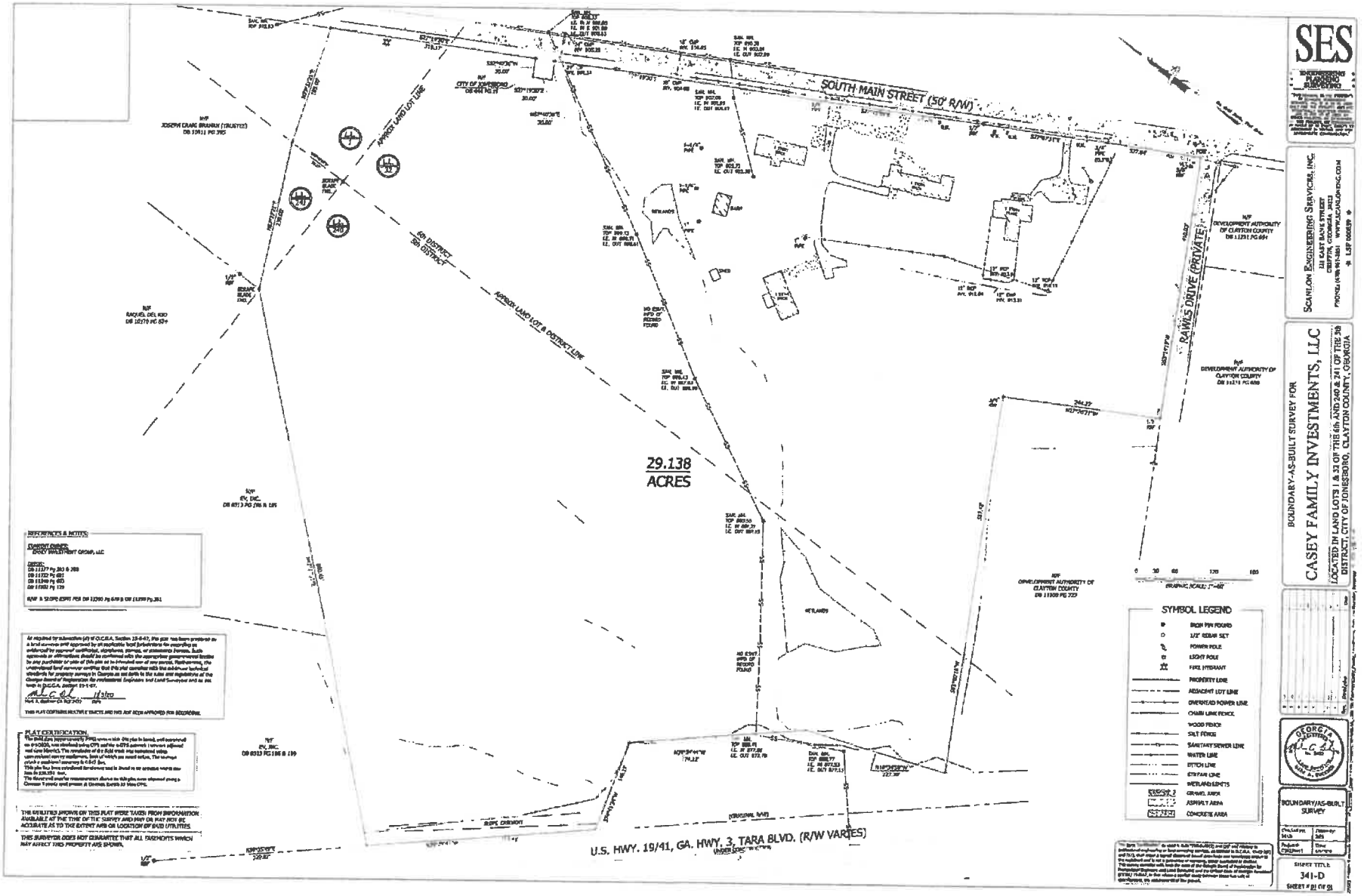
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-139 404-373-2800
JONESBORO, GA

CONCEPTUAL ARCHITECTURAL SITE PLAN SCHEME 'D'

CONDITIONAL - USE PERMIT SITE PLANS

CSP.4


OLD
SENIOR HOUSING
SOUTH MAIN STREET (50' R/W)
POSTON ROAD (30' R/W)
U.S. HWY 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
29.138 ACRES
SITE PLAN SPECIFICATIONS:
REZONING NOTES:
PARKING SUMMARY:
ZONING CALCULATIONS:
VARIANCE REQUEST SUMMARY:
SITE PLAN LEGEND:
PROPERTY LINE
PRELIMINARY BUILDING LOCATION
Kimley»Horn
CASEY INVESTMENT GROUP, LLLP
CASEY PROPERTIES
REZONING SITE PLAN
C0-10


SOUTH MAIN STREET (50' R/W)
RAWLS DRIVE (PRIVATE)
U.S. HWY. 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
29.138
ACRES
SES
SCANLON ENGINEERING SERVICES, INC.
BOUNDARY-AS-BUILT SURVEY FOR
CASEY FAMILY INVESTMENTS, LLC
LOCATED IN LAND LOTS 1 & 33 OF THE 6th AND 240 & 241 OF THE 5th DISTRICT, CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA
SYMBOL LEGEND
BOUNDARY/AS-BUILT SURVEY
SHEET TITLE
341-D





BRIAR PARK
SENIOR LIVING

Located off Greenbriar Parkway in Atlanta, GA, Briar Park Apartments will create 244 affordable apartment homes in Atlanta's Greenbriar neighborhood. Briar Park marks Dominium's seventh senior new construction development in the state. Briar Park, built in tandem with its neighboring community, The Paramount, also represent Dominium's first new construction developments within the city of Atlanta. The community will be 100% affordable at the 60% AMI level. The unit mix is comprised of 132 one bedroom, 92 two bedroom, and 20 three bedroom layouts.

The development will consist of one newly constructed 5-story building, with residents restricted to individuals age 55+. In addition to providing much needed affordable housing for the senior population in the area, the development is intended to catalyze the re-development of the Greenbriar Mall and broader neighborhood. Thanks to unwavering support for the project from the development's local Council-member, Marci Collier Overstreet, and committed participation in the design and site plan process from the Greenbriar NPU-R team, Briar Park is positioned to become a point of pride in the community once built.

Community amenities are anticipated to include a state of the art fitness center, community room, theater room, beauty salon, landscaped patio, fire pits and grilling stations. In-home amenities will include granite countertops, high-end appliances, LVT flooring. Construction of the building will be handled by H.J. Russell & Company & DCAS, LLC – a joint venture between Dominium Construction & Architectural Services and H.J. Russell & Company.

The development cost is $64.5 MM, the financing of which includes tax-exempt and taxable construction loans from KeyBank, Freddie Mac forward tax-exempt loans serviced by KeyBank, and investments in the federal low-income housing tax credits and state low-income housing tax credits by Polaris Capital Investments and Monarch Private Capital, respectively. The Georgia Department of Community Affairs provided the allocation of low-income housing tax credits, as well as the Urban Residential Finance Authority (Invest Atlanta), who is also acting as the issuer of tax-exempt private activity bonds. This project is also made possible with our JV Partner, Beverly J. Searles Foundation.

NAME:
Briar Park
Atlanta, GA

TYPE OF PROJECT:
244 Senior Apartment Homes
100% affordable (60% AMI)

ARCHITECT:
Bessolo Design Group

GENERAL CONTRACTOR:
H.J. Russell & Company & DCAS, LLC

DOMINIUM'S RESPONSIBILITIES:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management
Section 42 Compliance

PARTNERS:
Key Bank
Polaris Capital Investments
Colliers Securities
Monarch Private Capital
GA Department of Community Affairs
City of Atlanta & Beverly J. Searles Foundation
Urban Residential Finance Authority (Invest Atlanta)

TOTAL DEVELOPMENT COST:
$64,574,000

SIZE: 11.2 Acres (Site)
300,090 Square Feet (Building)

COMPLETION DATE:
Fall 2023

DOMINIUM

Attachment: Senior Housing Examples (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)





COVINGTON CROSSINGS
Senior Living

Covington Crossings, Dominium's first new construction project in the state of Georgia, is a senior affordable housing community of 198 apartment homes in Covington, GA. Located across the street from the Newton County Senior Center, Covington Crossings is home to seniors earning no more than 60% of Area Median Income (AMI). Dominium closed on the acquisition of the site and financing in November of 2019 and completed construction in July of 2021.

Within the four-story apartment building, there is a mixture of one, two, and three bedroom homes. Surface parking is provided at no additional cost and residents enjoy access to a variety of amenities, including: clubroom, cards and craft room, library, fitness center, movie theater, outdoor patio with grilling area, and beauty salon.

Covington Crossings is financed through the combination of tax-exempt bonds, 4% Low Income Housing Tax Credits, a Freddie Mac Forward Tax Exempt Loan originated and serviced by Greystone, a tax-exempt construction loan and equity bridge loan provided by JPMorgan Chase, and an equity investment from U.S. Bank National Association in the 4% Federal and State Low Income Housing Tax Credits. With the help of these, and many other partners, this project provides quality affordable housing to senior residents in Covington for years to come.

NAME:
Covington Crossings
Covington, GA

TYPE OF PROJECT:
198 Affordable Senior Apartments
100% of Homes Affordable (60% AMI)

ARCHITECT:
Martin Riley Associates

GENERAL CONTRACTOR:
McShane Construction Company

DOMINIUM'S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
Housing Authority of the City of Covington
Georgia Department of Community Affairs
City of Covington, GA
JP Morgan Chase Bank
Freddie Mac
Greystone Servicing Company
U.S. Bank

TOTAL DEVELOPMENT COST:
$39,000,000

SIZE:
13.35 Acres (Site)
225,100 Sq. Ft. (Building)

COMPLETION DATE:
July 2021

DOMINIUM







Attachment: Senior Housing Examples (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)



STONEPOINTE
-SENIOR LIVING-

NAME:
Stonepointe
Stonecrest, GA

TYPE OF PROJECT:
238 Age-Restricted Apartments (55+)

ARCHITECT:
Martin Riley Associates

CONSTRUCTION MANAGEMENT:
McShane Construction Co.

PRIME SUBCONTRACTOR:
Bryan Construction Incorporated

DOMINIUM'S RESPONSIBILITIES
Real Estate Development
Project Financing
Legal and Environmental Services
Design and Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
Jones Lang LaSalle Multifamily
City of Stonecrest, GA
Stratford Capital Group
Monarch Private Capital
Georgia Department of Community Affairs
Dougherty & Company, LLC
U.S. Bank

TOTAL DEVELOPMENT COST:
$43,000,000

SIZE:
11.269 Acres (Site)
241,801 Square Feet (Building)

Stonepointe consists of 238 units of affordable senior housing (55+). Located in Stonecrest, Georgia, Stonepointe provides quality affordable housing to seniors at a variety of income levels through the use of Income Averaging. There will be homes for residents at 60% of the Area Median Income (AMI). Dominium closed on the financing for the project in December 2019 and completed construction in September 2021.

Within the four story apartment building there are 126 one-bedroom, 96 two-bedroom and 16 three-bedroom units. Site amenities include a community room equipped with a fireplace and kitchen, fitness center, theater room, beauty salon, landscaped patio with a gazebo, koi pond, fire pit, grill stations, bocce ball court, community gardens and a fenced-in area for dogs. Surface parking is provided for free to all residents.

Stonepointe's financing includes a Freddie Mac Forward TEL services by Jones Lange LaSalle, a tax-exempt construction loan and taxable equity bridge loan originated by Fifth Third Bank (a new lending relationship), an equity investment from Stratford Capital Group in the 4% federal Low Income Housing Tax Credits (LIHTCs), and an equity investment from Monarch Private Capital in the Georgia State LIHTCs. We would like to thank the Housing Authority of the City of Stonecrest as the conduit issuer of the tax-exempt debt, the Georgia Department of Community Affairs for their issuance of the federal and state LIHTCs and the Beverly J. Searles Foundation, our JV Partner on this project.

DOMINIUM







Attachment: Senior Housing Examples (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)





WILLOW PLACE

55+ LIVING

Willow Place will provide 182 homes of high quality and affordable senior housing to the Atlanta metro. Dominium closed on the acquisition of the land in May of 2021 and the financing in September of 2021. Construction is expected to be completed in September 2023.

The community consists of one apartment building and four cottages. There is a mixture of one, two and three bedroom homes. Surface parking is provided at no additional cost and residents will enjoy access to a variety of amenities including: clubroom, beauty salon, card and craft room, fitness center, library, theater room, outdoor grilling stations and a bocce court.

Willow Place is financed through the combination of tax-exempt bonds, 4% Low Income Housing Tax Credits, a Freddie Mac Forward Tax-Exempt Loan originated and serviced by Greystone, a tax-exempt construction loan and equity bridge loan originated by America First Multifamily Investors (ATAX), and an equity investment from US Bank in the 4% Federal and State Low Income Housing Tax Credits. With the help of these, and many other partners, this project will provide quality affordable housing to senior residents in the McDonough area for years to come.

NAME:
Willow Place
McDonough, GA

TYPE OF PROJECT:
182 Senior Apartments
100% Affordable (60% AMI)

ARCHITECT:
Martin & Riley Associates

CONSTRUCTION MANAGEMENT:
WD Construction, LLC

DOMINIUM'S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
US Bank
Greystone
America First Multifamily Investors
Georgia Housing & Finance Authority
McDonough Housing Authority
Georgia Department of Community Affai

TOTAL DEVELOPMENT COST:
$55,000,000

SIZE: 21.09 Acres (Site)
235,000 Square Feet (Building)

COMPLETION DATE: September 2023

DOMINIUM







Attachment: Senior Housing Examples (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)



Canton Senior


BKV

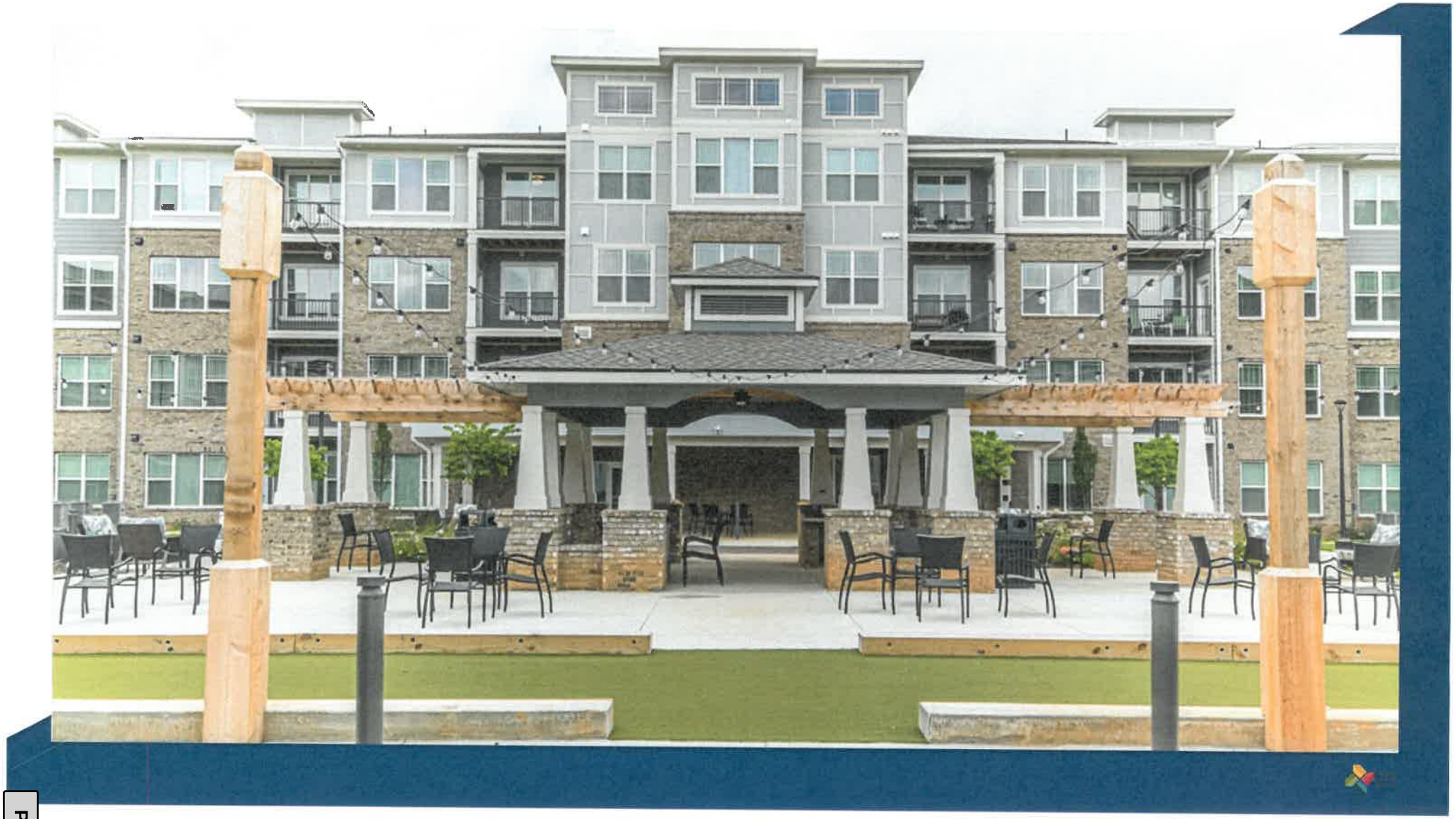

BKV



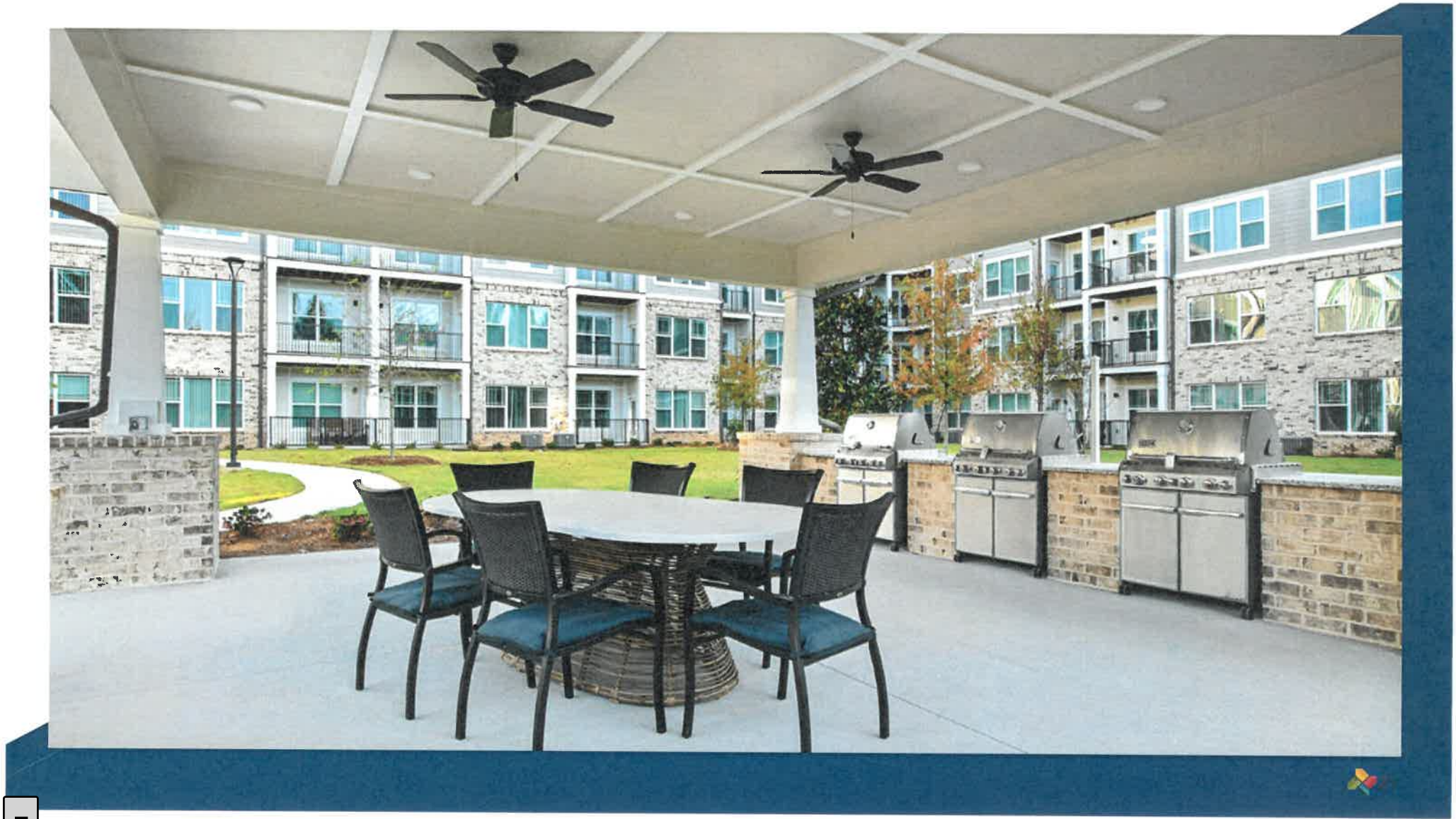
Preserve at Peachtree Shoals




PRESERVE
at Peachtree Shoals
2995





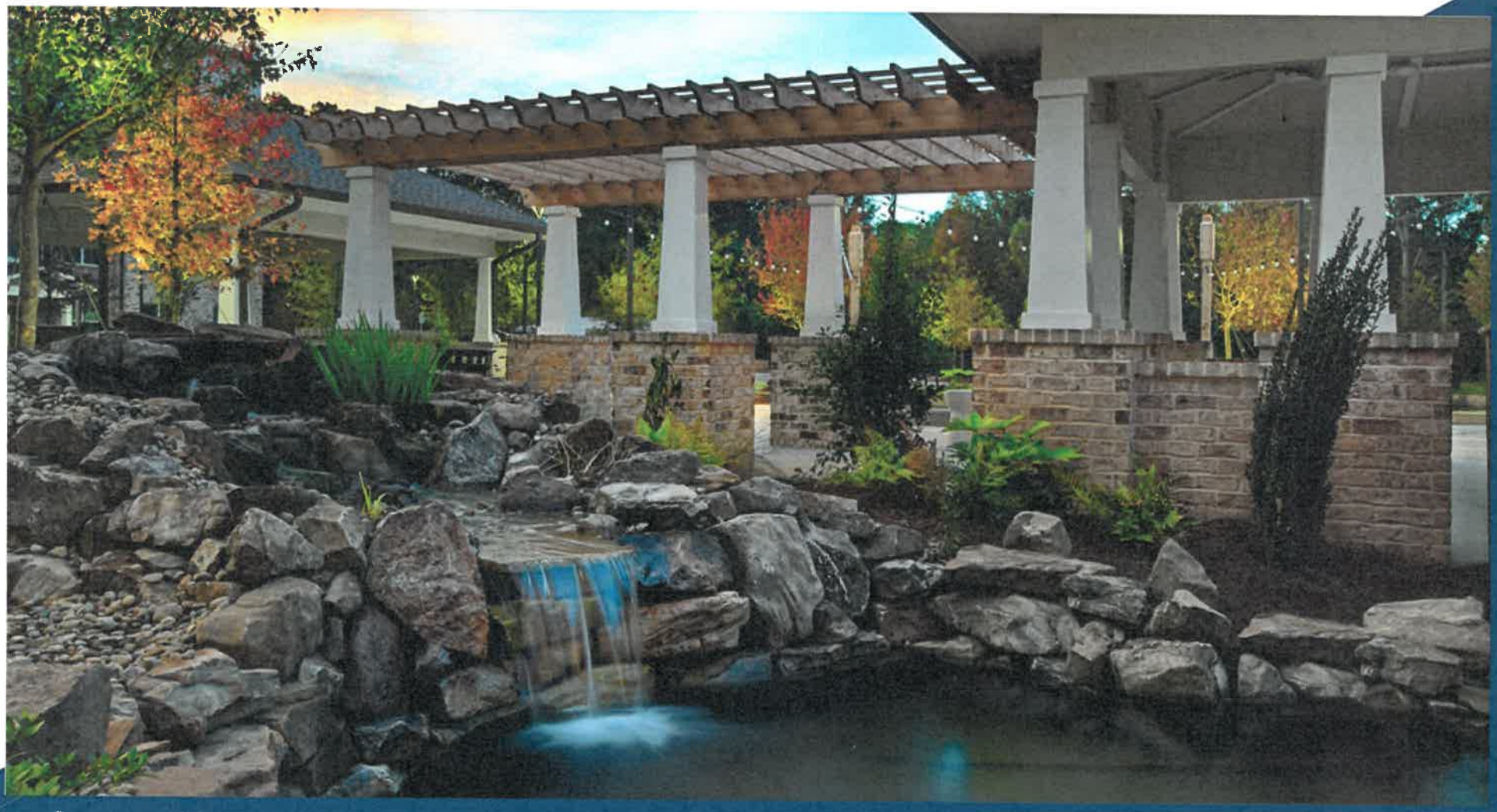






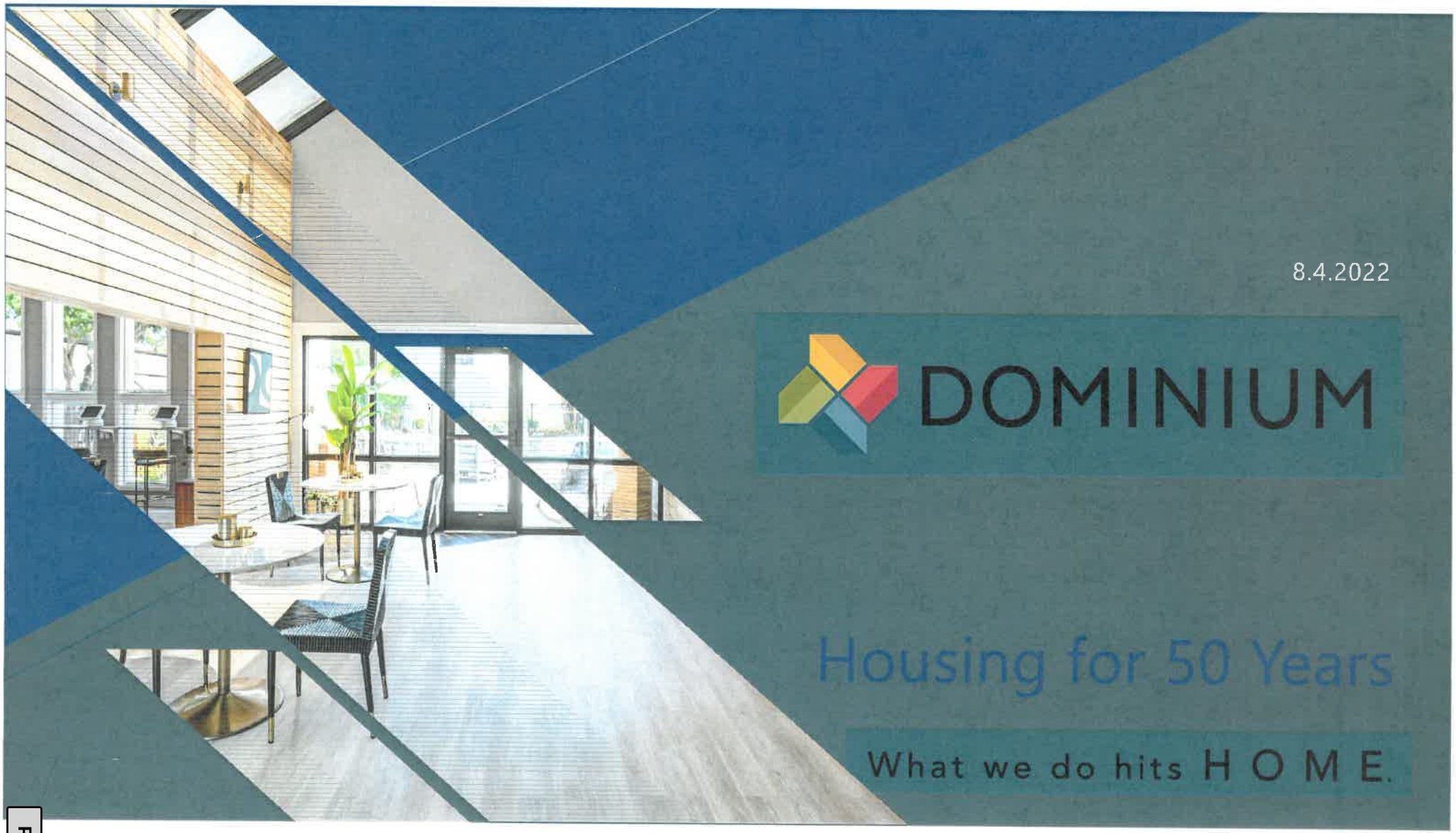






Grayson Ridge





8.4.2022

DOMINIUM

Housing for 50 Years

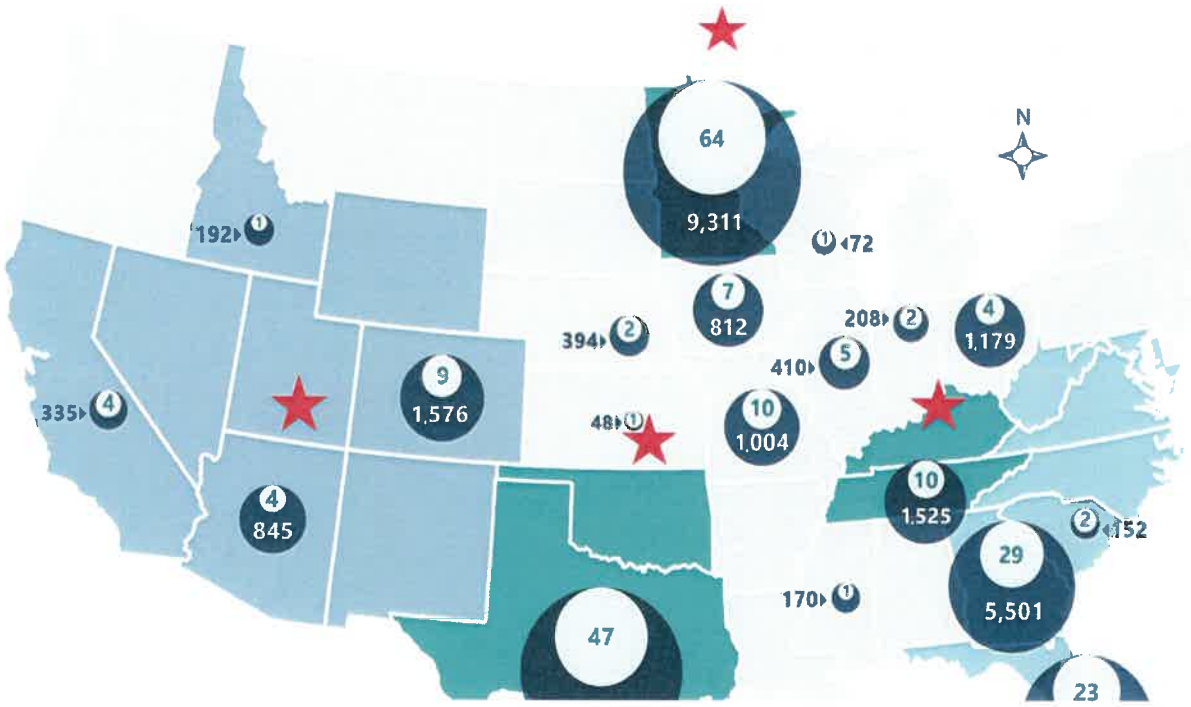
What we do hits HOME.

Current Position

CURRENT FOOTPRINT BY STATE

DOMINIUM

Current Footprint by State



PORTFOLIO	SITES	UNITS
TOTAL	226	37,730

PROPERTIES OWNED FOR:

0-4 Years:	122	10-14 Years:	37
5-9 Years:	40	15+ Years:	27

EMPLOYMENT

Site:	**848**
Corporate:	
Property Management	133
Corporate Services/HR	164
Development/Construction	119
TOTAL	**1,264**

REGIONS	OFFICES	MSA GROWTH[1]
Southeast	Atlanta[2], Tampa[3], Washington DC[3]	5,409,115
Central	Dallas[2], Minneapolis[2]	3,785,341
Mountain West	Phoenix[2], Denver[3]	2,814,835

**Data as of 12.31.2021*

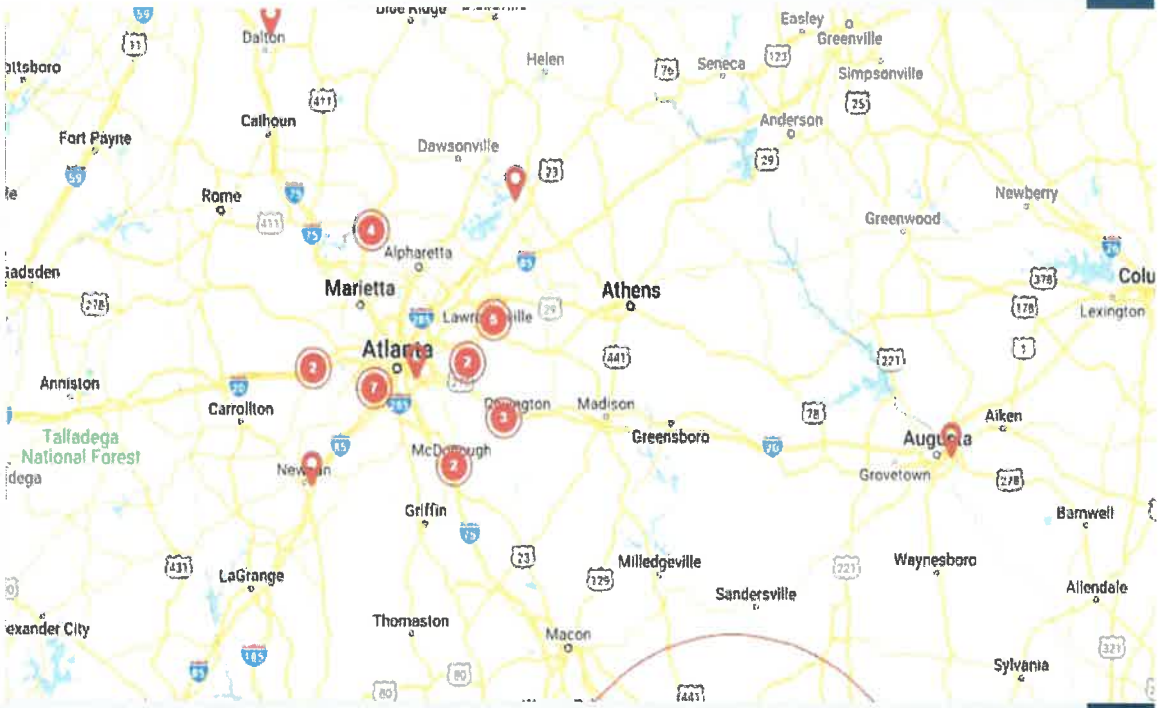
[1] Regional MSA growth 2010-2019 | [2] Regional Headquarters Office | [3] Development Office

Attachment: Dominium - General (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

Dominium In Georgia

- Portfolio currently consists of 31 properties totaling 6,058 units in Georgia

- Shifted focus of building new construction footprint:
  - Covington
  - Stonecrest
  - Dacula (UGC)
  - Grayson (UGC)
  - Newnan
  - McDonough
  - Atlanta

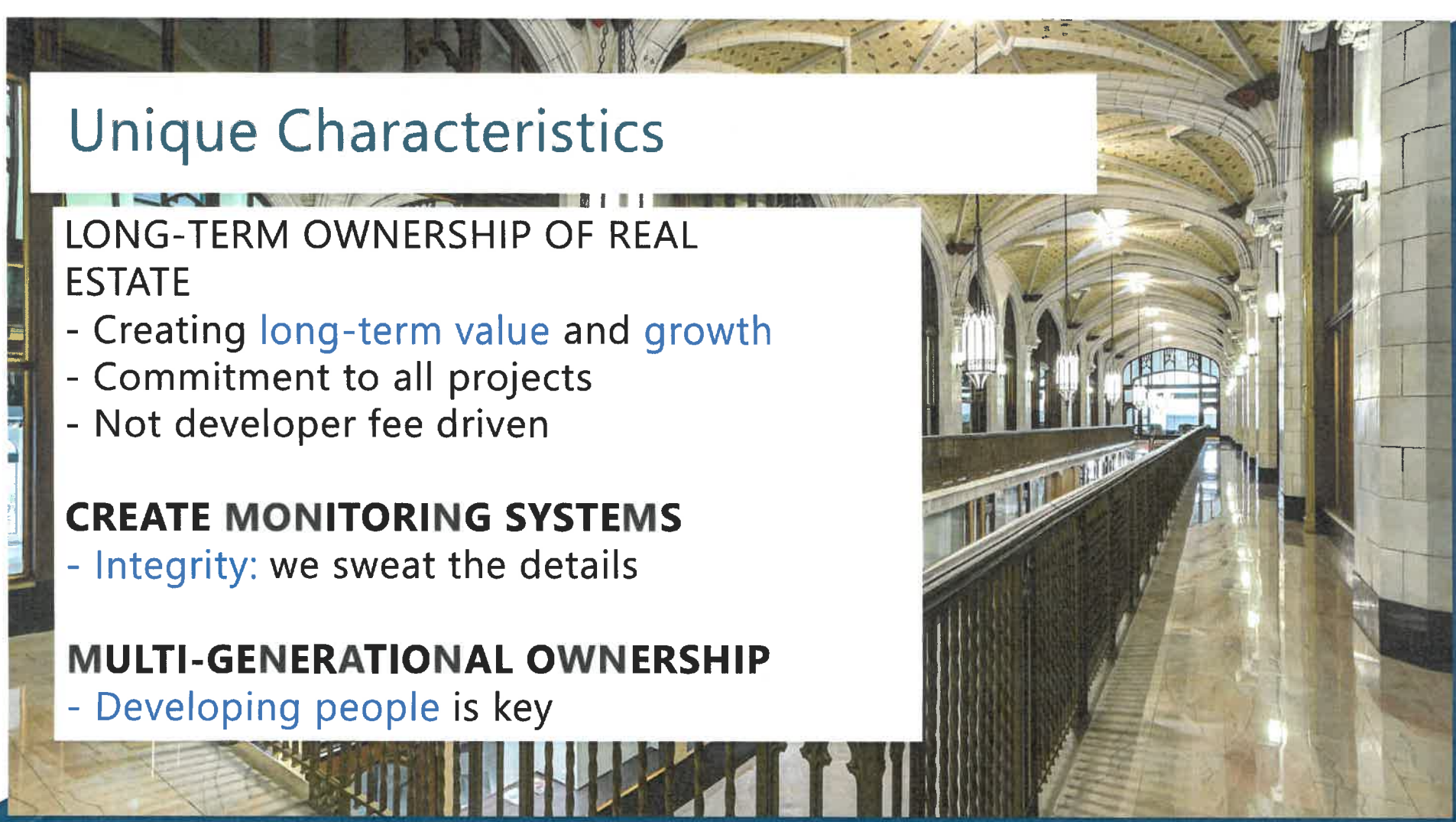


Our Strengths

- Focus on property management
  - We only manage deals we own
- Build for long-term ownership
- Emphasis on our customers not on development fees
- Financial relationships and strength
  - Certainty of execution



Unique Characteristics



LONG-TERM OWNERSHIP OF REAL ESTATE

- Creating long-term value and growth
- Commitment to all projects
- Not developer fee driven

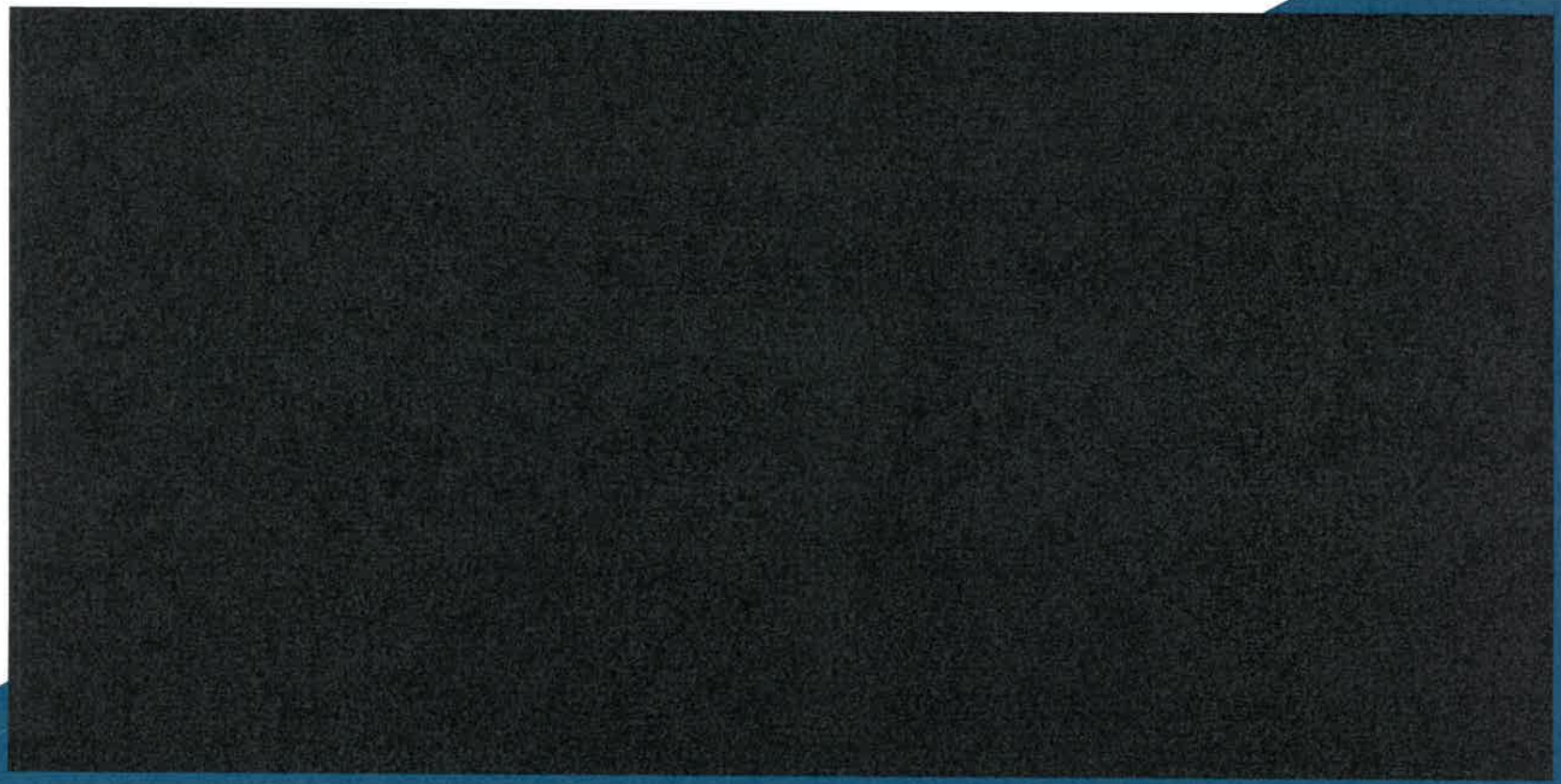
CREATE MONITORING SYSTEMS

- Integrity: we sweat the details

MULTI-GENERATIONAL OWNERSHIP

- Developing people is key

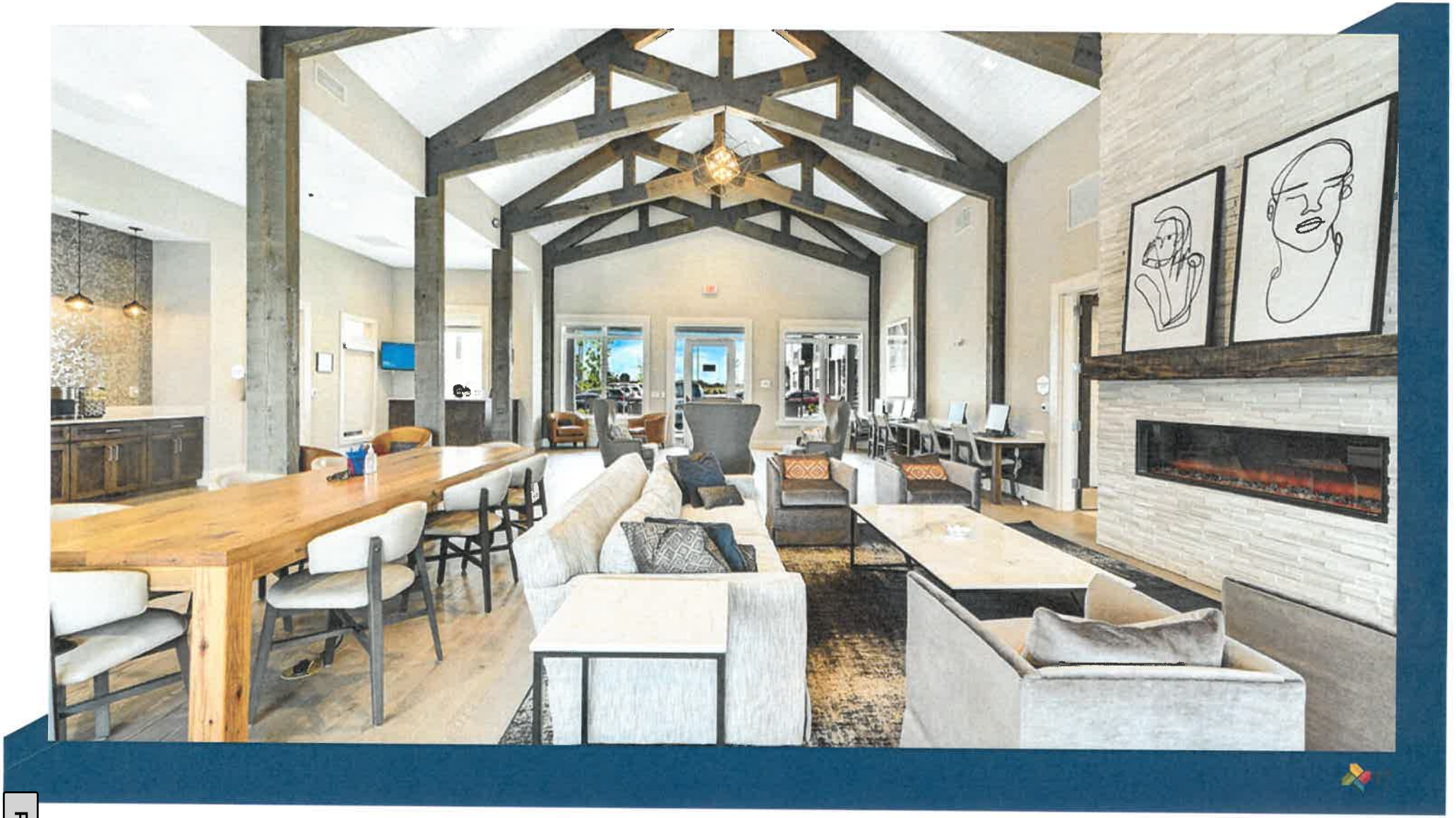
Property Video




DOMINIUM
What we do hits HOME.



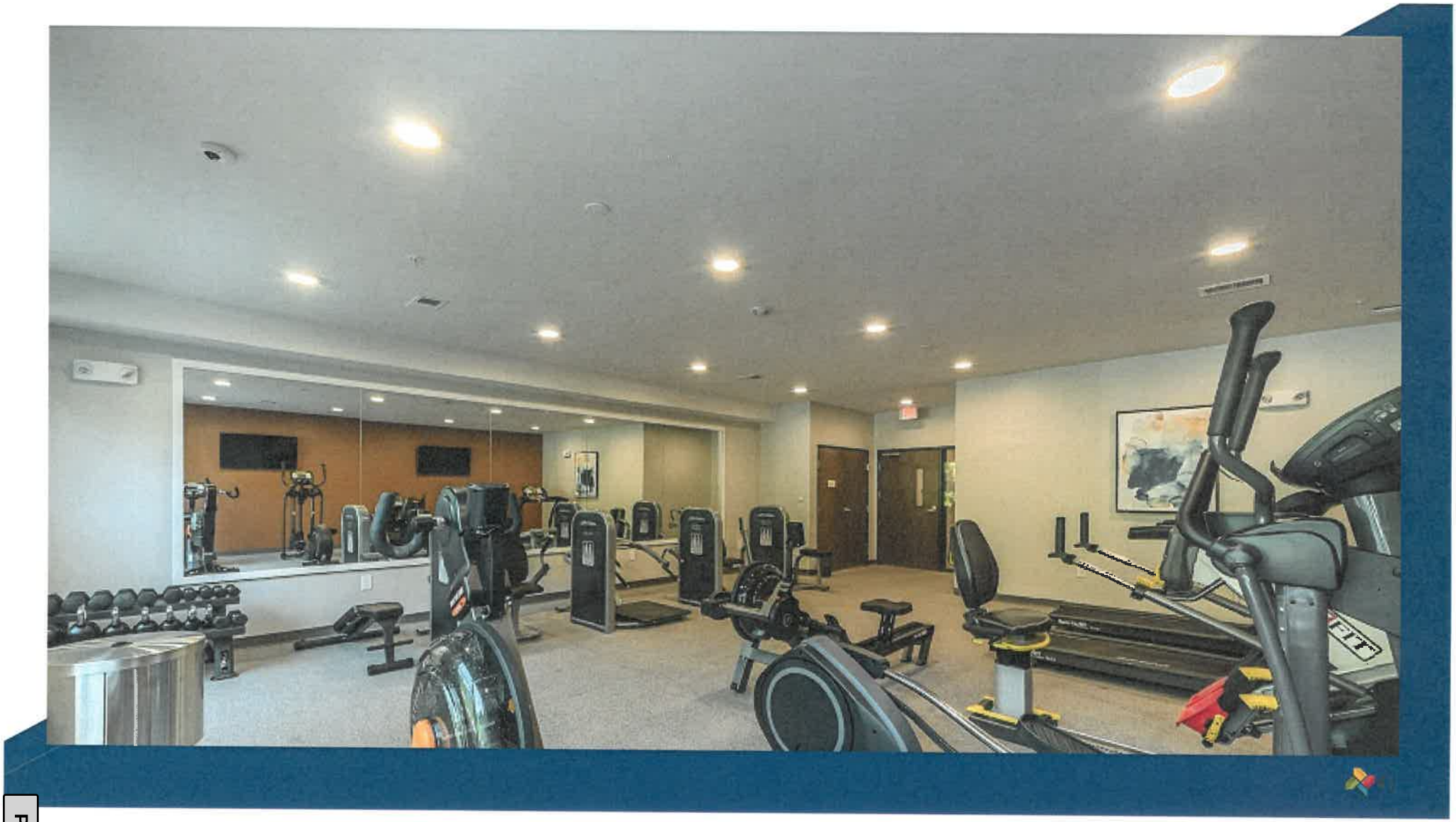










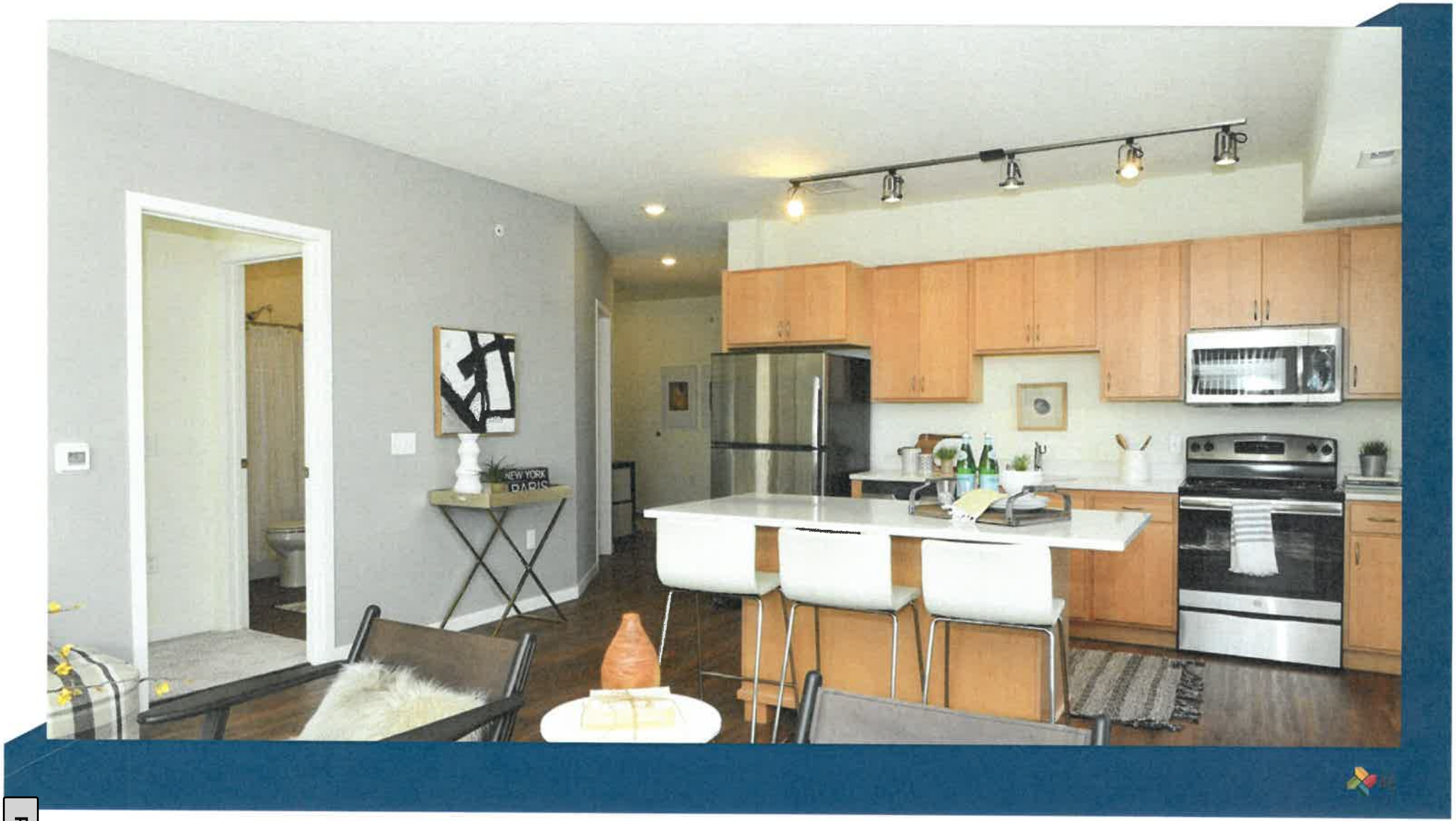











NEW YORK
PARIS
















Thank You.
Project Partner: Shaun Reinhardt
404-806-5855
shaun.reinhardt@Dominiuminc.com
www.dominiumapartments.com

Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit for active senior, 55-plus housing (multi-family), by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for property at 294 South Main Street (Parcel Nos. 06032A B002Z, 06032A B002, 06032A B003, 06032A B004, 06032A B006, and 06032A B011), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Conditional Use - Dominium Senior Housing - Legal Notice (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE 1
at this location
324 S. Main St
A PUBLIC HEARING on this application will be
held on Sept. 12 2022, at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE 2
at this location
A PUBLIC HEARING on this application will be
held on Sept 12 2022, at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
A PUBLIC HEARING on this application will be
held on Sept 12 2022, at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE 2
at this location
294 S. MAIN ST. PARCEL NOS.
_06032A B002Z, B002, B003, B004, B006 B011_
A PUBLIC HEARING on this application will be
held on_ SEPT 12 _20 22, at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting_ AUGUST 25 _20 22
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor


±1.4 Acres Zoned MX Mixed Use
For Sale
Randolph Williams
770-632-4000
RWCRE.net
Brent Randolph / Brian Williams
PUBLIC NOTICE
VARIANCE
PUBLIC NOTICE
PUBLIC NOTICE


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE 2
at this location
294 S. MAIN ST. PARCEL NOS.
-06032A B002, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT. 12 20 22 at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 20 22
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 30, 2022

Re: Notification of Request for Conditional Use Permit –Tax Map Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested conditional use permit for the above referenced properties:

- Active Senior Housing (Multi-family)

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
Post Office Box 142728
Fayetteville, GA 30214

Attachment: Senior Housing Acceptance Letter (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

CONDITIONAL-USE PERMIT SITE PLAN

CONDITIONAL - USE PERMIT #1 (FAMILY)

OWNER INFO:
DOMINIUM
SHAUN REINHARDT
375 NORTHRIDGE RD SUITE 500
Atlanta, GA 30350
404-806-5855

SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A BOO2Z

ACREAGE:	17.53 +/- ACRES	
DENSITY:	13.23 UNITS PER ACRE	
SETBACKS:	FRONT SETBACK:	30'
	SIDE SETBACK:	30'
	REAR SETBACK:	30'

PARKING:
441 PARKING SPACES @ 1.75 PER FAMILY UNIT

BUILDINGS INFO:
(8) 3-STORY FAMILY APARTMENT BUILDINGS
(1) 1-STORY CLUBHOUSE BUILDING
49'-0" MAX BUILDING HEIGHT

UNITS INFO:

1-BEDROOM UNITS	(900 S.F.)	36
2-BEDROOM UNITS	(1,100 S.F.)	130
3-BEDROOM UNITS	(1,400 S.F.)	54
4-BEDROOM UNITS		32
TOTAL UNITS:		252



CONDITIONAL - USE PERMIT #2 (SENIOR)

OWNER INFO:
DOMINIUM
SHAUN REINHARDT
375 NORTHRIDGE RD SUITE 500
Atlanta, GA 30350
404-806-5855

SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A BOO2Z

ACREAGE:	11.4 +/- ACRES	
DENSITY:	22.1 UNITS PER ACRE	
SETBACKS:	FRONT SETBACK:	30'
	SIDE SETBACK:	30'
	REAR SETBACK:	30'

PARKING:
273 PARKING SPACES @ 1.1 PER SENIOR UNIT

BUILDINGS INFO:
(1) 4-STORY SENIOR APARTMENT BUILDING
57'-6" MAX BUILDING HEIGHT

UNITS INFO:

1-BEDROOM UNITS	(900 S.F.)	104
2-BEDROOM UNITS	(1,100 S.F.)	104
3-BEDROOM UNITS	(1,400 S.F.)	24
TOTAL UNITS:		232

VARIANCE REQUESTED SUBSTITUTE THIS PLAN FOR PREVIOUSLY APPROVED KIMLEY HORN PLAN

LOCATION MAP:



EXAMPLE BUILDING ELEVATION





0 40' 80' 160'
SCALE: 1:80

REVISIONS
PROJECT NUMBER 2022-060
DATE ISSUED 9-1-2022
DRAWN BY JAR
CHECKED BY MRL

STATE OF GEORGIA
MICHAEL THOMAS RILEY
CERTIFICATE NO. 9-6-22
REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
JONESBORO, GA

CONCEPTUAL ARCHITECTURAL SITE PLAN SCHEME 'E'

MRA

CSP.5

CONDITIONAL - USE PERMIT SITE PLANS

Attachment: Conditional Use Permit 9-6-2022 Current Site Plan (3225 : Multi-Family Senior Housing - Main St / Tara Blvd)



SENIOR REPRESENTATIVE RENDERING

JONESBORO, GA **9-6-22**

Attachment: Senior Representative Rendering - Current (3225 : Mutli-Family Senior Housing - Main St / Tara Blvd)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # 13.7 – 7

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider Conditional Use Permit, 22-CU-012, for multifamily housing (general work force), by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for property at 294 South Main Street (Parcel Nos. 06032A B002Z, 06032A B002, 06032A B003, 06032A B004, 06032A B006, and 06032A B011), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-118 Gateway South Overlay; Sec. 86-104 M-X Zoning

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

Agency recommendation – **Denial;** Timeline of recent activity on the subject parcels:

December 2020: The six subject parcels, Parcel Nos. 06032A B002 (294 South Main Street), 06032A B002Z (294 South Main Street), 06032A B003 (288 South Main Street), 06032A B004 (286 South Main Street), 06032A B006 (262 South Main Street), and 06032A B011 (298 South Main Street), were rezoned to MX, Mixed Use, zoning and proposed to be combined into one property. The parcels are mostly undeveloped and wooded, one of the largest undeveloped properties in the City limits. The approval conditions were as follows:

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

The conceptual master plan showed active senior housing (multi-family), commercial offices, and other commercial uses like restaurants. There is also a proposed new road going through the concept plan connecting South Main Street to Tara Blvd. The development of this property on the south side of the City per the concept plan was seen as a catalyst for improvement all along the southern City limits and inspired the creation of the Gateway South Overlay District several months later.

Sec. 86-104. - MX mixed use district.

(a) Purpose. MX districts may hereafter be established in accordance with the general procedures and requirements set forth in article XII, Amendments. Such areas are defined as mixed use districts for establishment of complementary groupings of residential, commercial and/or office uses. Such developments as may exist or may have been previously approved and substantially comply with the intent of these regulations, may be rezoned to MX status and shall thereafter be subject to the regulations of the MX district.

Uses within mixed use developments shall be integrated to create walkable settings rather than isolated on individual parcels characterizing such development as could occur by traditional zoning. Accordingly, the district mandates appropriately scaled and balanced residential, commercial and office uses located in a manner that minimizes vehicular traffic congestion by providing housing proximate to principal destinations. Convenient pedestrian networks, supported by such amenities as greenspace, trails and paths, furnishings, pedestrian scale

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

lighting and water features are hallmarks of such developments. Site design shall also serve to minimize the ro automobiles by creating deck parking that features street front retail or service uses, courtyard parking located in the interior of parcels and other appropriate site designs.

March 2021: The Gateway South Overlay District, which includes the subject properties, was officially ratified, in an effort to revitalize the southern portion of the City and provide a pleasing "gateway" into Jonesboro via Tara Boulevard and South Main Street. The District will be an integral part of the soon-to-be-ratified Comprehensive Plan Update and revised Future Land Use Map. The standards of this District trump all other zoning and designs standards of pre-existing zoning districts within the Overlay boundary.

Sec. 86-118.- Gateway South District Overlay.

(a) Factual. In adopting the City's Gateway South District Overlay zone (the "Gateway South District Overlay"), the City seeks to redefine its southern limits, which, with a few recent exceptions, is an area that has become a largely one-dimensional "production corridor", with a significant amount of aging buildings of declining value. With the exception of the Tara Boulevard Overlay District, the southern portion of the City lacks unifying, quality design guidelines to give it a new vitality and identity. Because Jonesboro has suffered from the general lack of investment characterizing Atlanta's south side, reinforced by a failure of south side incomes and housing values to keep pace with Atlanta's north side, establishment of this new district will serve as an impetus for reinvigorating development in the southern portions of the City and also serve as another source of more diverse, quality housing to supplement the City's aging housing stock.

(c) Purpose. The purpose of the Gateway South District Overlay is to facilitate creation of a vibrant zone, or hub, with an intelligent mix of new commercial, office, residential, and even industrial uses that, through thoughtful planning and quality design guidelines, will improve the viability of this strategic area of the City. The residential component of this District will help develop a more diverse range of quality housing to supplement the City's aging housing stock, including housing options for the 55-year-old plus, active-living demographic. The close proximity of new businesses, offices, and residences will continue to bolster the City's "live here, work here, play here" philosophy. The Gateway South District Overlay features a specific range of permitted, prohibited, and conditional uses superior to, and independent of, the Tara Boulevard Overlay District and other underlying zoning(s) and focuses on the thoughtful reinvigoration of this area, in conjunction with the future goals and intent of the City's Comprehensive Plan.

July 2022: A zoning verification was submitted to staff for "affordable multi-family apartments" for 294 South Main Street, the largest of the subject parcels. Per the zoning standards, particularly the Gateway South Overlay District, the proposed use requires a conditional use permit.

3) Conditional uses: The following primary uses, which may otherwise be permitted in other City zoning districts, shall require a conditional use permit in the Gateway South District Overlay:
(a) Mixed-use dwelling, including lofts, meeting the requirements of Section 86-182, and as part of a major planned development only;
(b) Two-family dwelling (duplex) as part of a planned major subdivision only;
(c) Single-family attached (townhouses and condominiums), as part of a planned major subdivision only;
(d) Multifamily (apartments), as part of a major planned development only;

4. Multi-family (apartments).
a. One-bedroom units: 825 heated square feet per unit. **900 square feet proposed**
b. Two-bedroom units: 1025 square feet per unit. **1100 square feet proposed**
c. Three-bedroom units: 1325 square feet per unit. **1400 square feet proposed**

5. Mixed-use dwelling, including lofts (no street level units allowed). 1000 heated square feet per unit.

(i) Density and maximum number of residential units.
1. Single-family attached dwellings (townhouses and condominiums).
a. Maximum number of units per building: 8
b. Maximum number of units per development: 96
c. Maximum density: 12 units per acre
2. Multi-family (apartments).
a. Maximum number of units per building: None
b. Maximum density: 40 units per acre **13.23 proposed**

August 2022: Staff was presented a revised conceptual plan by the owner and applicant showing a 4-story building with active senior housing and associated parking and amenities and eight, 3-story "family" apartment buildings with associated parking and amenities. The two uses covered all of the subject parcels, and no commercial / office uses were originally shown. The new central road was also not shown. Access to the residences would be via one new entrance along Tara Blvd and two new entrances along South Main Street. 252 family apartment are proposed, and 232 senior apartments are proposed, for a total of 484 new dwelling units. When asked why the new concept plan differed so significantly from the originally approved concept plan, in terms of the absence of commercial and office uses, the applicant explained that Covid has diminished the business office market and that the undeveloped tract is currently not "high profile" enough to attract significant commercial prospects at this time. A revised concept plan showed "Future Retail" on the adjacent parcel to the southwest of the subject property and the current site of the unoccupied Colorpoint building, associated with Low Temp Industries. Future development of this parcel would involve the demolition of that building and the possible enhancement of "Rawls Road", a private road that runs through the center of the old Low Temp facilities.

For the 252 family / workforce housing alone, the increase in population will be at least 500 new residents, possibly as much as 1000 new residents. From the Police Department, an additional police officer is needed per 180 new residents, at $65,000 per officer per year. So, the family / workforce housing would require anywhere from 3 to 6 new police officers hired on a permanent basis, an increase in City personnel costs ranging from $195,000 to $390,000 per year. There are also additional sanitation costs to factor in. Given the fact that the City does not currently charge impact fees, the applicant is proposing one-time PILOT (Payment in Lieu of Taxes) fees for the family / workforce housing in the $450,000 range, a temporary defrayment of additional personnel costs but not a permanent one. The exact amount of property taxes that would be generated by this development is unknown.

What impact would this use have on the already large population of the Clayton County school system? Mobile classrooms outside of the main building have already been ordered for City schools.

There is also the issue of additional vehicular traffic, a particularly on South Main Street, where traffic is already bad. Because the proposed use would be just residential, it would not follow the "live here, work here, play here" philosophy of the M-X zoning district and the Gateway South Overlay District, the residents would be forced to drive elsewhere for groceries, etc.

The 60% AMI Income Limits for the proposed use is in the $35,000 to 54,000 range, but the City desires to raise the AMI level of its residents and its housing prices Citywide.

The proposed use does not align with the purposes of the M-X zoning district nor the purposes of the newly established Gateway South Overlay District. This is one of the largest undeveloped tracts of land remaining in the City, where land is at a premium. Family / workforce apartments are not the highest and best use of this property, which, per the Gateway South Overlay District is "an intelligent mix of new commercial, office, residential, and even industrial uses that, through thoughtful planning and quality design guidelines, will improve the viability of this strategic area of the City."

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

Private developer; Police Department resources; School resources

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

- Rezoning Approvals - 2020
- 2020 Concept Plan
- Survey
- Zoning Info

- Site Plan Info
- Letter of Explanation - Workforce Housing
- Workforce Housing Info
- Workforce Housing Examples
- Dominium - General
- Dominium - Interiors
- Conditional Use - Dominium Workforce Housing - Legal Notice
- Zoning Sign 1
- Zoning Sign 3
- Workforce Housing Acceptance Letter
- Conditional Use Permit 9-6-2022 Current Site Plan
- Family Representative Rendering - Current

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

Denial

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 294 South Main Street; Tax Map Parcel No. 06032A B002

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 294 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 294 South Main Street; Tax Map Parcel No. 06032A B002Z

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 294 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
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Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-2 to MX (Mixed Use) – 288 South Main Street; Tax Map Parcel No. 06032A B003

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 288 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-2 to MX (Mixed Use) – 286 South Main Street; Tax Map Parcel No. 06032A B004

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 286 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 262 South Main Street; Tax Map Parcel No. 06032A B006

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 262 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Rezoning Approvals - 2020 (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-4 to MX (Mixed Use) – 298 South Main Street; Tax Map Parcel No. 06032A B0011

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 298 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

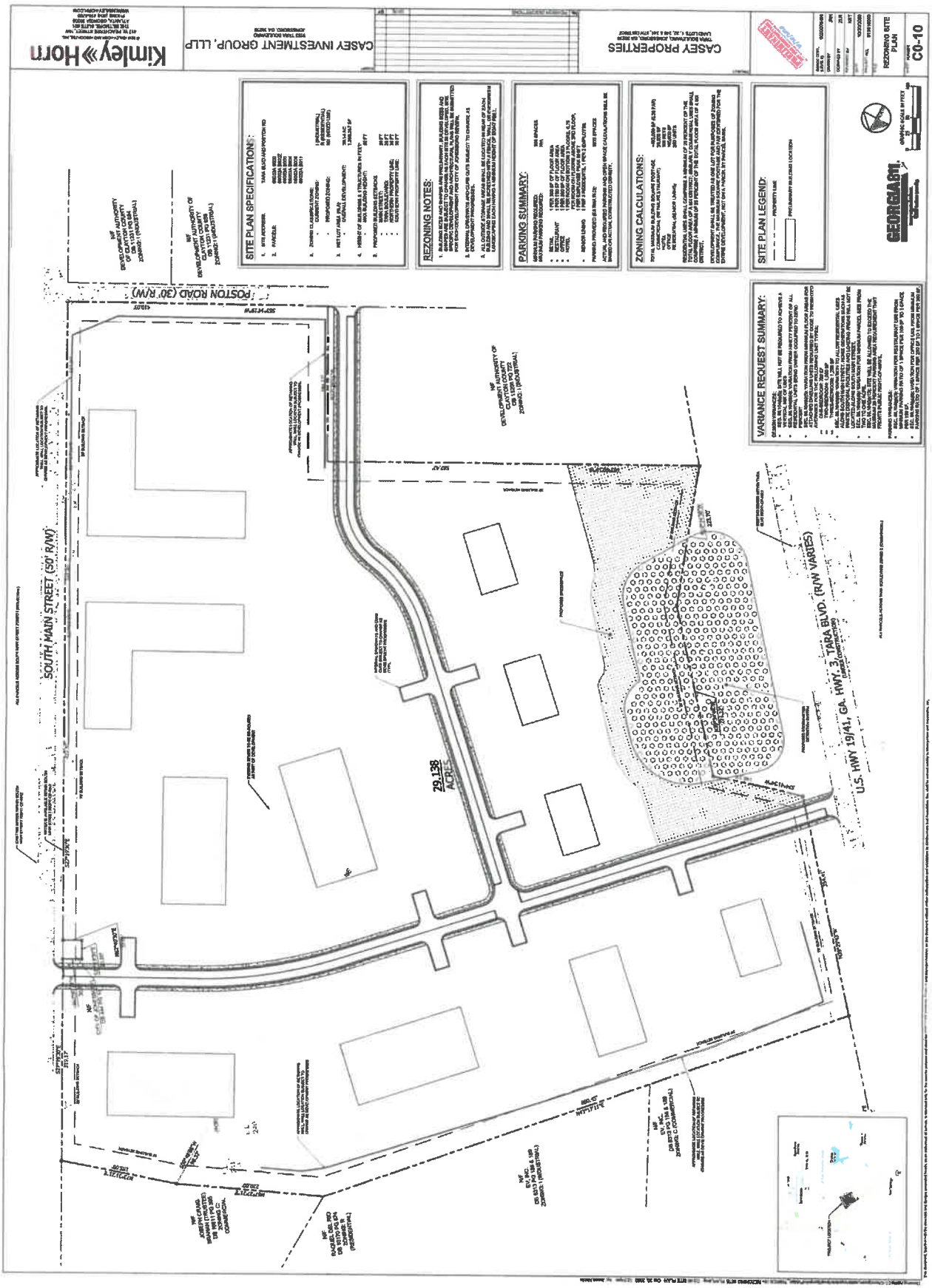
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

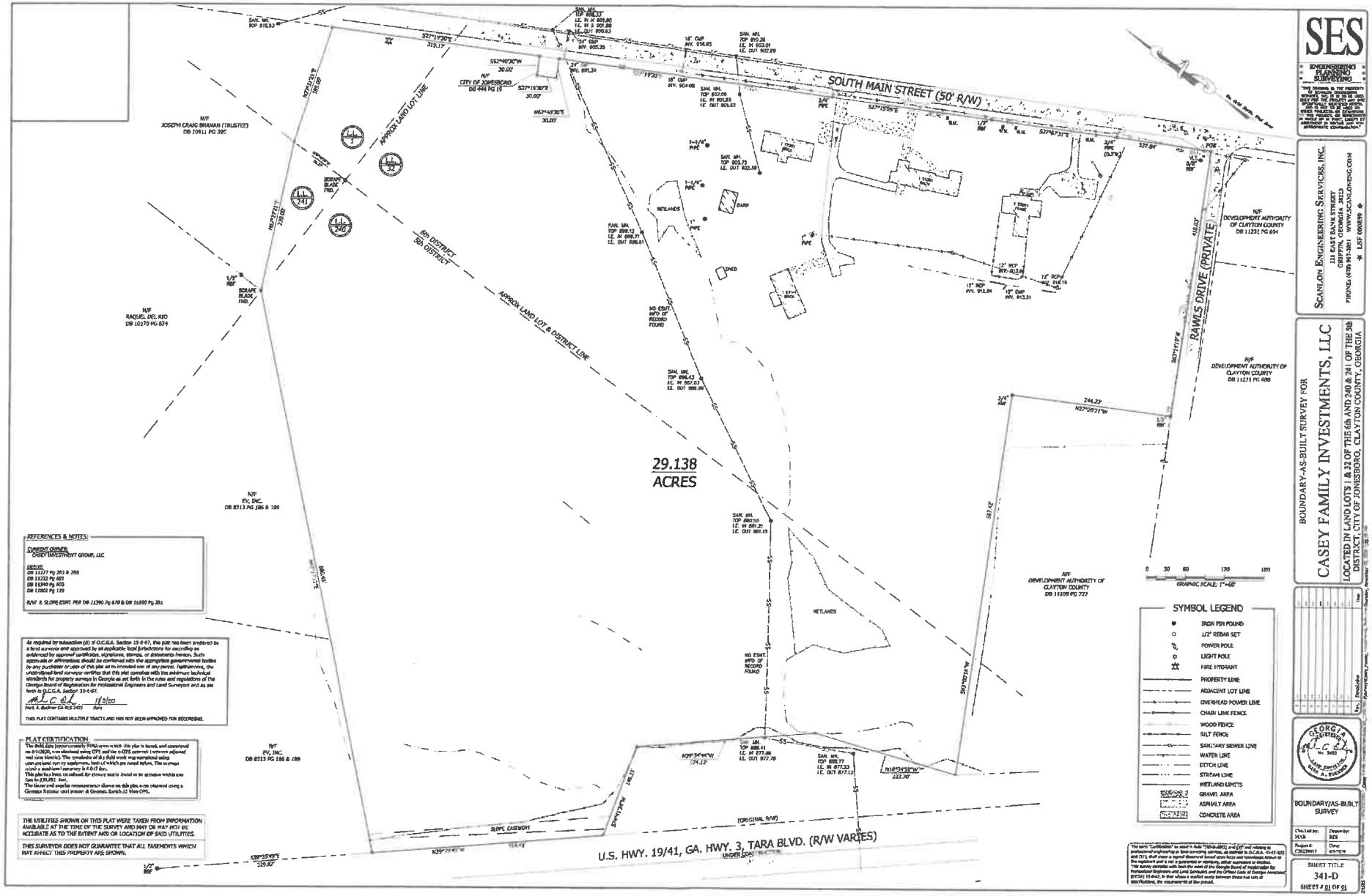
David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approvals - 2020 (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)



Attachment: 2020 Concept Plan (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)


SOUTH MAIN STREET (50' R/W)
RAWLS DRIVE (PRIVATE)
U.S. HWY. 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
APPROX LAND LOT LINE
APPROX LAND LOT & DISTRICT LINE
6th DISTRICT
5th DISTRICT
29.138
ACRES
WETLANDS
N/F
JOSEPH CRAIG BRANAN (TRUSTEE)
DB 10911 PG 395
N/F
RAQUEL DEL RIO
DB 10170 PG 624
N/F
EV, INC.
DB 8313 PG 186 & 189
N/F
CITY OF JONESBORO
DB 444 PG 19
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11231 PG 694
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11211 PG 688
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11209 PG 722
241
240
244.23'
N23°28'21"W
379.94'
410.02'
S07°11'19"W
597.42'
GRAPHIC SCALE: 1"=60'
0 30 60 120 180
SYMBOL LEGEND
IRON PIN FOUND
1/2" REBAR SET
POWER POLE
LIGHT POLE
FIRE HYDRANT
PROPERTY LINE
ADJACENT LOT LINE
OVERHEAD POWER LINE
CHAIN LINK FENCE
WOOD FENCE
SILT FENCE
SANITARY SEWER LINE
WATER LINE
DITCH LINE
STREAM LINE
WETLAND LIMITS
GRAVEL AREA
ASPHALT AREA
CONCRETE AREA
REFERENCES & NOTES:
CURRENT OWNER:
CASEY INVESTMENT GROUP, LLC
DEEDS:
DB 11277 Pg 283 & 288
DB 11222 Pg 681
DB 11240 Pg 603
DB 11801 Pg 129
R/W & SLOPE ESMT PER DB 11390 Pg 670 & DB 11390 Pg 361
PLAT CERTIFICATION:
THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
THIS PLAT CONTAINS MULTIPLE TRACTS AND HAS NOT BEEN APPROVED FOR RECORDING.
SES
ENGINEERING PLANNING SURVEYING
SCANLON ENGINEERING SERVICES, INC.
111 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 972-1821 WWW.SCANLONENG.COM
LSF 000899
BOUNDARY-AS-BUILT SURVEY FOR
CASEY FAMILY INVESTMENTS, LLC
LOCATED IN LAND LOTS 1 & 32 OF THE 6th AND 240 & 241 OF THE 5th DISTRICT, CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA
BOUNDARY/AS-BUILT SURVEY
SHEET TITLE
341-D
SHEET # 01 OF 01

Pat Daniel

From: Jake Trammell <noreply@jotform.com>
Sent: Friday, July 22, 2022 8:40 AM
To: David Allen; Ricky , L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Jake Trammell

Jonesboro, GA: Zoning Verification Request

Name of Applicant:	Jake Trammell
Name of Business:	Dominium Developers
Property's Address:	Street Address: 294 South Main Street City: Jonesboro State / Province: Georgia Postal / Zip Code: 30236
Email Address:	jake.trammell@dominiuminc.com
Phone: (Day)	(404) 806-5878
Phone: (Evening)	(404) 806-5878
Current Use of Property	undeveloped
Proposed Use of Property (Please provide in great detail the intended use of the property):	Affordable Multi-Family Apartments
Applicant's Signature	JTT
Date	07-22-2022

You can edit this submission and view all your submissions easily.

EX. ZONING: MX (GATEWAY SOUTH) NAICS CODE: N/A

REQ. ZONING: R2, RM, CCH, HI, HZ, MX CONDIT. USE REQ?: YES

CONDITIONAL USE PERMIT REQUIRED AND MUST COMPLY WITH SEC. 86-205 AND GATEWAY SOUTH OVERLAY

7/27/22

Attachment: Zoning Info (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

Applicant – Jake Trammell
Name of Business – Dominium Developers
Address – 294 South Main Street
Zoning District – M-X (Gateway South Overlay)
NAICS – n/a
Proposed Use: Affordable Apartments

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
n/a	Multifamily (Apartments)	C	C	N	C	C	C	C	N	C	N	N	N	Sec. 86-205; Sec. 86-117; Sec. 86-118



Sec. 86-205. – Multi-family (Apartments)

The following conditions are assigned in the R-2, R-4, CCM, R-M, H-1, H-2 and M-X districts:

(1) The standards of the R-M district shall control development of apartments.

(2) Must be located off a street having a classification of collector or greater.

(3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-M district shall conform to the following development standards:
(1) Minimum tract area: 87,120 square feet (two acres)
(2) Minimum lot area per unit:
a. Duplex: 4,000 square feet
b. Triplex: 4,000 square feet

Attachment: Zoning Info (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

c. Quadraplex: 4,000 square feet
(3) Minimum development tract width: 150 feet
(4) Minimum front yard: 25 feet
(5) Minimum side yard: 25 feet
(6) Minimum rear yard: 35 feet
(8) Maximum building height: Three-story and 40 feet
(9) Maximum number of units per building: 12
(10) Maximum density: 12 units per acre
(11) Minimum greenspace: 20 percent of gross acreage

3) Conditional uses: The following primary uses, which may otherwise be permitted in other City zoning districts, shall require a conditional use permit in the Gateway South District Overlay:
(a) Mixed-use dwelling, including lofts, meeting the requirements of Section 86-182, and as part of a major planned development only;
(b) Two-family dwelling (duplex) as part of a planned major subdivision only;
(c) Single-family attached (townhouses and condominiums), as part of a planned major subdivision only;
(d) Multifamily (apartments), as part of a major planned development only;

4. Multi-family (apartments).
a. One-bedroom units: 825 heated square feet per unit.
b. Two-bedroom units: 1025 square feet per unit.
c. Three-bedroom units: 1325 square feet per unit.
5. Mixed-use dwelling, including lofts (no street level units allowed). 1000 heated square feet per unit.
(l) Density and maximum number of residential units.
1. Single-family attached dwellings (townhouses and condominiums).
a. Maximum number of units per building: 8
b. Maximum number of units per development: 96
c. Maximum density: 12 units per acre
2. Multi-family (apartments).
a. Maximum number of units per building: None
b. Maximum density: 40 units per acre

(j) Maximum building height. 4 stories and 60 feet. No building shall be erected that would exceed the elevation of the Clayton County Courthouse. Buildings having a height greater than that of the courthouse may be approved, provided that the site elevation will permit such construction to remain below the highest point of the courthouse.

(k) Exterior architectural design and material standards. The following minimum architectural standards shall apply to exterior façade materials. The Design Review Commission and the Mayor and City Council may impose additional standards in the required developer's agreement.
1) Multifamily and townhomes / condominiums.
(a) Prohibited materials. Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.
(b) Permitted primary materials. Primary building materials for all exterior wall facades shall be constructed, at a minimum, of full-depth brick (not veneers) for the bottom two-thirds of each building, on all sides, plus a combination of at least two of the following options for the remaining one-third of the building: cast stone, cementitious siding (Hardiboard), or glass. (Note: Exterior façade delineations to not include windows or trim.)
(c) Permitted accent materials. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies.
(d) Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.
(e) Color. All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.
(f) Roofing materials. All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.

Attachment: Zoning Info (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

(g) Porches and balconies. All multifamily dwelling units shall each have minimum 6-foot-deep exterior porches (ground floor) and balconies (upper floor), with direct access to the interior of each dwelling unit via sliding doors. Porches and balconies shall be partially contained on the open side by decorative wood railings. Ground floor porches facing inner courtyards shall each be provided with a self-latching gate for access to courtyard amenities.
(h) Developer's agreement. A developer's agreement specifying all pertinent exterior design standards shall be approved by the Mayor and City Council prior to construction of multifamily and townhome / condominium developments.

David D. Allen, Zoning Administrator / Community Development Director
July 27, 2022

Attachment: Zoning Info (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

Jonesboro New Construction, Jonesboro, GA



CONDITIONAL-USE PERMIT SITE PLAN

CONDITIONAL - USE PERMIT #1 (FAMILY)

OWNER INFO:
DOMINIUM
SHAUN REINHARDT
375 NORTHRIDGE RD SUITE 500
Atlanta, GA 30350
404-806-5855

SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A B002Z

ACREAGE:	17.53 +/- ACRES	
DENSITY:	13.23 UNITS PER ACRE	
SETBACKS:	FRONT SETBACK	30'
	SIDE SETBACK:	30'
	REAR SETBACK:	30'

PARKING:
441 PARKING SPACES @ 1.75 PER FAMILY UNIT

BUILDINGS INFO:
(8) 3-STORY FAMILY APARTMENT BUILDINGS
(1) 1-STORY CLUBHOUSE BUILDING
49'-0" MAX BUILDING HEIGHT

UNITS INFO:

1-BEDROOM UNITS	(900 S.F.)	36
2-BEDROOM UNITS	(1,100 S.F.)	130
3-BEDROOM UNITS	(1,400 S.F.)	54
4-BEDROOM UNITS		32
TOTAL UNITS:		252



CONDITIONAL - USE PERMIT #2 (SENIOR)

OWNER INFO:
DOMINIUM
SHAUN REINHARDT
375 NORTHRIDGE RD SUITE 500
Atlanta, GA 30350
404-806-5855

SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A B002Z

ACREAGE:	11.4 +/- ACRES	
DENSITY:	22.1 UNITS PER ACRE	
SETBACKS:	FRONT SETBACK:	30'
	SIDE SETBACK:	30'
	REAR SETBACK:	30'

PARKING:
273 PARKING SPACES @ 1.1 PER SENIOR UNIT

BUILDINGS INFO:
(1) 4-STORY SENIOR APARTMENT BUILDING
57'-6" MAX BUILDING HEIGHT

UNITS INFO:

1-BEDROOM UNITS	(900 S.F.)	104
2-BEDROOM UNITS	(1,100 S.F.)	104
3-BEDROOM UNITS	(1,400 S.F.)	24
TOTAL UNITS:		232

VARIANCE REQUESTED SUBSTITUTE THIS PLAN FOR PREVIOUSLY APPROVED KIMLEY HORN PLAN

OVERALL SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A B002Z

EXISTING ZONING: GATEWAY SOUTH OVERLAY (RECENTLY REZONED TO MX (MIXED-USE) TARA BLVD. OVERLAY DISTRICT

ACREAGE: 24.63 +/- ACRES

LOCATION MAP:



EXAMPLE BUILDING ELEVATION



NORTH
SCALE: 1:80

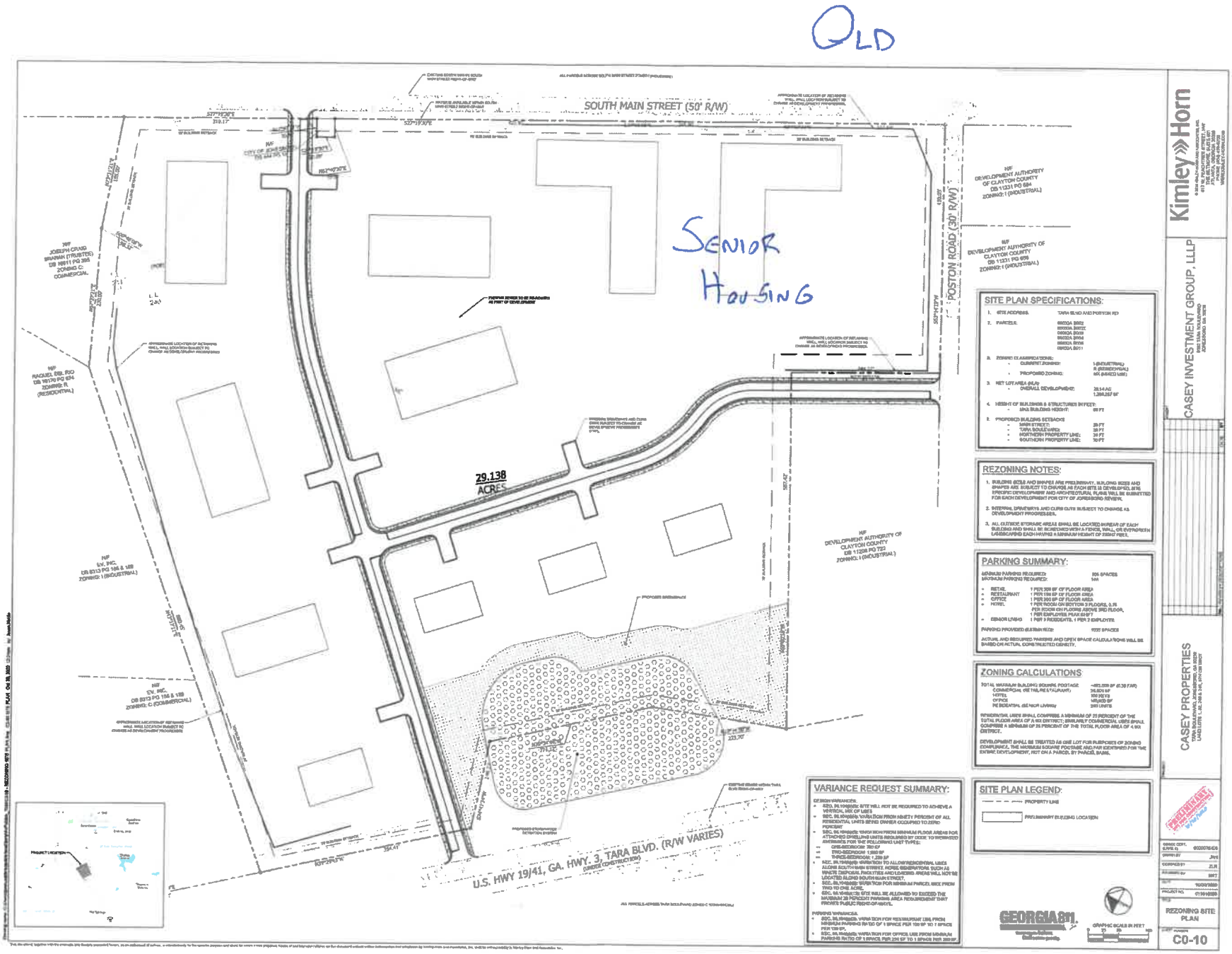
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-139 404-373-2800
JONESBORO, GA

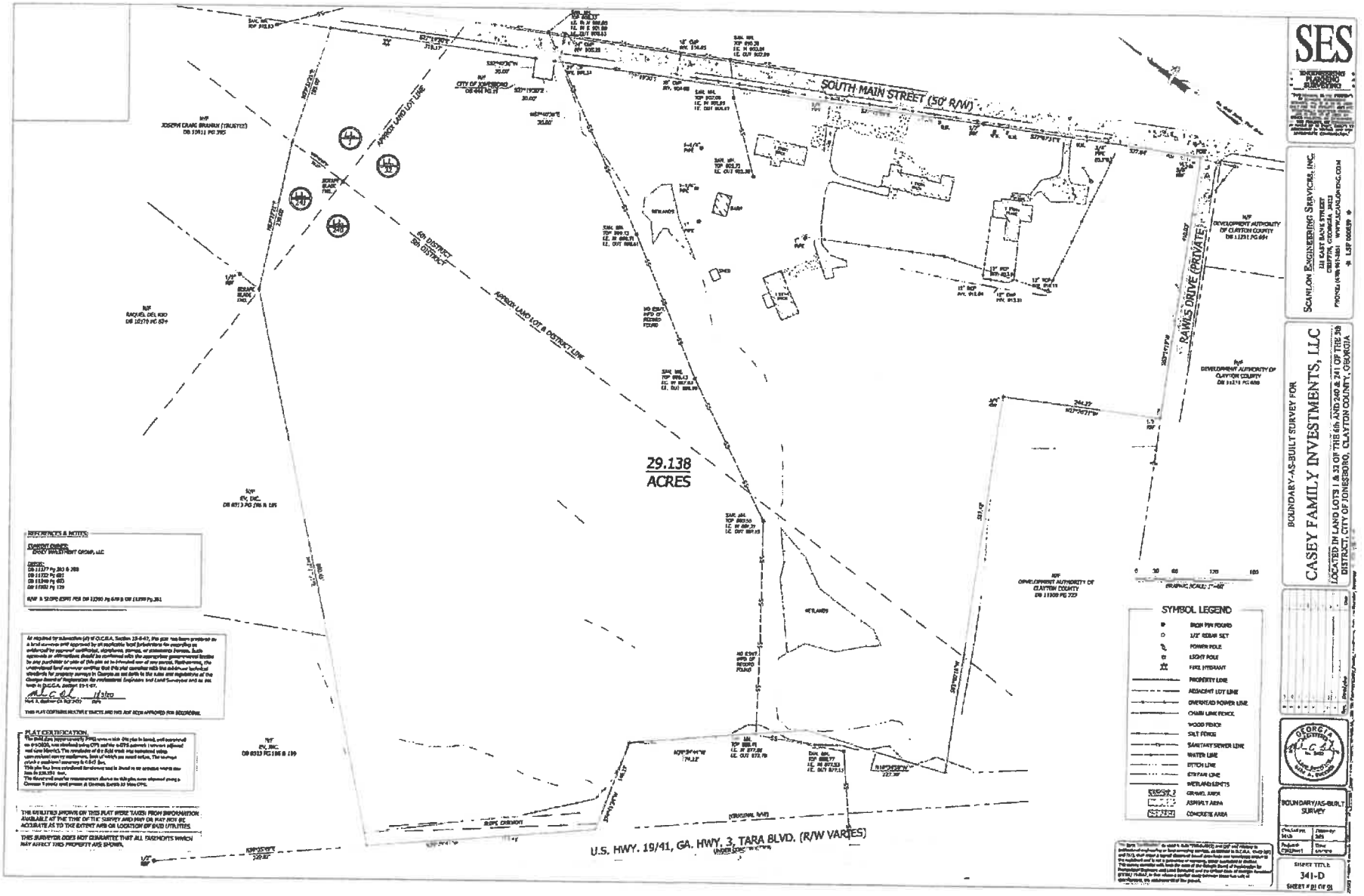
CONCEPTUAL ARCHITECTURAL SITE PLAN SCHEME 'D'

CONDITIONAL - USE PERMIT SITE PLANS

CSP.4

Attachment: Site Plan Info (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)


OLD
SENIOR HOUSING
SOUTH MAIN STREET (50' R/W)
POSTON ROAD (30' R/W)
U.S. HWY 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
29.138 ACRES
SITE PLAN SPECIFICATIONS:
REZONING NOTES:
PARKING SUMMARY:
ZONING CALCULATIONS:
VARIANCE REQUEST SUMMARY:
SITE PLAN LEGEND:
PROPERTY LINE
PRELIMINARY BUILDING LOCATION
Kimley»Horn
CASEY INVESTMENT GROUP, LLLP
CASEY PROPERTIES
PRELIMINARY
REZONING SITE PLAN
C0-10


SOUTH MAIN STREET (50' R/W)
RAWLS DRIVE (PRIVATE)
29.138
ACRES
U.S. HWY. 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
SES
SCANLON ENGINEERING SERVICES, INC.
BOUNDARY-AS-BUILT SURVEY FOR
CASEY FAMILY INVESTMENTS, LLC
LOCATED IN LAND LOTS 1 & 33 OF THE 6th AND 240 & 241 OF THE 5th DISTRICT, CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA
SYMBOL LEGEND
BOUNDARY/AS-BUILT SURVEY
341-D

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Multifamily Conditional Use Application

Dear Mr. Allen,

Dominium is pleased to present a conditional use application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The roughly 29.23-acre site is currently zoned Mixed Use (M-X), under the Southern Gateway Overlay District. The purpose of this application is to request permission from the City for a conditional use under the Zoning Ordinance for the ability to develop 252 Multifamily Homes. Each resident will be obligated to pay rent monthly. Monthly rent will include utilities and will be approximately $991, $1,160, $1,319, and $1,475 for a one-, two-, three-, and four-bedroom unit respectively.

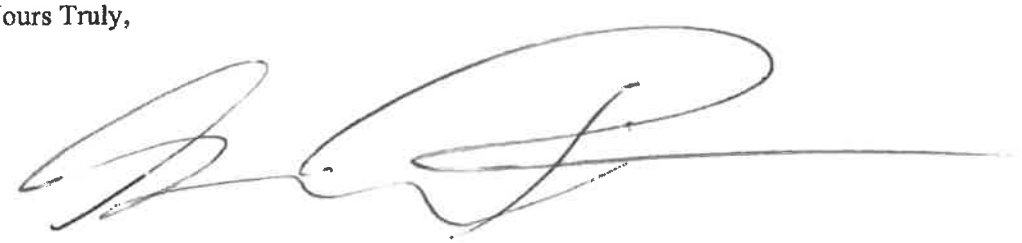
The M-X zoning requires that "*residential uses shall comprise a minimum of 25 percent of the total floor area of an MX district; similarly commercial uses shall also comprise a minimum of 25 percent of the total floor area of an MX district.*" By foregoing this commercial requirement, our development is able to maximize acreage to supply additional housing to the area and provide the best possible experience for residents. In addition, our development will continue to align with goals of the Southern Gateway Over District by providing a *"residential component to help develop a more diverse range of quality housing to supplement the City's aging housing stock, including housing options for the 55-year-old plus, active-living demographic."*

It is important to note that Dominium understands the impact this development will have on resources. If this application is approved by the Jonesboro Community Development Department, we pledge to work with a third-party group to research this impact and assess a dollar figure to be paid to the City. Attached in Exhibit A is a list of current impact fees for the City of Atlanta. Based on these fees, we estimate that the PILOT impact fee amount will be just shy of $500,000.

Dominium has been developing multifamily apartments for 45+ years and is currently the second largest for-profit owner and operator of affordable housing with nearly 40,000 units owned and managed across 20+ states. We understand the day-to-day life of hardworking families and individuals and want to ensure that these residents have access to quality, attractive, amenity-rich homes where they can live with dignity and pride.

We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information.

Yours Truly,



Attachment: Letter of Explanation - Workforce Housing (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

DOMINIUM

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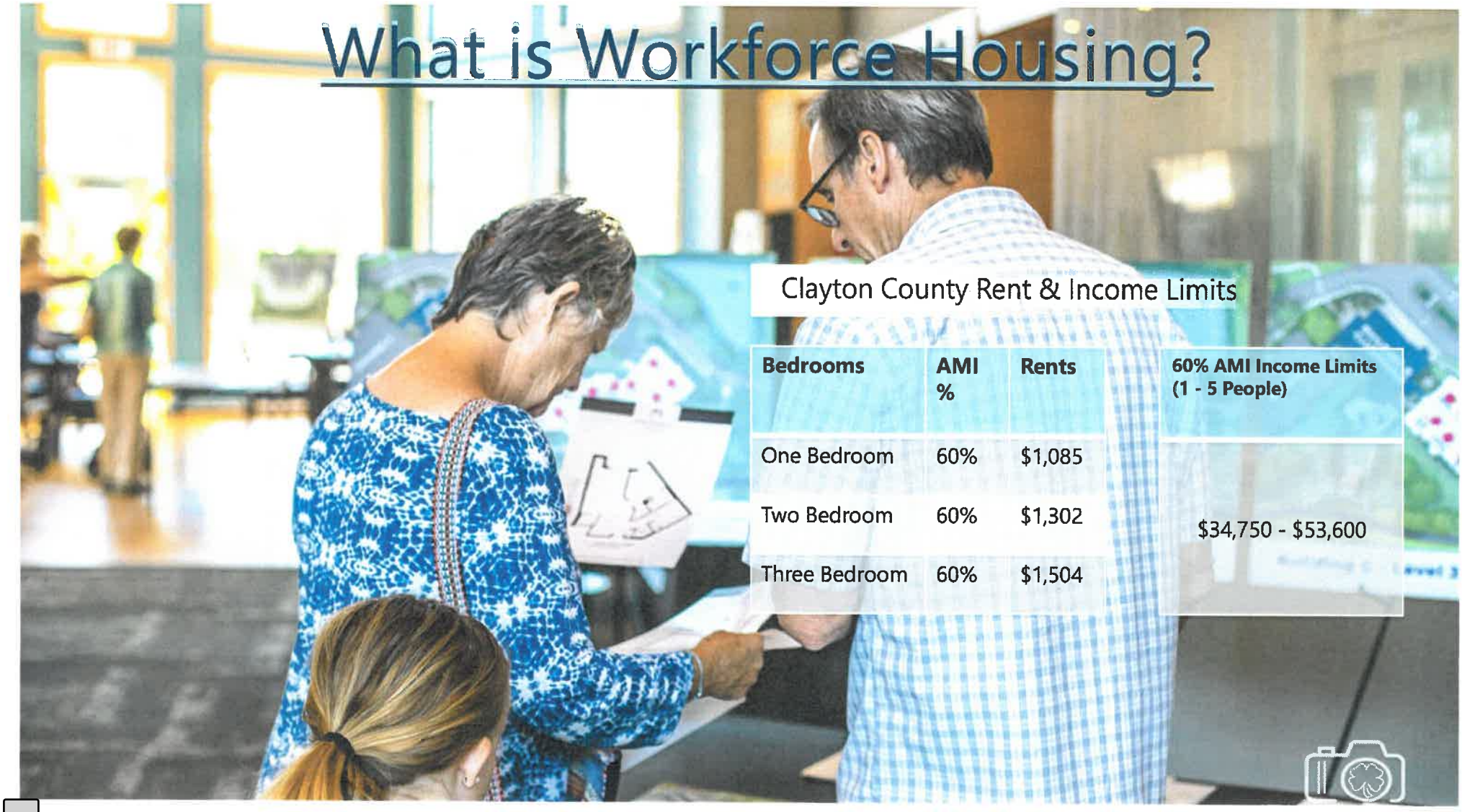
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Yours Truly,



Attachment: Workforce Housing Info (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

What is Workforce Housing?



Clayton County Rent & Income Limits

Bedrooms	AMI %	Rents
One Bedroom	60%	$1,085
Two Bedroom	60%	$1,302
Three Bedroom	60%	$1,504

60% AMI Income Limits (1 - 5 People)
$34,750 - $53,600

Benefits of this $140+ Million Investment

Workforce - $78 million total development costs

Direct

- **Estimated Annual Real Estate Tax Incremental Increase**: $500,000
- **Estimated Permitting, Water, and Sewer Tap Fees, Plan Review other Impact Fees to the City:** $1,000,000
- **Increase in Jobs:** 10 Full time employees in management
- **National Association of Homebuilders Construction Related Jobs:** 1,000 Jobs

Indirect

- **Annual Additional Consumer Spending in the Community:** $5,585,000
- **Annually Added Additional Jobs:** 80 local Jobs

Senior - $69 million total development costs

Direct

- **Estimated Annual Real Estate Tax Incremental Increase:** $400,000
- **Estimated Permitting, Water, and Sewer Tap Fees, Plan Review other Impact Fees to the City:** $1,000,000
- **Increase in Jobs:** 10 Full time employees in management
- **National Association of Homebuilders Construction Related Jobs:** 960 Jobs

Indirect

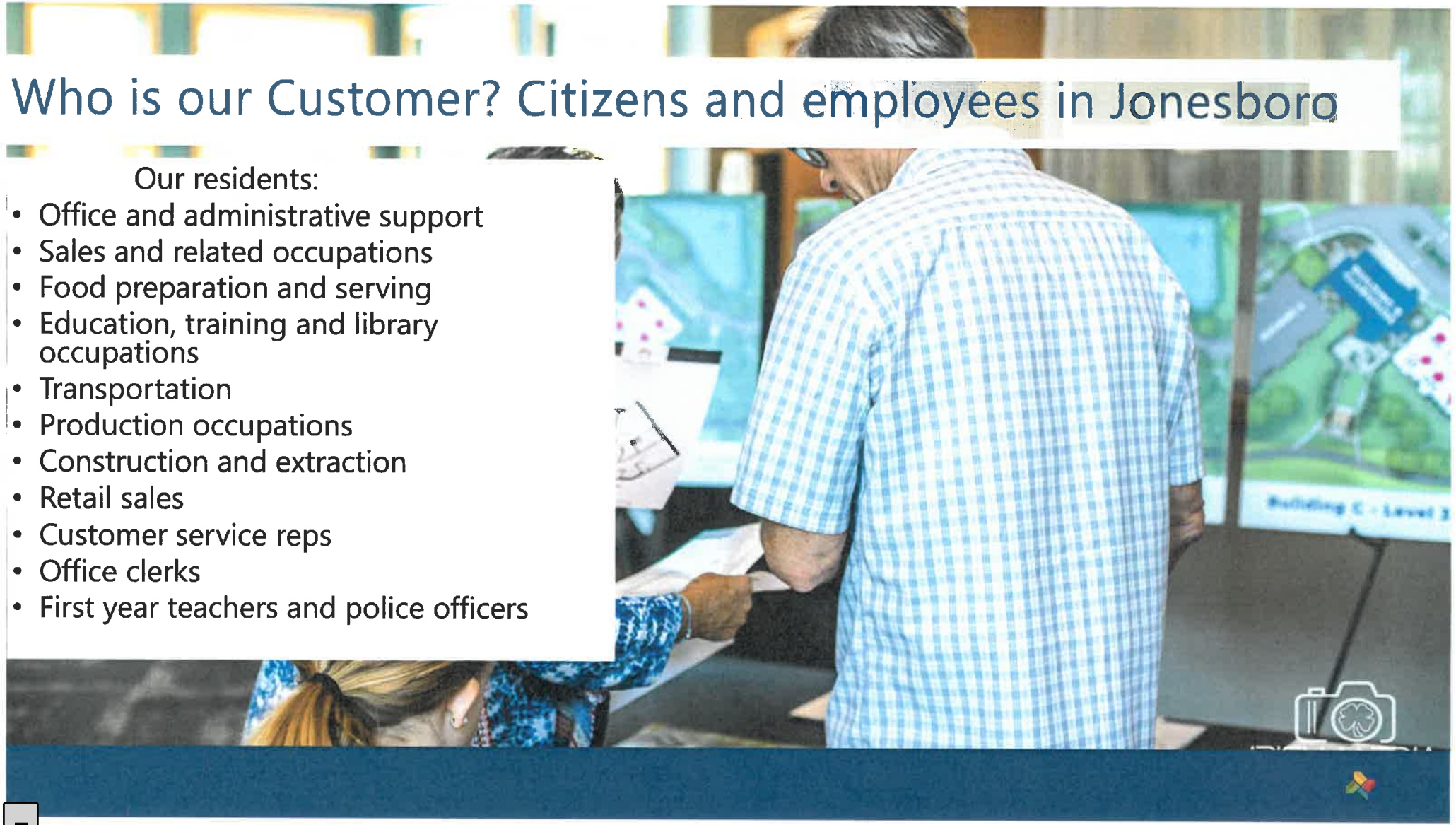
- **Annual Additional Consumer Spending in the Community:** $5,850,000
- **Annually Added Additional Jobs:** 85 Local Jobs

Attachment: Workforce Housing Info (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

Who is our Customer? Citizens and employees in Jonesboro

Our residents:

- Office and administrative support
- Sales and related occupations
- Food preparation and serving
- Education, training and library occupations
- Transportation
- Production occupations
- Construction and extraction
- Retail sales
- Customer service reps
- Office clerks
- First year teachers and police officers



DOMINIUM

Exhibit A

Phase 2: 75%-Effective September 1, 2022						
Land-Use Type	**Unit**	***Transportation**	**Parks**	**Fire**	**Police**	**Total**
Single-Family (tiered)						
Less than 1,500 sq. ft.	Dwelling	$2,205	$847	$195	$197	$3,444
1,500 to 2,499 sq. ft.	Dwelling	$2,346	$913	$211	$212	$3,682
2,500 sq. ft. or greater	Dwelling	$2,487	$1,012	$234	$235	$3,968
Multi-Family						
Low-Rise (1-2 stories)	Dwelling	$1,314	$620	$144	$144	$2,222
Mid-Rise (3-10 stories)	Dwelling	$1,032	$589	$136	$137	$1,894
High-Rise (>10 stories)	Dwelling	$845	$489	$113	$114	$1,561
Hotel/Motel	Room	$1,502	$404	$93	$94	$2,093
Retail/Commerical	1,000 sq. ft.	$3,097	$902	$208	$210	$4,417
Office	1,000 sq. ft.	$1,548	$450	$104	$105	$2,207
Hospital & Other Public/Institutional	1,000 sq. ft.	$1,971	$277	$64	$65	$2,377
Nursing Home	1,000 sq. ft.	$798	$277	$64	$65	$1,204
Elementary/Secondary School	1,000 sq. ft.	$1,032	$277	$64	$65	$1,438
Church	1,000 sq. ft.	$657	$277	$64	$65	$1,063
Industrial	1,000 sq. ft.	$2,018	$175	$41	$41	$2,275
Warehouse	1,000 sq. ft.	$610	$97	$23	$23	$753
Mini-Warehouse	1,000 sq. ft.	$610	$40	$9	$9	$668
* fee reduced by 50% within 1,000 walking feet of a MARTA station						

Attachment: Workforce Housing Info (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)





EST 2019

PRESERVE
at Highland Ridge
APARTMENTS

The Preserve at Highland Ridge is an affordable multifamily community including 261 homes, located in Nashville, TN. The project consists of two separate parcels of undeveloped land on Dickerson Pike, a major North/South corridor, with direct views of the downtown skyline. The Preserve at Highland Ridge helps to address the current shortage of affordable housing in Nashville. We collaborated with Smith Gee Studio and Hardaway Construction to achieve construction completion in 2021.

This development provides affordable workforce housing for those earning less than 60% of the Area Median Income. The unit mix for the project includes 56 one-bedrooms, 99 two-bedrooms, and 106 three-bedrooms. The development consists of eight residential buildings, each 3-4 stories in height. These buildings are anchored by a centrally located clubhouse building and amenity area, which includes a pool, gazebo and playground. In-home features include 9-foot ceilings, fully-equipped kitchens with energy star rated appliances, granite countertops, and in-home washer/dryer. Upon completion, the project was rated an Energy Star Certified residential community.

The Preserve at Highland Ridge is financed through the combination of tax-exempt bonds, 4% Low Income Housing Tax Credits, a forward tax exempt loan provided by Mass Mutual Life Insurance Company and serviced by Barings, a construction loan and equity bridge loan provided by US Bank, a subordinate tax exempt loan provided by Dougherty & Company, LLC, and an equity investment in the project's 4% federal tax credits from Alliant. Dominium has proven a track record of success with this complicated financing execution. The Preserve at Highland Ridge is a project that all deal participants are proud of and this community will continue to positively impact the surrounding community for years to come.

NAME:
Preserve at Highland Ridge
Nashville, TN

TYPE OF PROJECT:
261 Apartments
100% Family/Workforce
Section 42

ARCHITECT:
Smith Gee Studio

GENERAL CONTRACTOR:
Hardaway Construction

DOMINIUM'S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
Tennessee Housing Development Agency
Industrial Development Board of the Metropolitan Government of Nashville
Metropolitan Development & Housing Agency
US Bank, N.A.
Barings LLC
Alliant Capital

TOTAL DEVELOPMENT COST:
$64,000,000

SIZE: 17.11 Acres (Site)
336,648 Square Feet (Building)

COMPLETION: 2021

DOMINIUM







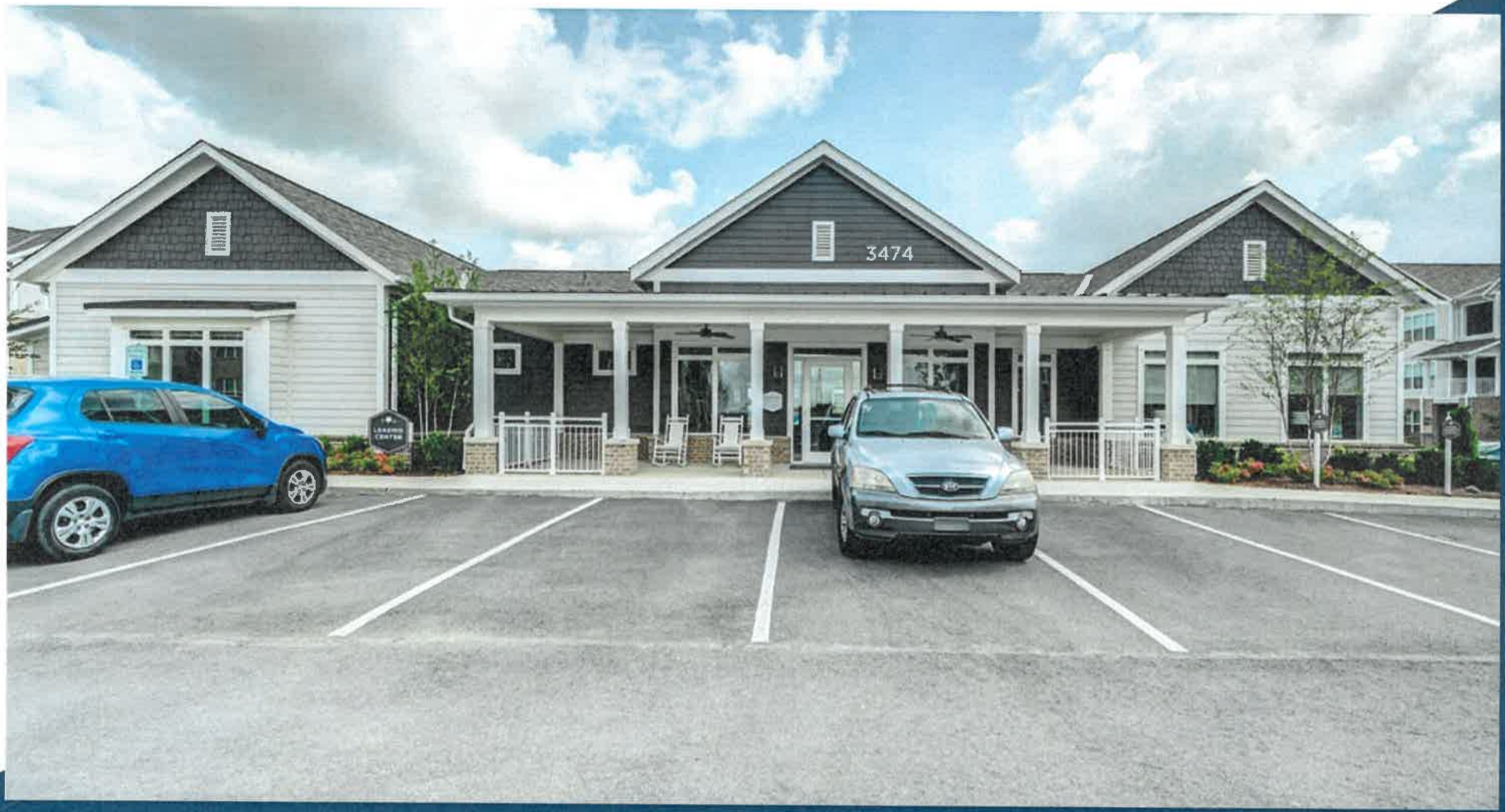
Attachment: Workforce Housing Examples (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)



Preserve at Highland Ridge






3474




MAIL CENTER





The PROMENADE

The Promenade is Dominium's first family new construction project in the state of Georgia. Once constructed, The Promenade will provide 288 homes of high quality and affordable, family housing to the Atlanta metro. Dominium closed on the acquisition of the land in May of 2021 and the financing in September of 2021. Construction is expected to be completed in September of 2023.

The apartment community consists of ten 3-story walk-up buildings and one clubhouse. There is a mixture of one, two, and three bedroom homes. Surface parking is provided at no additional cost and residents enjoy access to a variety of amenities including: clubroom, arts and crafts space, computer center, fitness center, yoga studio, outdoor patio with grilling area, and an outdoor pool.

The Promenade is financed through the combination of tax-exempt bonds, 4% Low Income Housing Tax Credits, a Freddie Mac Forward Tax-Exempt Loan originated and serviced by Greystone, a tax-exempt construction loan and equity bridge loan originated by US Bank, and an equity investment from US Bank in the 4% Federal and State Low Income Housing Tax Credits. With the help of these, and many other partners, this project will provide quality affordable housing to residents in McDonough for years to come.

NAME:
The Promenade
McDonough, GA

TYPE OF PROJECT:
288 Family Apartments
100% Affordable (60% AMI)

ARCHITECT:
Martin & Riley Associates

CONSTRUCTION MANAGEMENT:
WD Construction, LLC

DOMINIUM'S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
US Bank
Greystone
Georgia Housing & Finance Authority
McDonough Housing Authority
Georgia Department of Community Affair

TOTAL DEVELOPMENT COST:
$75,000,000

SIZE: 27.5 Acres (Site)
350,000 Square Feet (Building)

COMPLETION DATE:
September 2023

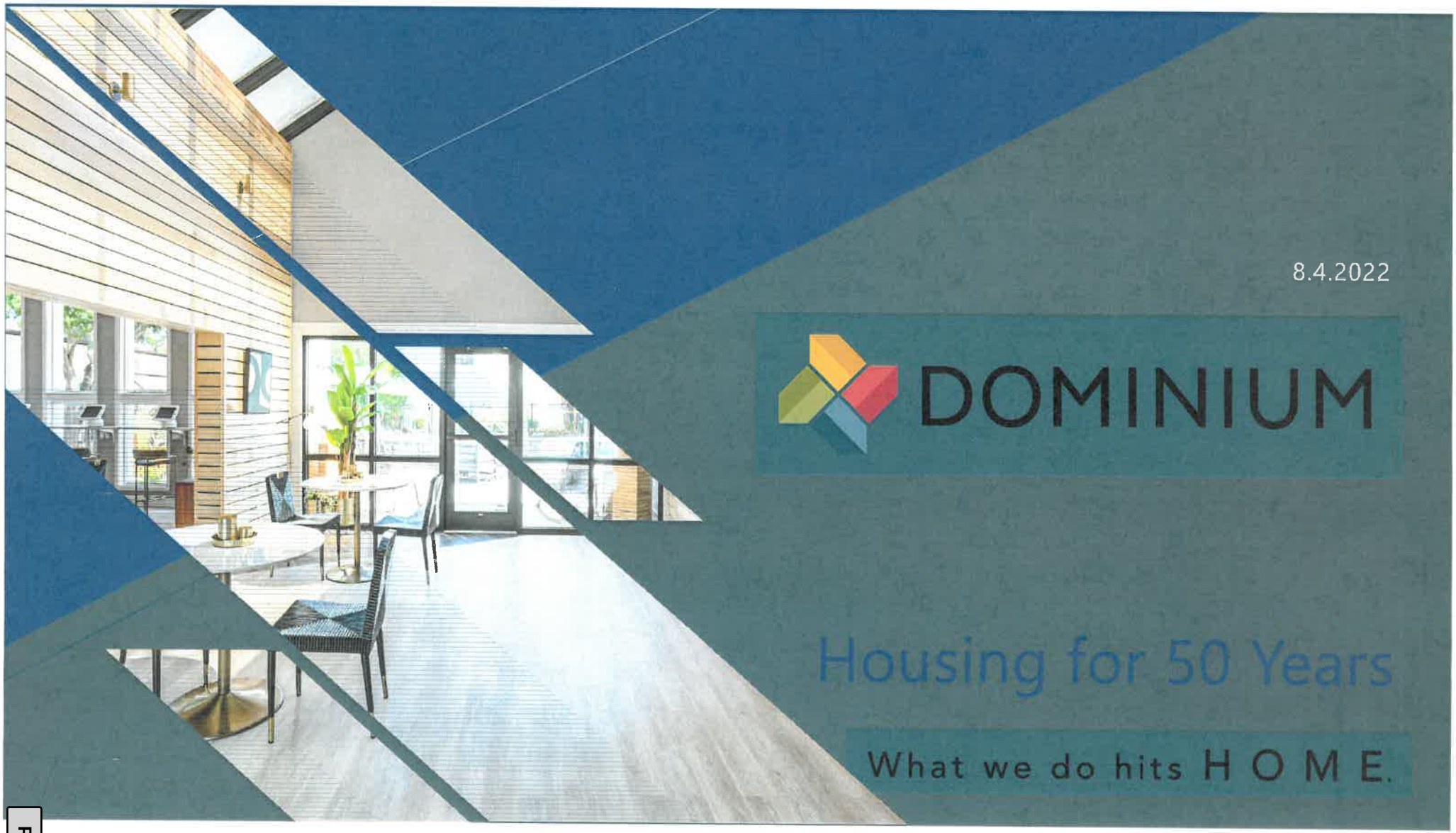
DOMINIUM







Attachment: Workforce Housing Examples (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

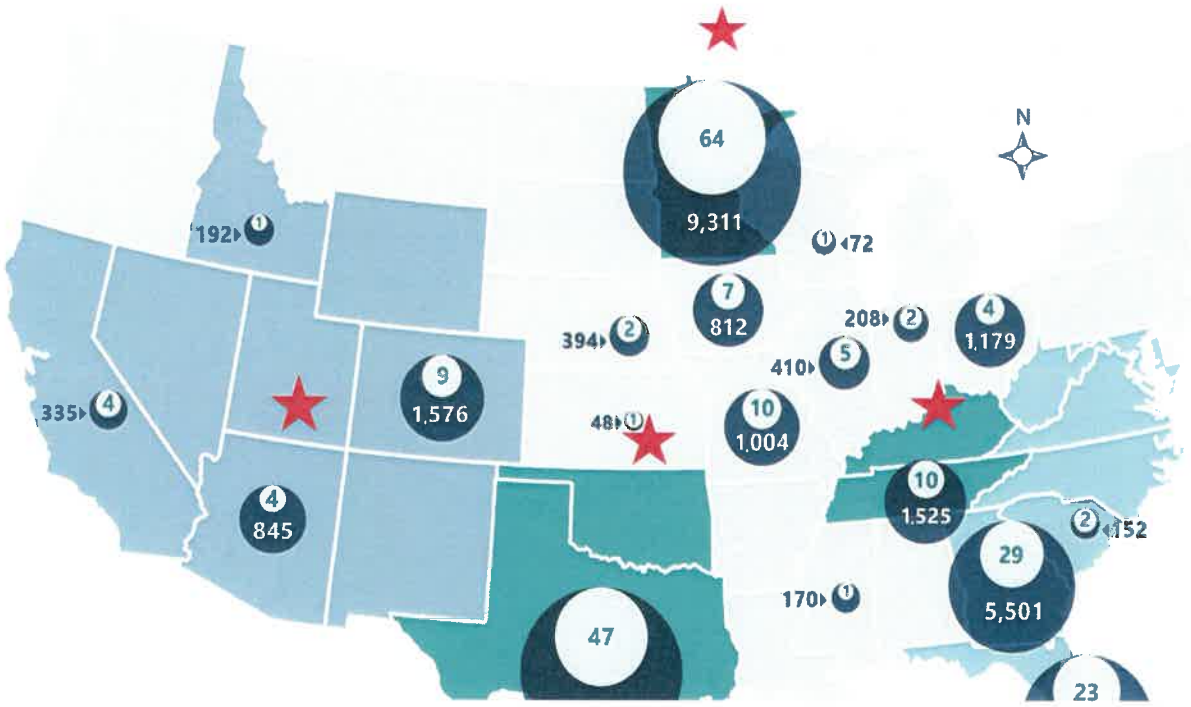

8.4.2022
DOMINIUM
Housing for 50 Years
What we do hits HOME.

Current Position

CURRENT FOOTPRINT BY STATE

DOMINIUM

Current Footprint by State



PORTFOLIO	SITES	UNITS
TOTAL	226	37,730

PROPERTIES OWNED FOR:

0-4 Years:	122	10-14 Years:	37
5-9 Years:	40	15+ Years:	27

EMPLOYMENT

Site:	**848**
Corporate:	
Property Management	133
Corporate Services/HR	164
Development/Construction	119
TOTAL	**1,264**

REGIONS	OFFICES	MSA GROWTH[1]
Southeast	Atlanta[2], Tampa[3], Washington DC[3]	5,409,115
Central	Dallas[2], Minneapolis[2]	3,785,341
Mountain West	Phoenix[2], Denver[3]	2,814,835

**Data as of 12.31.2021*

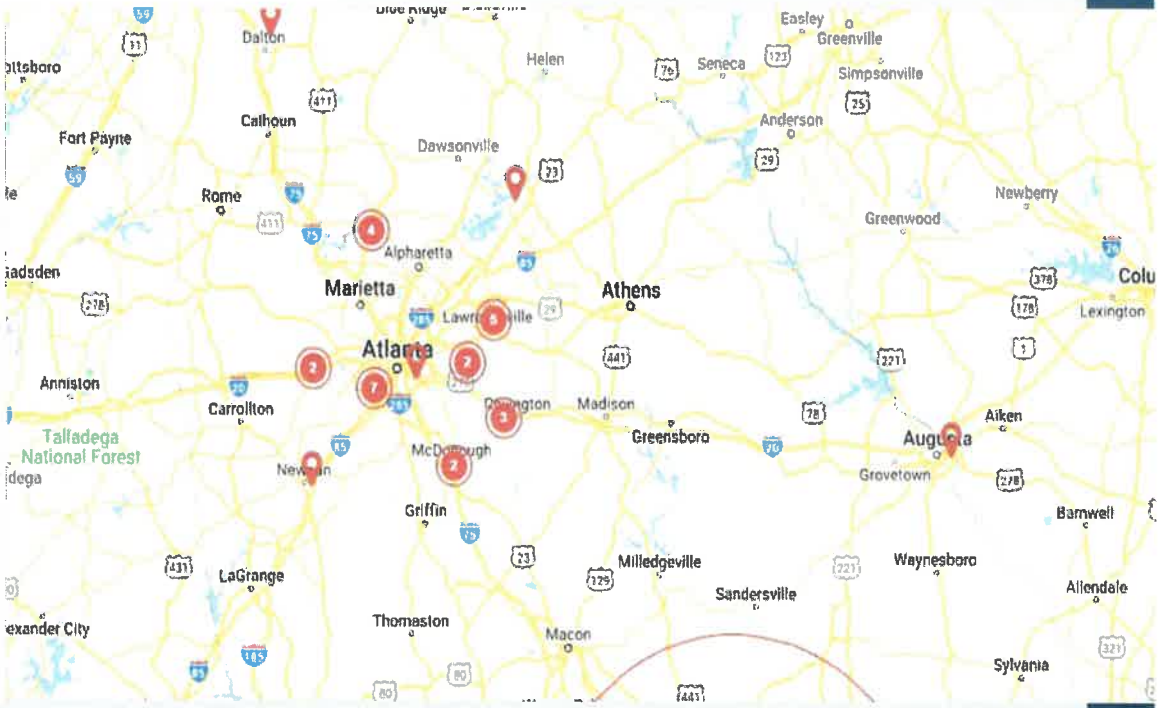
[1] Regional MSA growth 2010-2019 | [2] Regional Headquarters Office | [3] Development Office

Attachment: Dominium - General (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

Dominium In Georgia

- Portfolio currently consists of 31 properties totaling 6,058 units in Georgia

- Shifted focus of building new construction footprint:
  - Covington
  - Stonecrest
  - Dacula (UGC)
  - Grayson (UGC)
  - Newnan
  - McDonough
  - Atlanta



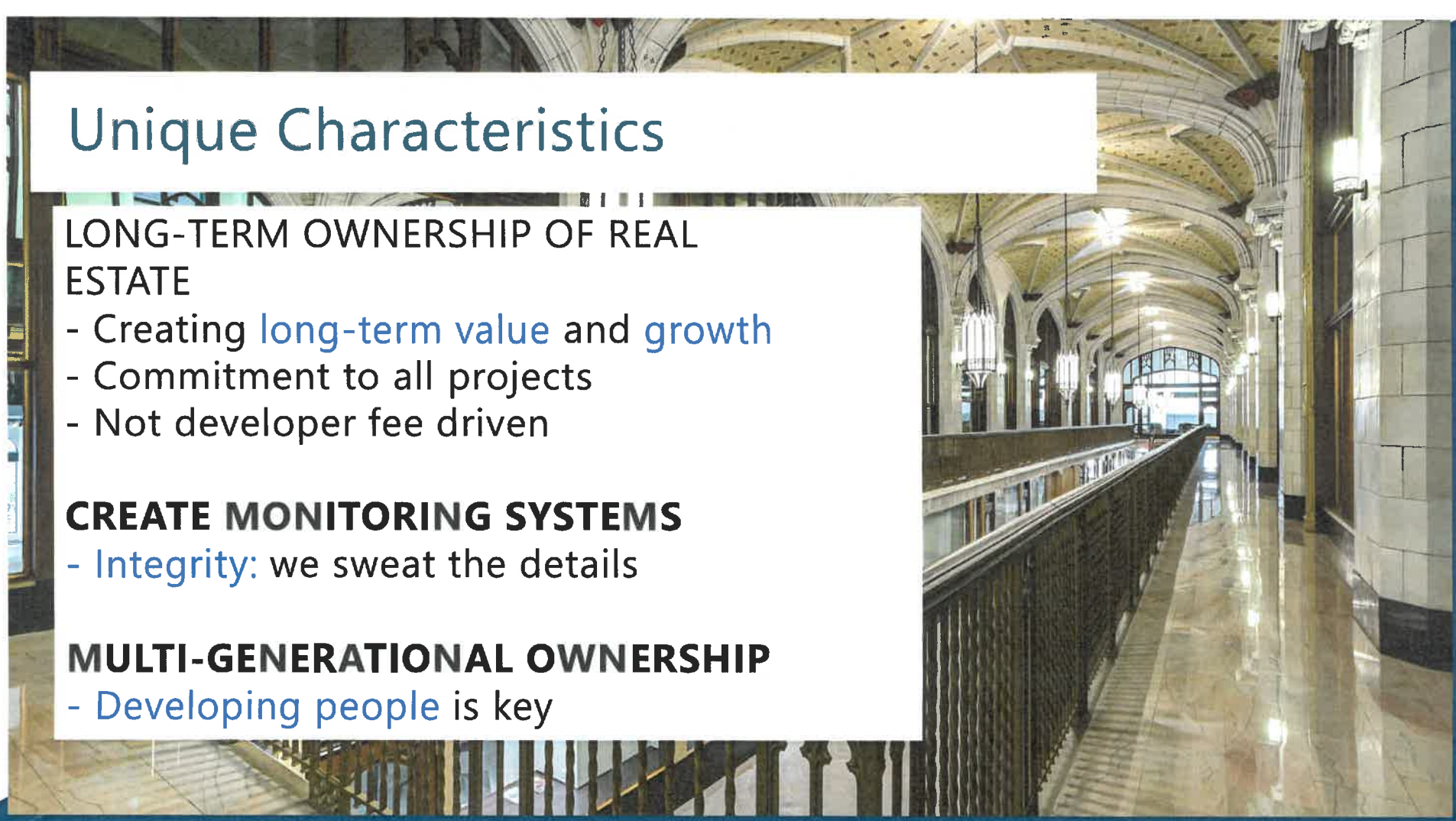
Attachment: Dominium - General (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

Our Strengths

- Focus on property management
  - We only manage deals we own
- Build for long-term ownership
- Emphasis on our customers not on development fees
- Financial relationships and strength
  - Certainty of execution



Unique Characteristics



LONG-TERM OWNERSHIP OF REAL ESTATE

- Creating long-term value and growth
- Commitment to all projects
- Not developer fee driven

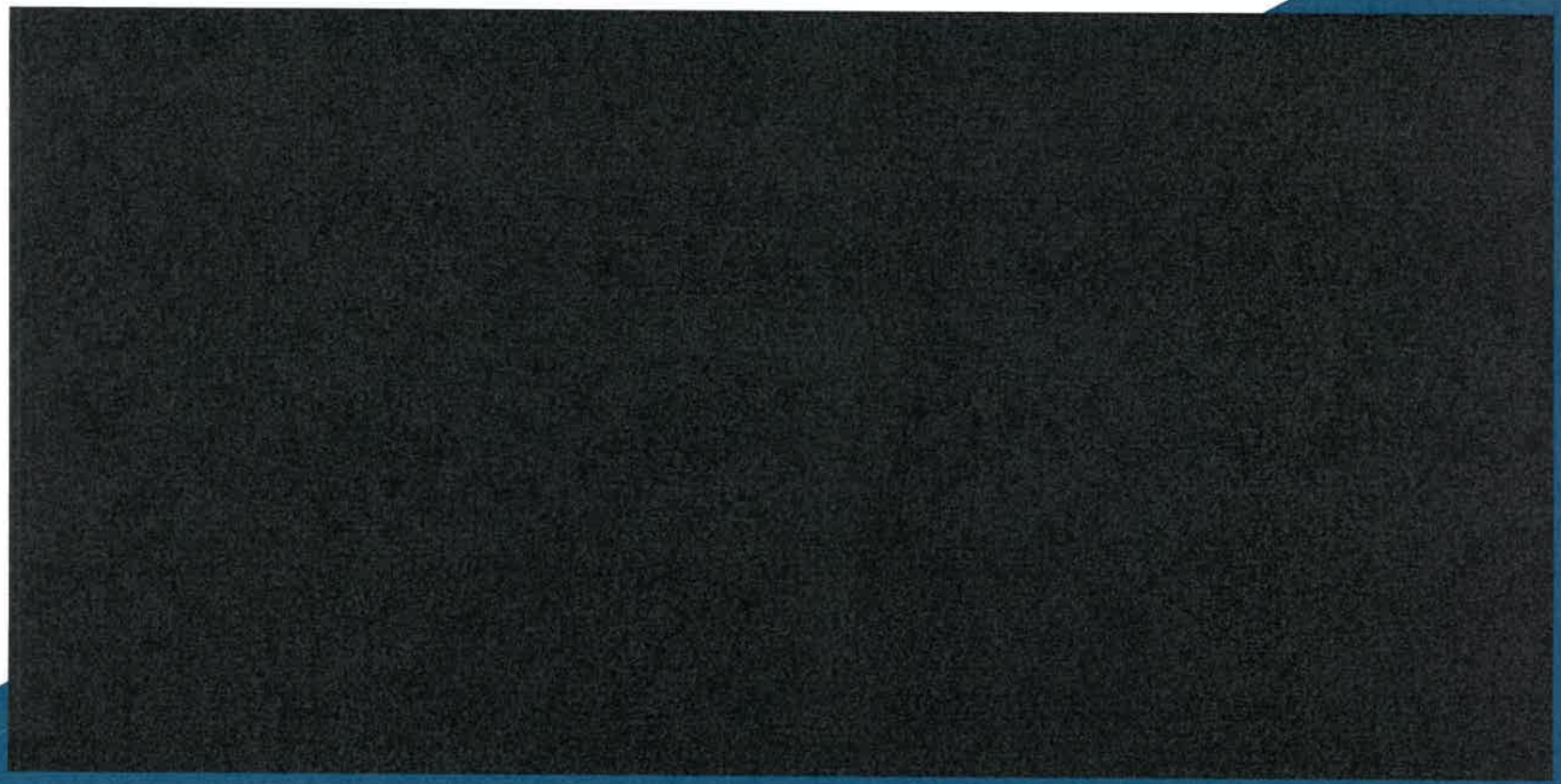
CREATE MONITORING SYSTEMS

- Integrity: we sweat the details

MULTI-GENERATIONAL OWNERSHIP

- Developing people is key

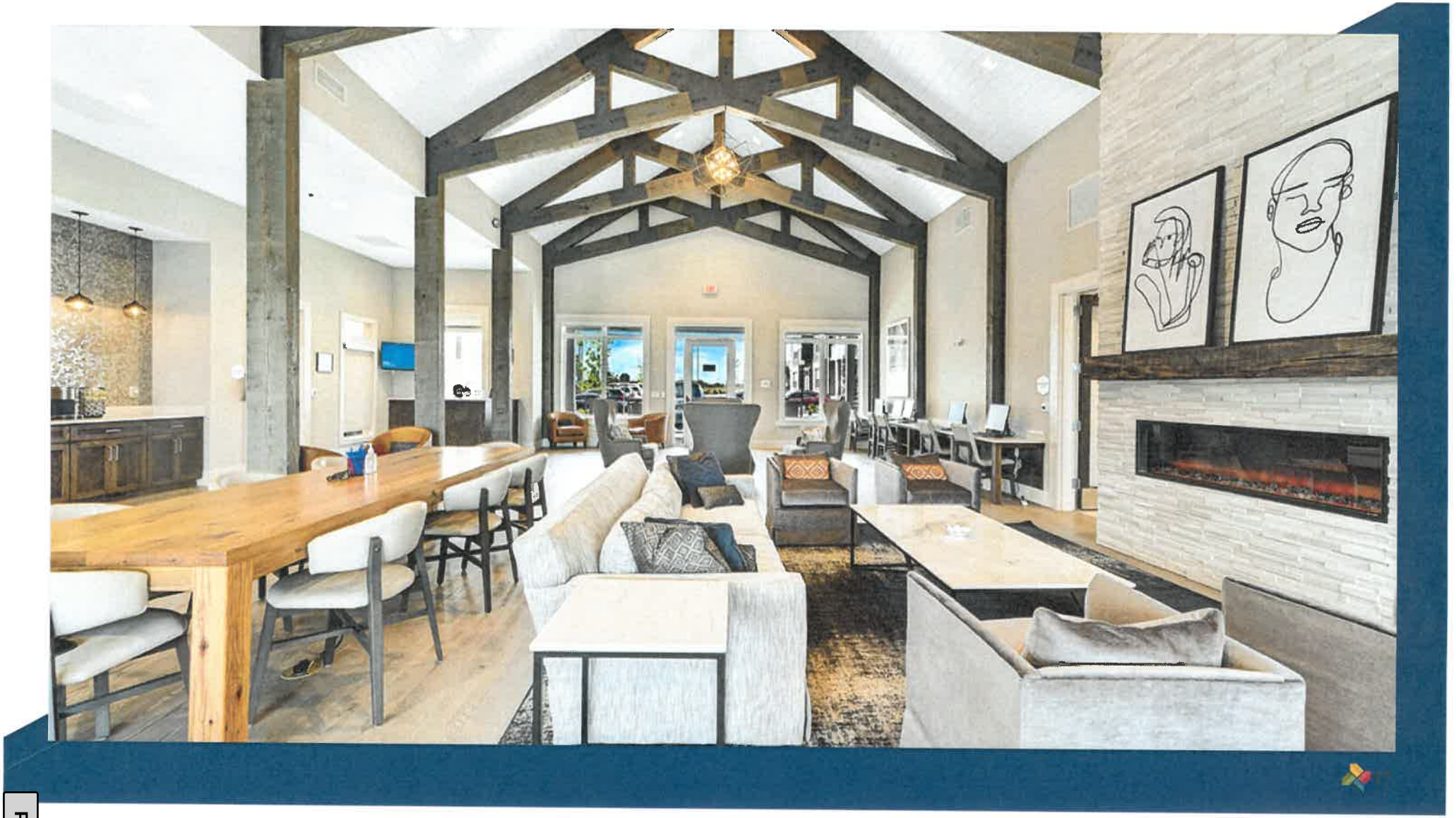
Property Video




DOMINIUM
What we do hits HOME.



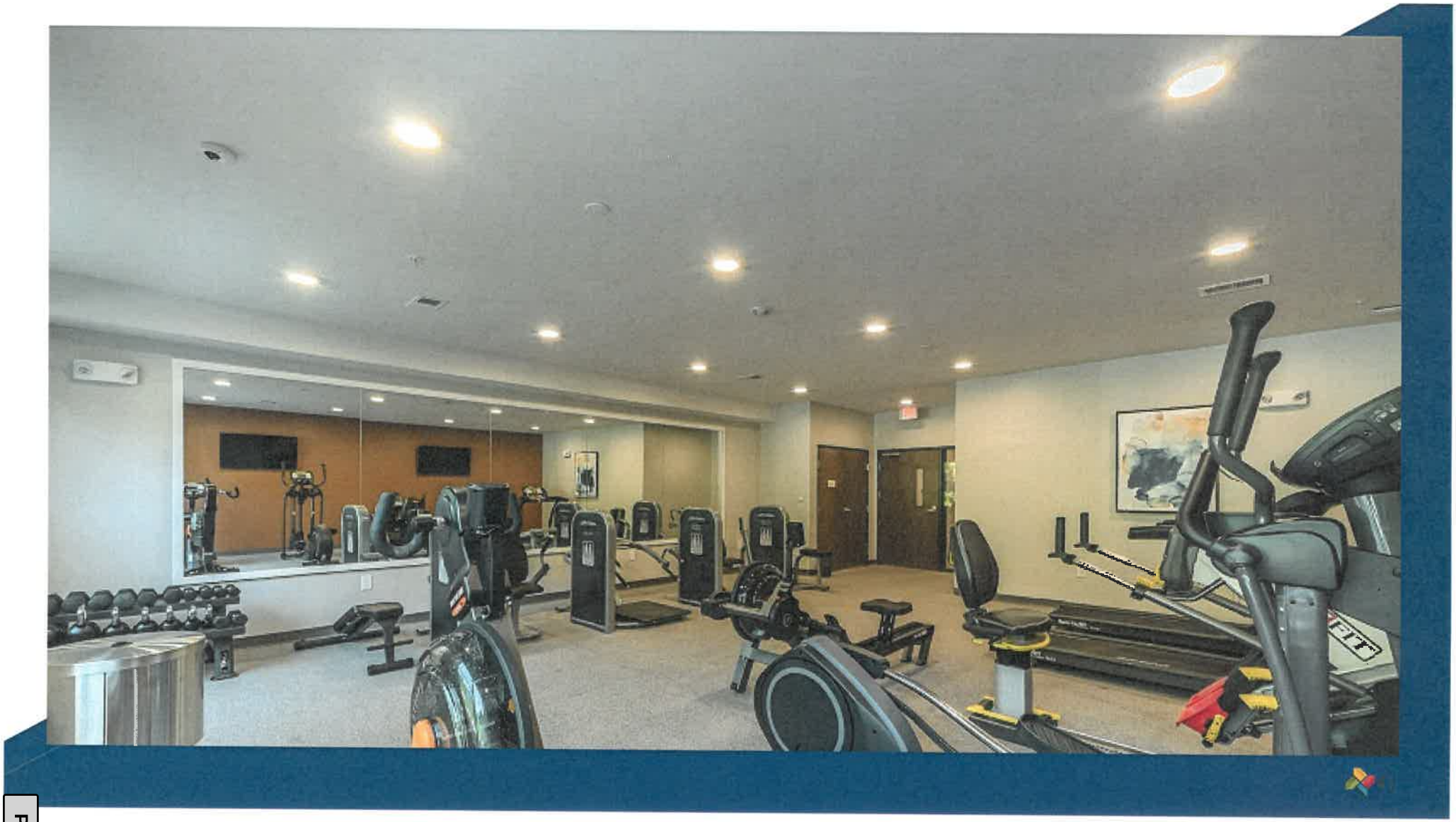










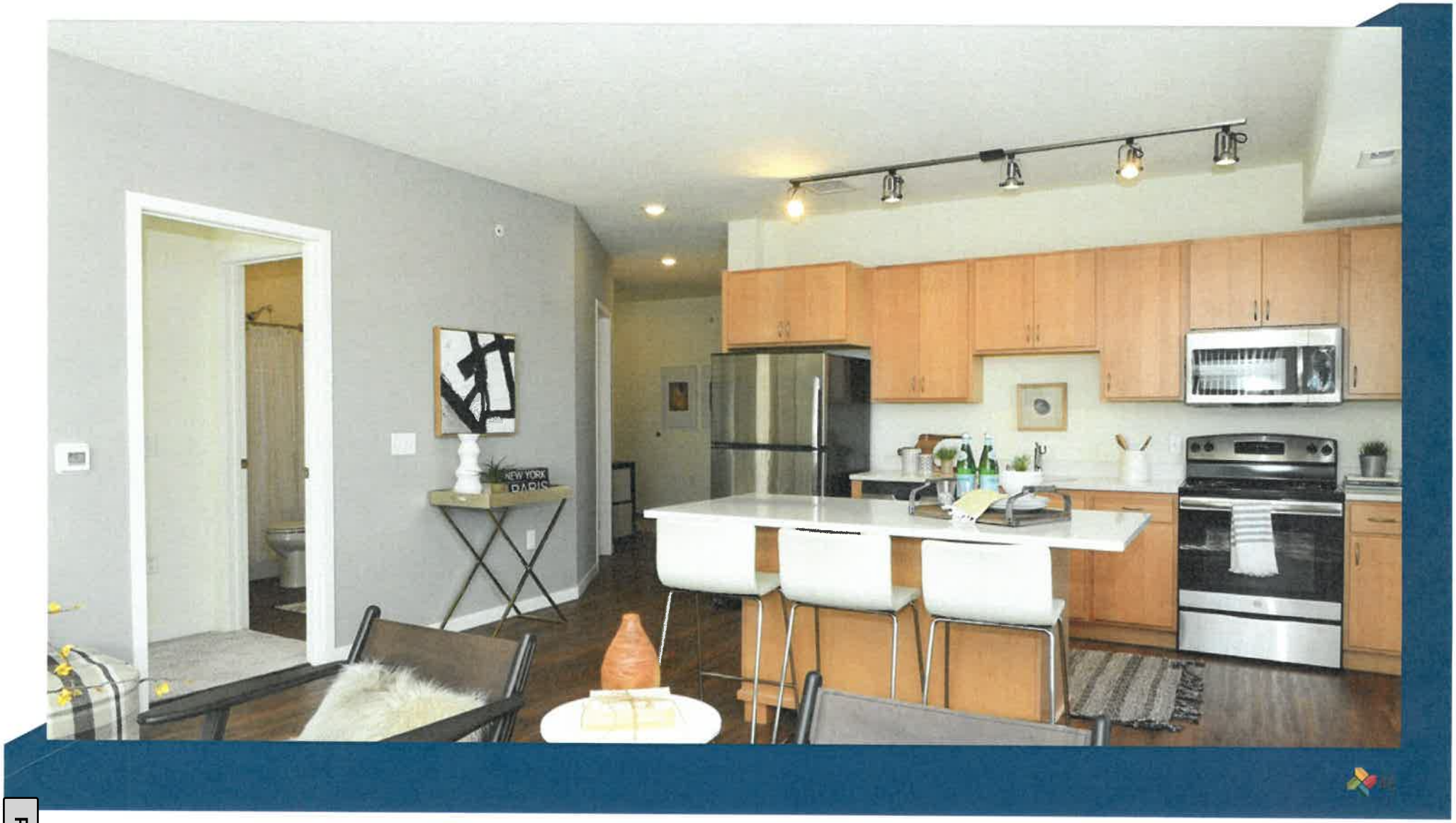











NEW YORK
PARIS
















Thank You.
Project Partner: Shaun Reinhardt
404-806-5855
shaun.reinhardt@Dominiuminc.com
www.dominiumapartments.com

Legal Notice

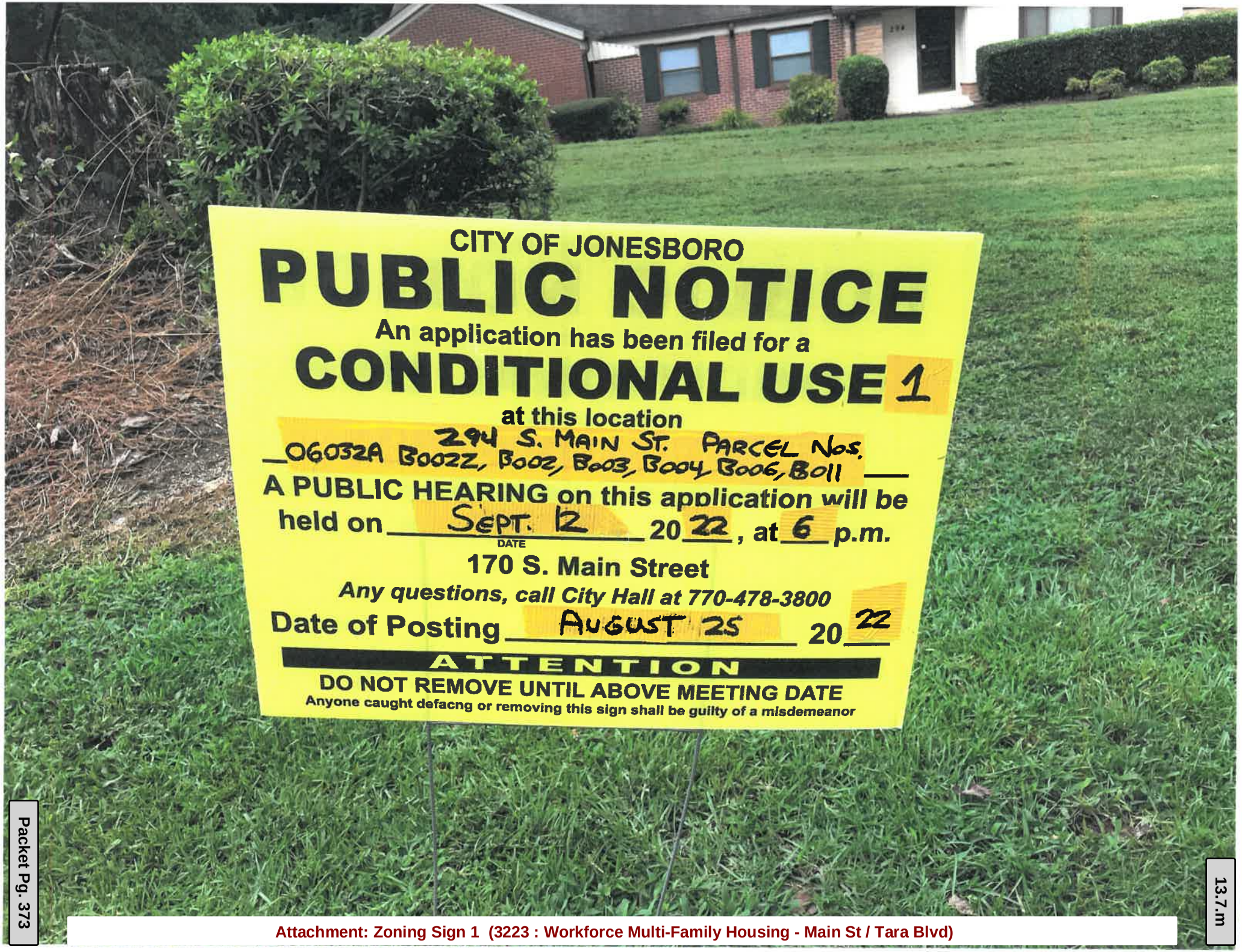
Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit for multifamily housing (general work force), by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for property at 294 South Main Street (Parcel Nos. 06032A B002Z, 06032A B002, 06032A B003, 06032A B004, 06032A B006, and 06032A B011), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Conditional Use - Dominium Workforce Housing - Legal Notice (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE 1
at this location
A PUBLIC HEARING on this application will be
held on Sept. 12, 2022, at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting August 25, 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE 2
at this location
A PUBLIC HEARING on this application will be
held on Sept 12, 2022, at 6 p.m.
170 S. Main Street
Any questions call City Hall at 770-478-3800
Date of Posting August 25, 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
PUBLIC NOTICE
VARIANCE
A PUBLIC HEARING on this application will be
held on Sept 12, 2022, at 6 p.m.
170 S. Main Street
Any questions call City Hall at 770-478-3800
Date of Posting August 25, 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE 1
at this location
294 S. MAIN ST. PARCEL Nos.
06032A B002Z, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on Sept. 12 20 22, at 6 p.m.
DATE
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting August 25 20 22
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor



Attachment: Zoning Sign 3 (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE 1
at this location
294 S. MAIN ST. PARCEL NOS
06032A B002, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 20 22 at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 20 22
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 30, 2022

Re: Notification of Request for Conditional Use Permit –Tax Map Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested conditional use permit for the above referenced properties:

- Workforce Housing (Multi-family)

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
Post Office Box 142728
Fayetteville, GA 30214

Attachment: Workforce Housing Acceptance Letter (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

CONDITIONAL-USE PERMIT SITE PLAN

CONDITIONAL - USE PERMIT #1 (FAMILY)

OWNER INFO:
DOMINIUM
SHAUN REINHARDT
375 NORTHRIDGE RD SUITE 500
Atlanta, GA 30350
404-806-5855

SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A BOO2Z

ACREAGE:	17.53 +/- ACRES	
DENSITY:	13.23 UNITS PER ACRE	
SETBACKS:	FRONT SETBACK:	30'
	SIDE SETBACK:	30'
	REAR SETBACK:	30'

PARKING:
441 PARKING SPACES @ 1.75 PER FAMILY UNIT

BUILDINGS INFO:
(8) 3-STORY FAMILY APARTMENT BUILDINGS
(1) 1-STORY CLUBHOUSE BUILDING
49'-0" MAX BUILDING HEIGHT

UNITS INFO:

1-BEDROOM UNITS	(900 S.F.)	36
2-BEDROOM UNITS	(1,100 S.F.)	130
3-BEDROOM UNITS	(1,400 S.F.)	54
4-BEDROOM UNITS		32
TOTAL UNITS:		252



CONDITIONAL - USE PERMIT #2 (SENIOR)

OWNER INFO:
DOMINIUM
SHAUN REINHARDT
375 NORTHRIDGE RD SUITE 500
Atlanta, GA 30350
404-806-5855

SITE INFO:
294 SOUTH MAIN STREET
TAX MAP PARCEL #06032A BOO2Z

ACREAGE:	11.4 +/- ACRES	
DENSITY:	22.1 UNITS PER ACRE	
SETBACKS:	FRONT SETBACK:	30'
	SIDE SETBACK:	30'
	REAR SETBACK:	30'

PARKING:
273 PARKING SPACES @ 1.1 PER SENIOR UNIT

BUILDINGS INFO:
(1) 4-STORY SENIOR APARTMENT BUILDING
57'-6" MAX BUILDING HEIGHT

UNITS INFO:

1-BEDROOM UNITS	(900 S.F.)	104
2-BEDROOM UNITS	(1,100 S.F.)	104
3-BEDROOM UNITS	(1,400 S.F.)	24
TOTAL UNITS:		232

VARIANCE REQUESTED SUBSTITUTE THIS PLAN FOR PREVIOUSLY APPROVED KIMLEY HORN PLAN

LOCATION MAP:



EXAMPLE BUILDING ELEVATION



NORTH
0 40' 80' 160'
SCALE: 1:80

REVISIONS	
PROJECT NUMBER	2022-060
DATE ISSUED	9-1-2022
DRAWN BY	JAR
CHECKED BY	MRL

STATE OF GEORGIA
MICHAEL THOMAS RILEY
CERTIFICATE NO. 9-6-22
REGISTERED ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
JONESBORO, GA

CONCEPTUAL ARCHITECTURAL SITE PLAN SCHEME 'E'

MRA

CSP.5

CONDITIONAL - USE PERMIT SITE PLANS

Attachment: Conditional Use Permit 9-6-2022 Current Site Plan (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)



FAMILY REPRESENTATIVE RENDERING

JONESBORO, GA

9-6-22

Attachment: Family Representative Rendering - Current (3223 : Workforce Multi-Family Housing - Main St / Tara Blvd)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 8

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of Variance, 22-VAR-008, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B0011 (298 South Main Street), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-118 Gateway South Overlay; Sec. 86-104 M-X Zoning

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

Yes — Economic Development, 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.)*

Agency recommendation – **Approval of variance, with listed conditions;** in December 2020, the six parcels subject to the variance request, Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011, were rezoned to MX, Mixed Use, zoning. The approval conditions were as follows:

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

Before the Mayor and Council on the September agenda is a new concept plan, which involves mostly multi-family residential and does not adhere to the 2020 concept plan. The developer's reasons for proposing a different development type on the subject parcels were that predominantly office and commercial uses on the property were not economically feasible post-Covid, and the proposed road going through the middle of the development on the concept plan was no longer possible (needing County assistance).

In order to consider a different concept plan, condition #1 of the rezoning conditions, binding the future development of the land with the former concept plan must be lifted with a variance.

However, approval of this variance does not necessarily connote approval of the two conditional use applications on the same agenda.

The parcels involved in the variance are: 06032A B002 (294 South Main Street), 06032A B002Z (294 South Main Street), 06032A B003 (288 South Main Street), 06032A B004 (286 South Main Street), 06032A B006 (262 South Main Street), and 06032A B011 (298 South Main Street), which have been proposed to be combined into one parcel.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Private developer

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

- Letter of Explanation
- Rezoning Approval - 06032A B011
- Survey
- 2020 Concept Plan
- Variance - Dominium Parcel 06032A B0011 - Legal Notice
- Zoning Sign 1
- Zoning Sign 2
- Variance Acceptance Letter - All Parcels

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

Approval

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Variance Request Application

Dear Mr. Allen,

Dominium is pleased to present a variance request application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The purpose of this application is to request a variance from the City for the ability to uncommit from the proposed developments' requirement to substantially comply with the combined plat and conceptual master plan by Kimley Horn for the Casey Properties, dated October 30th, 2020. Currently, the buildable acreage of this site is limited by a bifurcating stream, ingress and egress, and topography hurdles. In addition, the global pandemic has forced a systematic overhaul of the method by which people work, precluding this to be a successful office market. This site also fails to be a lucrative commercial and retail location due the effects of the pandemic and right-in-right-out access off Tara Boulevard. The interest in commercial and retail development has been minimal, as the site has remained marketable for several years. By amending the current restrictions placed on this property, Dominium will develop 484 units of first-class, attractive, and secure homes (252 family homes and 232 independent, age-restricted homes). Each resident will be obligated to pay rent monthly, which will include utilities. For the family homes, rent will be approximately $991, $1,160, $1,319, and $1,475 for a one-, two-, three-, and four-bedroom unit, respectively. For the age-restricted homes, rent will be approximately $1,007, $1,210, and $1,369 for a one-, two-, and three-bedroom unit, respectively. Please note the difference in rent between family and age-restricted units is due to differences in utility rates and building type. The development will not only provide a much-needed housing solution but be a catalyst to more development in a neighborhood Jonesboro has sought to re-invigorate with its Gateway South development initiative.

Dominium has been developing multifamily apartments for 45+ years and is currently the second largest for-profit owner and operator of affordable housing with nearly 40,000 units owned and managed across 20+ states. We understand the day-to-day life of hardworking families and individuals and want to ensure that these residents have access to quality, attractive, amenity-rich homes where they can live with dignity and pride.

We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information

Yours truly,

Attachment: Letter of Explanation (3219 : 298 South Main Street)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-4 to MX (Mixed Use) – 298 South Main Street; Tax Map Parcel No. 06032A B0011

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 298 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

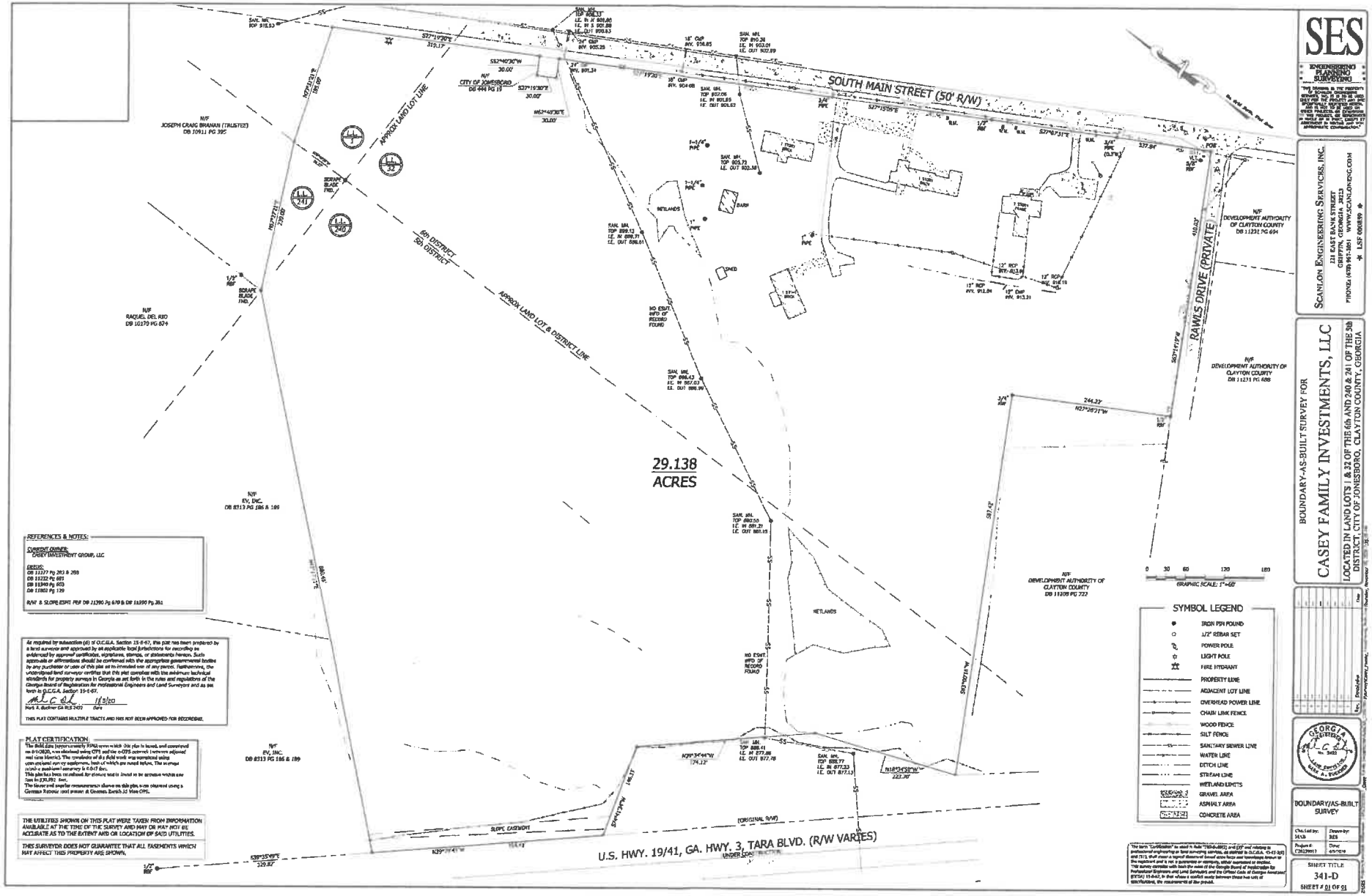
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

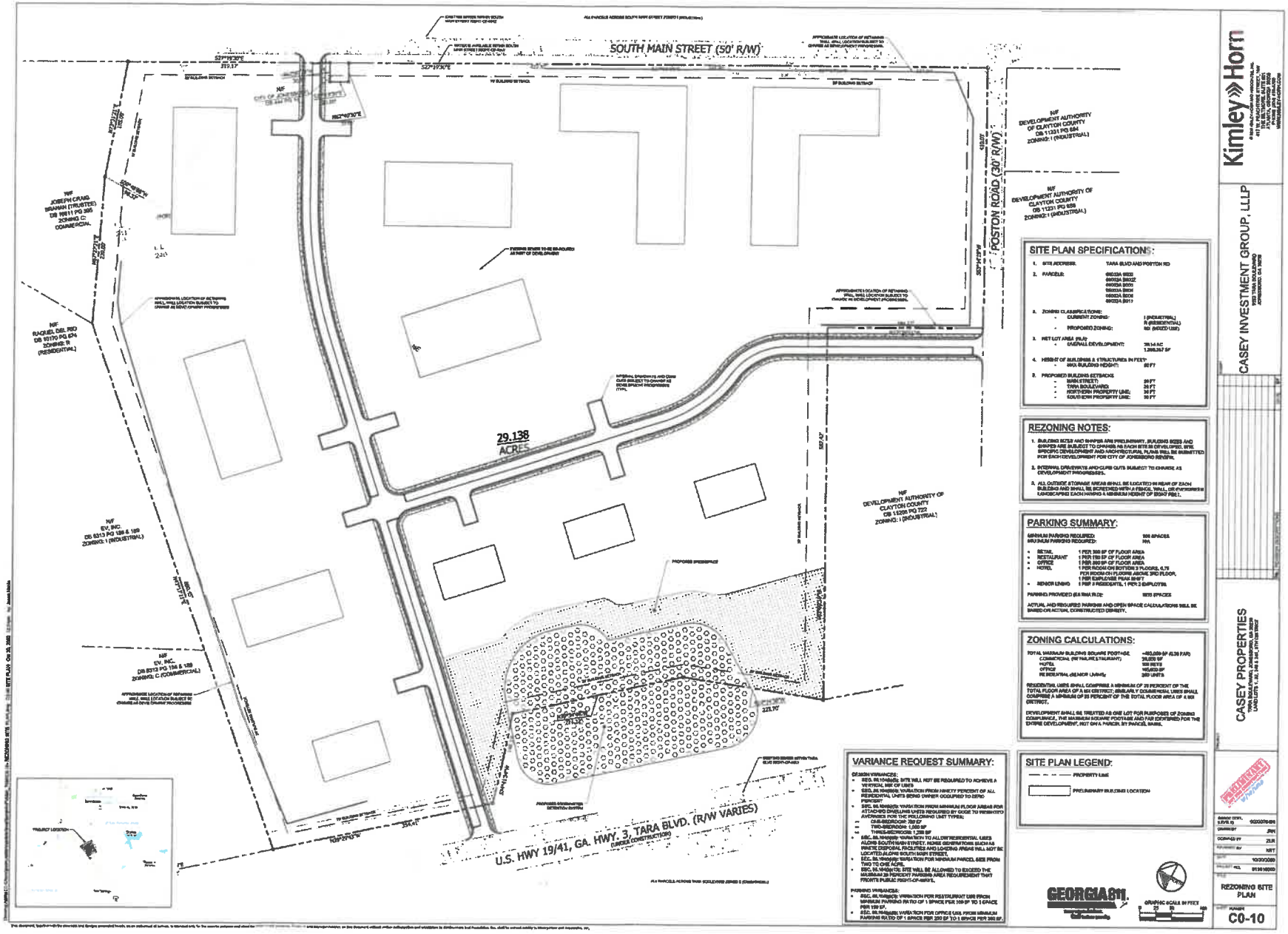
Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approval - 06032A B011 (3219 : 298 South Main Street)


SOUTH MAIN STREET (50' R/W)
RAWLS DRIVE (PRIVATE)
APPROX LAND LOT LINE
6th DISTRICT
5th DISTRICT
APPROX LAND LOT & DISTRICT LINE
29.138
ACRES
WETLANDS
U.S. HWY. 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
SLOPE EASEMENT
(ORIGINAL R/W)
N/F
JOSEPH CRAIG BRANAN (TRUSTEE)
DB 10911 PG 395
N/F
RAQUEL DEL RIO
DB 10170 PG 624
N/F
EV, INC.
DB 8313 PG 186 & 189
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11231 PG 694
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11211 PG 688
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11209 PG 722
N/F
CITY OF JONESBORO
DB 444 PG 19
REFERENCES & NOTES:
CURRENT OWNER:
CASEY INVESTMENT GROUP, LLC
DEEDS:
DB 11227 Pg 283 & 288
DB 11232 Pg 681
DB 11240 Pg 603
DB 11801 Pg 129
R/W & SLOPE ESMT PER DB 11390 Pg 670 & DB 11390 Pg 361
PLAT CERTIFICATION:
THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
THIS PLAT CONTAINS MULTIPLE TRACTS AND HAS NOT BEEN APPROVED FOR RECORDING.
Mark S. Buckner GA RLS 3401
11/3/20
Date
SYMBOL LEGEND
IRON PIN FOUND
1/2" REBAR SET
POWER POLE
LIGHT POLE
FIRE HYDRANT
PROPERTY LINE
ADJACENT LOT LINE
OVERHEAD POWER LINE
CHAIN LINK FENCE
WOOD FENCE
SILT FENCE
SANITARY SEWER LINE
WATER LINE
DITCH LINE
STREAM LINE
WETLAND LIMITS
GRAVEL AREA
ASPHALT AREA
CONCRETE AREA
GRAPHIC SCALE: 1"=60'
SES
ENGINEERING PLANNING SURVEYING
SCANLON ENGINEERING SERVICES, INC.
111 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 972-1821 WWW.SCANLONENG.COM
LSF 000899
BOUNDARY-AS-BUILT SURVEY FOR
CASEY FAMILY INVESTMENTS, LLC
LOCATED IN LAND LOTS 1 & 32 OF THE 6th AND 240 & 241 OF THE 5th DISTRICT, CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA
GEORGIA REGISTERED
Mark A. Buckner
BOUNDARY/AS-BUILT SURVEY
Checked by: MAB
Drawn by: BES
Project #: C2012001
Date: 10/7/2020
SHEET TITLE
341-D
SHEET # 01 OF 01


SOUTH MAIN STREET (50' R/W)
POSTON ROAD (30' R/W)
U.S. HWY 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
29.138 ACRES
SITE PLAN SPECIFICATIONS:
REZONING NOTES:
PARKING SUMMARY:
ZONING CALCULATIONS:
VARIANCE REQUEST SUMMARY:
SITE PLAN LEGEND:
PROPERTY LINE
PRELIMINARY BUILDING LOCATION
GEORGIA811
GRAPHIC SCALE IN FEET
Kimley»Horn
CASEY INVESTMENT GROUP, LLLP
CASEY PROPERTIES
REZONING SITE PLAN
C0-10

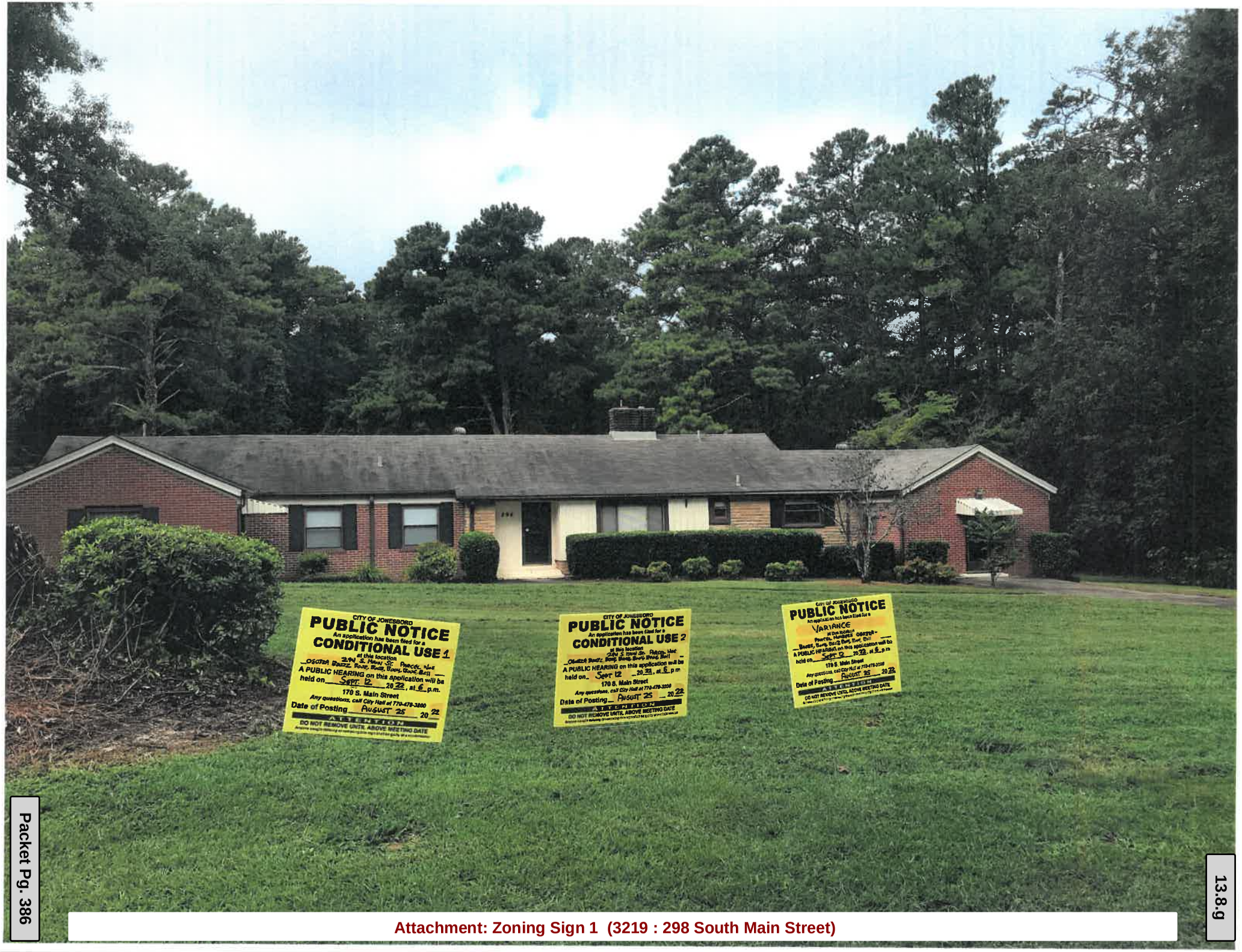
Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Variance on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B0011 (298 South Main Street), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Variance - Dominium Parcel 06032A B0011 - Legal Notice (3219 : 298 South Main Street)



Attachment: Zoning Sign 1 (3219 : 298 South Main Street)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B0022, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 2022, at 6 p.m.
DATE
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor



Attachment: Zoning Sign 2 (3219 : 298 South Main Street)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B002Z, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 20 22 at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 20 22
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 30, 2022

Re: Notification of Request for Variances –Tax Map Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced properties:

- Rezoning approval conditions, December 2020

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Variance Acceptance Letter - All Parcels (3219 : 298 South Main Street)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 9

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of Variance, 22-VAR-007, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B006 (262 South Main Street), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-118 Gateway South Overlay; Sec. 86-104 M-X Zoning

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

Yes	Economic Development, 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.)*

Agency recommendation – **Approval of variance, with listed conditions;** in December 2020, the six parcels subject to the variance request, Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011, were rezoned to MX, Mixed Use, zoning. The approval conditions were as follows:

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

Before the Mayor and Council on the September agenda is a new concept plan, which involves mostly multi-family residential and does not adhere to the 2020 concept plan. The developer's reasons for proposing a different development type on the subject parcels were that predominantly office and commercial uses on the property were not economically feasible post-Covid, and the proposed road going through the middle of the development on the concept plan was no longer possible (needing County assistance).

In order to consider a different concept plan, condition #1 of the rezoning conditions, binding the future development of the land with the former concept plan must be lifted with a variance.

However, approval of this variance does not necessarily connote approval of the two conditional use applications on the same agenda.

The parcels involved in the variance are: 06032A B002 (294 South Main Street), 06032A B002Z (294 South Main Street), 06032A B003 (288 South Main Street), 06032A B004 (286 South Main Street), 06032A B006 (262 South Main Street), and 06032A B011 (298 South Main Street), which have been proposed to be combined into one parcel.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Private developer

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

- Letter of Explanation
- Rezoning Approval - 06032A B006
- Survey
- 2020 Concept Plan
- Variance - Dominium Parcel 06032A B006 - Legal Notice
- Zoning Sign 1
- Zoning Sign 2
- Variance Acceptance Letter - All Parcels

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

Approval

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Variance Request Application

Dear Mr. Allen,

Dominium is pleased to present a variance request application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The purpose of this application is to request a variance from the City for the ability to uncommit from the proposed developments' requirement to substantially comply with the combined plat and conceptual master plan by Kimley Horn for the Casey Properties, dated October 30th, 2020. Currently, the buildable acreage of this site is limited by a bifurcating stream, ingress and egress, and topography hurdles. In addition, the global pandemic has forced a systematic overhaul of the method by which people work, precluding this to be a successful office market. This site also fails to be a lucrative commercial and retail location due the effects of the pandemic and right-in-right-out access off Tara Boulevard. The interest in commercial and retail development has been minimal, as the site has remained marketable for several years. By amending the current restrictions placed on this property, Dominium will develop 484 units of first-class, attractive, and secure homes (252 family homes and 232 independent, age-restricted homes). Each resident will be obligated to pay rent monthly, which will include utilities. For the family homes, rent will be approximately $991, $1,160, $1,319, and $1,475 for a one-, two-, three-, and four-bedroom unit, respectively. For the age-restricted homes, rent will be approximately $1,007, $1,210, and $1,369 for a one-, two-, and three-bedroom unit, respectively. Please note the difference in rent between family and age-restricted units is due to differences in utility rates and building type. The development will not only provide a much-needed housing solution but be a catalyst to more development in a neighborhood Jonesboro has sought to re-invigorate with its Gateway South development initiative.

Dominium has been developing multifamily apartments for 45+ years and is currently the second largest for-profit owner and operator of affordable housing with nearly 40,000 units owned and managed across 20+ states. We understand the day-to-day life of hardworking families and individuals and want to ensure that these residents have access to quality, attractive, amenity-rich homes where they can live with dignity and pride.

We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information

Yours truly,

Attachment: Letter of Explanation (3218 : 262 South Main Street)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 262 South Main Street; Tax Map Parcel No. 06032A B006

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 262 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

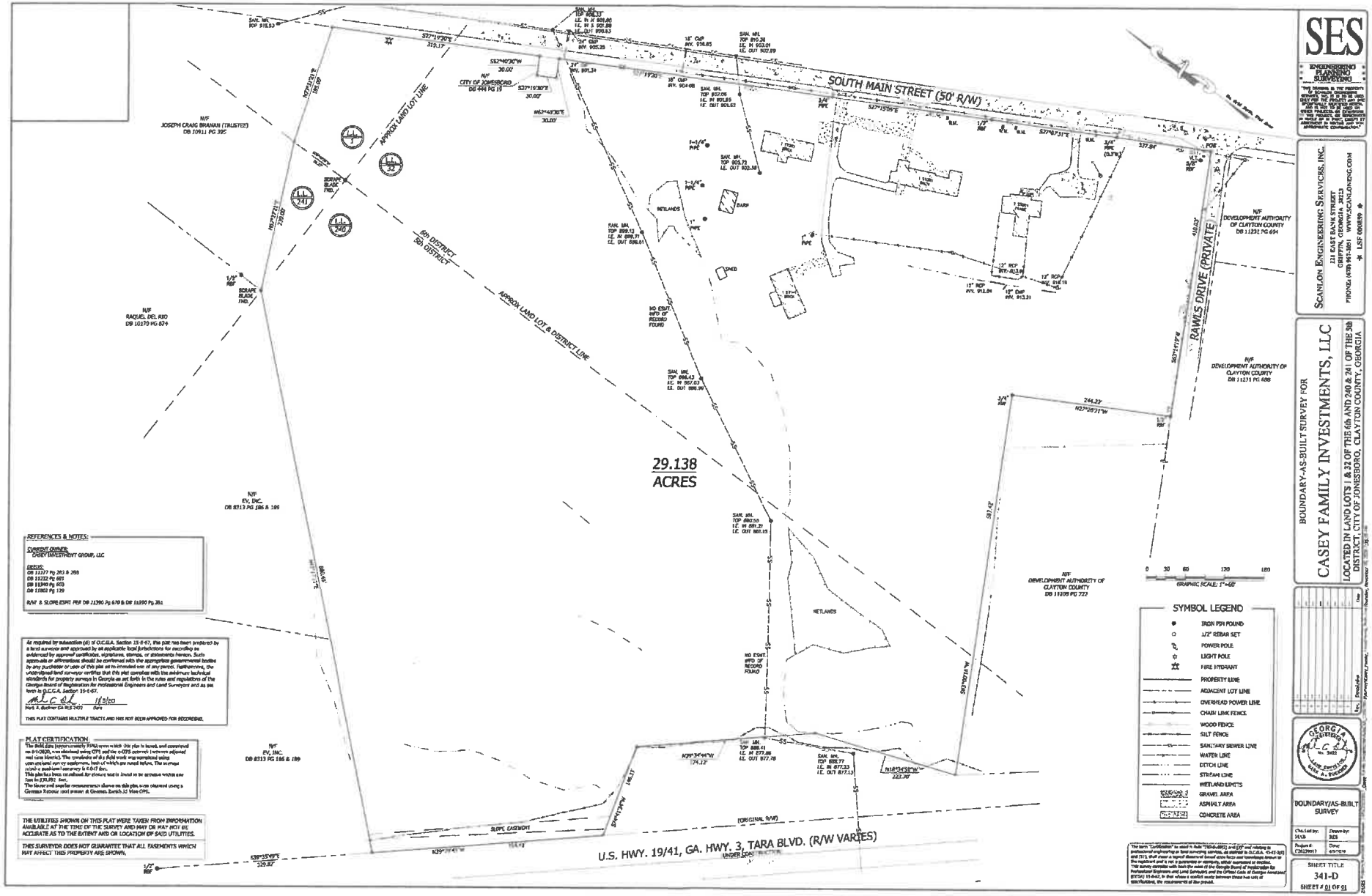
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

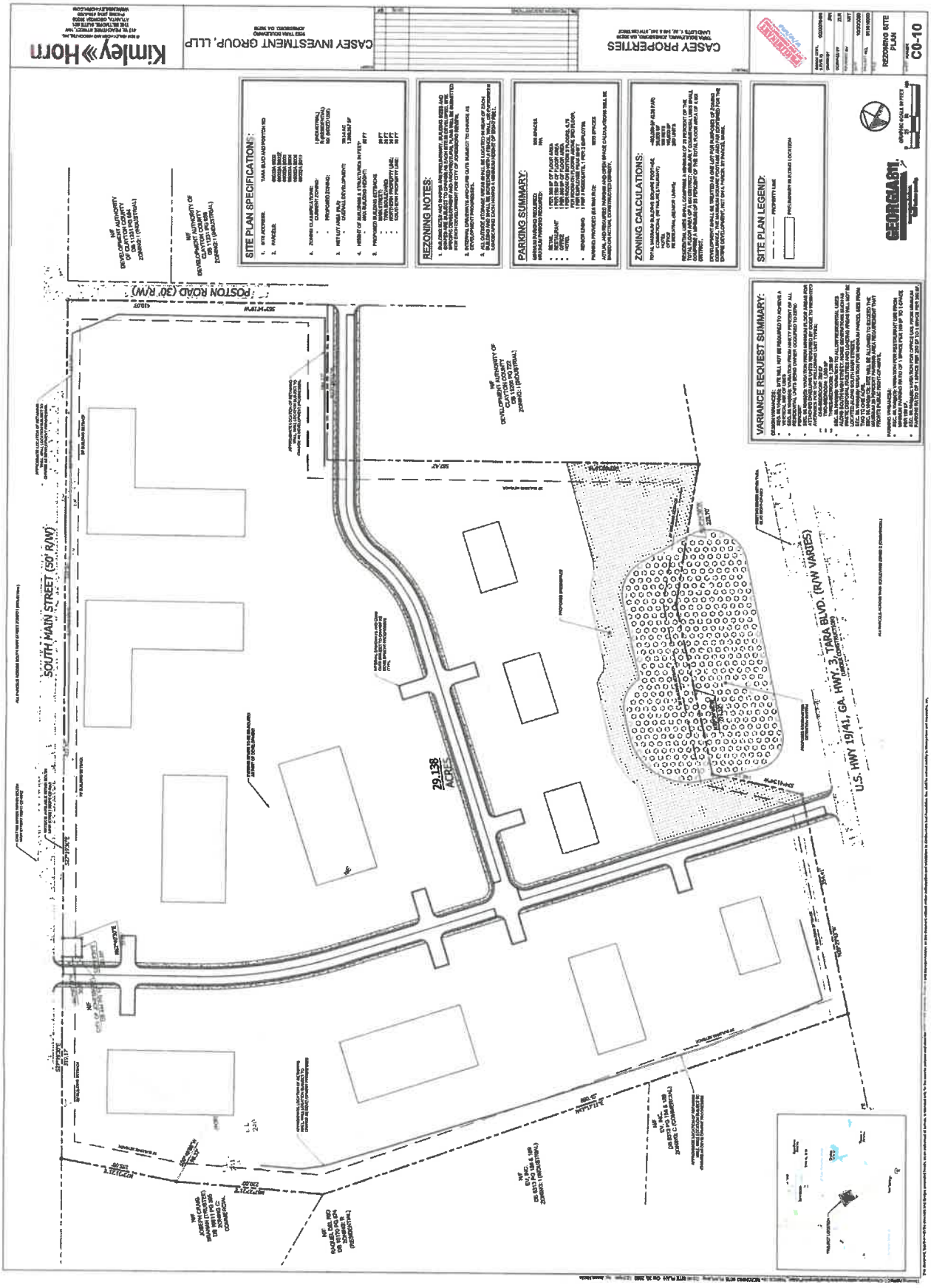
Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Rezoning Approval - 06032A B006 (3218 : 262 South Main Street)


SOUTH MAIN STREET (50' R/W)
RAWLS DRIVE (PRIVATE)
APPROX LAND LOT LINE
6th DISTRICT
5th DISTRICT
APPROX LAND LOT & DISTRICT LINE
29.138
ACRES
WETLANDS
U.S. HWY. 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
SLOPE EASEMENT
(ORIGINAL R/W)
N/F
JOSEPH CRAIG BRANAN (TRUSTEE)
DB 10911 PG 395
N/F
RAQUEL DEL RIO
DB 10170 PG 624
N/F
EV, INC.
DB 8313 PG 186 & 189
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11231 PG 694
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11211 PG 688
N/F
DEVELOPMENT AUTHORITY OF CLAYTON COUNTY
DB 11209 PG 722
N/F
CITY OF JONESBORO
DB 444 PG 19
REFERENCES & NOTES:
CURRENT OWNER:
CASEY INVESTMENT GROUP, LLC
DEEDS:
DB 11227 Pg 283 & 288
DB 11232 Pg 681
DB 11240 Pg 603
DB 11801 Pg 129
R/W & SLOPE ESMT PER DB 11390 Pg 670 & DB 11390 Pg 361
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
11/3/20
Mark S. Buckner GA RLS 3452 Date
THIS PLAT CONTAINS MULTIPLE TRACTS AND HAS NOT BEEN APPROVED FOR RECORDING.
PLAT CERTIFICATION:
The field data upon which this plat is based, and constructed on 01/2020, was obtained using GPS and the n-GPS network (where) adjusted mid-zone blanks. The precision of the field work was completed using conventional survey equipment, both of which are noted below. The accuracy (class) of traditional surveying is 0.07 feet.
This plat has been established for closure and is found to be accurate within one foot in 236,392 feet.
The bearing and angular measurements shown on this plat were obtained using a Garmin Network real-time & Geomax Zenith 35 Max GPS.
THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
SYMBOL LEGEND
IRON PIN FOUND
1/2" REBAR SET
POWER POLE
LIGHT POLE
FIRE HYDRANT
PROPERTY LINE
ADJACENT LOT LINE
OVERHEAD POWER LINE
CHAIN LINK FENCE
WOOD FENCE
SILT FENCE
SANITARY SEWER LINE
WATER LINE
DITCH LINE
STREAM LINE
WETLAND LIMITS
GRAVEL AREA
ASPHALT AREA
CONCRETE AREA
GRAPHIC SCALE: 1"=60'
SES
ENGINEERING PLANNING SURVEYING
SCANLON ENGINEERING SERVICES, INC.
111 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 972-1431 WWW.SCANLONENG.COM
LSF 000859
BOUNDARY-AS-BUILT SURVEY FOR
CASEY FAMILY INVESTMENTS, LLC
LOCATED IN LAND LOTS 1 & 32 OF THE 6th AND 240 & 241 OF THE 5th DISTRICT, CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA
GEORGIA REGISTERED
Mark A. Buckner
BOUNDARY/AS-BUILT SURVEY
Checked by: MAB
Drawn by: BES
Project #: C2020001
Date: 10/30/20
SHEET TITLE
341-D
SHEET # 01 OF 01



Attachment: 2020 Concept Plan (3218 : 262 South Main Street)

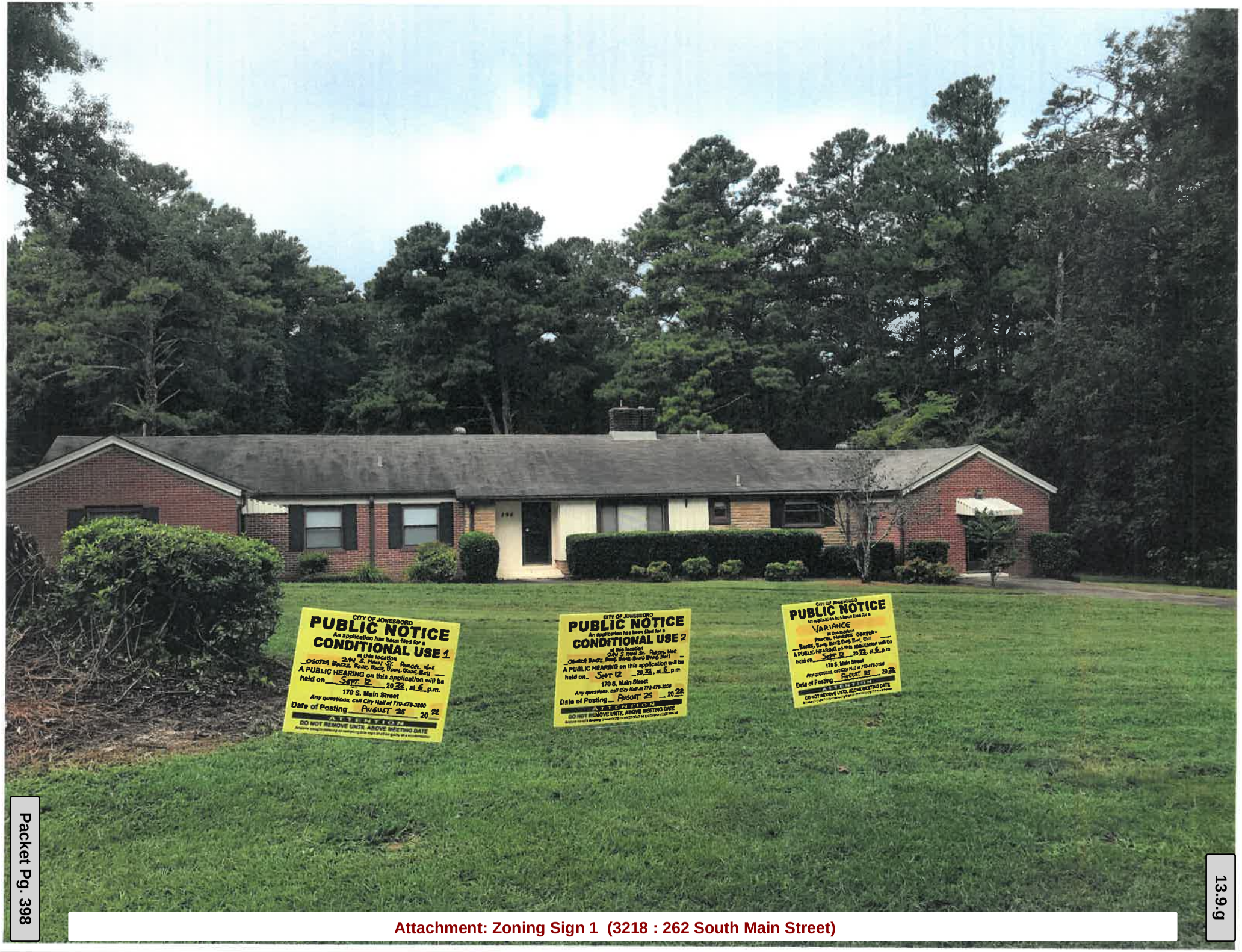
Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Variance on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B006 (262 South Main Street), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Variance - Dominium Parcel 06032A B006 - Legal Notice (3218 : 262 South Main Street)



Attachment: Zoning Sign 1 (3218 : 262 South Main Street)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B0022, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 2022, at 6 p.m.
DATE
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor



Attachment: Zoning Sign 2 (3218 : 262 South Main Street)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B002Z, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 20 22 at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 20 22
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 30, 2022

Re: Notification of Request for Variances –Tax Map Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced properties:

- Rezoning approval conditions, December 2020

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Variance Acceptance Letter - All Parcels (3218 : 262 South Main Street)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # 13.10
– 10

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of Variance, 22-VAR-006, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B004 (286 South Main Street), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-118 Gateway South Overlay; Sec. 86-104 M-X Zoning

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

Agency recommendation – **Approval of variance, with listed conditions;** in December 2020, the six parcels subject to the variance request, Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011, were rezoned to MX, Mixed Use, zoning. The approval conditions were as follows:

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

Before the Mayor and Council on the September agenda is a new concept plan, which involves mostly multi-family residential and does not adhere to the 2020 concept plan. The developer's reasons for proposing a different development type on the subject parcels were that predominantly office and commercial uses on the property were not economically feasible post-Covid, and the proposed road going through the middle of the development on the concept plan was no longer possible (needing County assistance).

In order to consider a different concept plan, condition #1 of the rezoning conditions, binding the future development of the land with the former concept plan must be lifted with a variance.

However, approval of this variance does not necessarily connote approval of the two conditional use applications on the same agenda.

The parcels involved in the variance are: 06032A B002 (294 South Main Street), 06032A B002Z (294 South Main Street), 06032A B003 (288 South Main Street), 06032A B004 (286 South Main Street), 06032A B006 (262 South Main Street), and 06032A B011 (298 South Main Street), which have been proposed to be combined into one parcel.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Private developer

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

- Letter of Explanation
- Rezoning Approval - 06032A B004
- Survey
- 2020 Concept Plan
- Variance - Dominium Parcel 06032A B004 - Legal Notice
- Zoning Sign 1
- Zoning Sign 2
- Variance Acceptance Letter - All Parcels

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

Approval

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Variance Request Application

Dear Mr. Allen,

Dominium is pleased to present a variance request application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The purpose of this application is to request a variance from the City for the ability to uncommit from the proposed developments' requirement to substantially comply with the combined plat and conceptual master plan by Kimley Horn for the Casey Properties, dated October 30th, 2020. Currently, the buildable acreage of this site is limited by a bifurcating stream, ingress and egress, and topography hurdles. In addition, the global pandemic has forced a systematic overhaul of the method by which people work, precluding this to be a successful office market. This site also fails to be a lucrative commercial and retail location due the effects of the pandemic and right-in-right-out access off Tara Boulevard. The interest in commercial and retail development has been minimal, as the site has remained marketable for several years. By amending the current restrictions placed on this property, Dominium will develop 484 units of first-class, attractive, and secure homes (252 family homes and 232 independent, age-restricted homes). Each resident will be obligated to pay rent monthly, which will include utilities. For the family homes, rent will be approximately $991, $1,160, $1,319, and $1,475 for a one-, two-, three-, and four-bedroom unit, respectively. For the age-restricted homes, rent will be approximately $1,007, $1,210, and $1,369 for a one-, two-, and three-bedroom unit, respectively. Please note the difference in rent between family and age-restricted units is due to differences in utility rates and building type. The development will not only provide a much-needed housing solution but be a catalyst to more development in a neighborhood Jonesboro has sought to re-invigorate with its Gateway South development initiative.

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We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information

Yours truly,

Attachment: Letter of Explanation (3217 : 286 South Main Street)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-2 to MX (Mixed Use) – 286 South Main Street; Tax Map Parcel No. 06032A B004

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 286 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

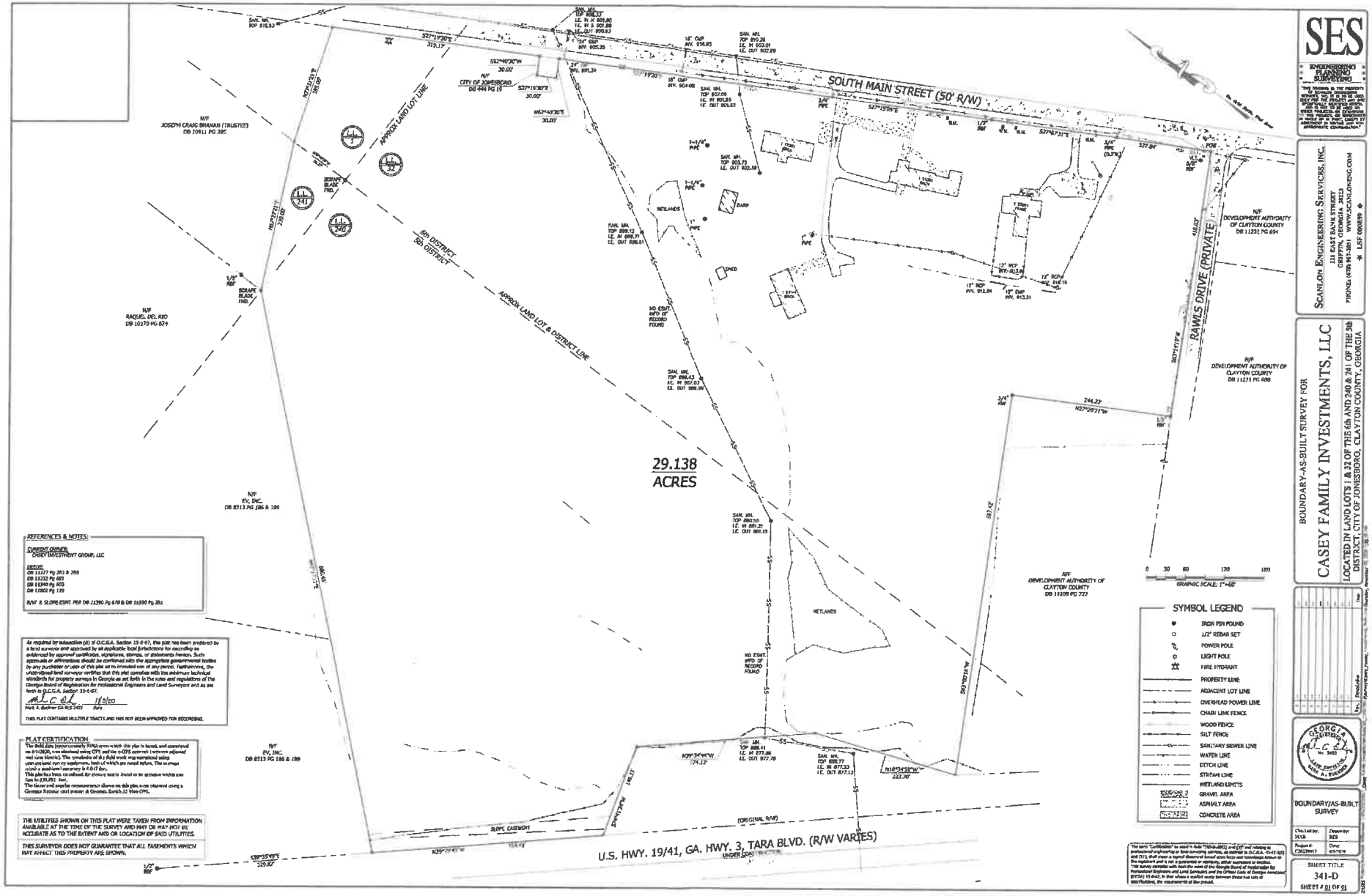
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approval - 06032A B004 (3217 : 286 South Main Street)



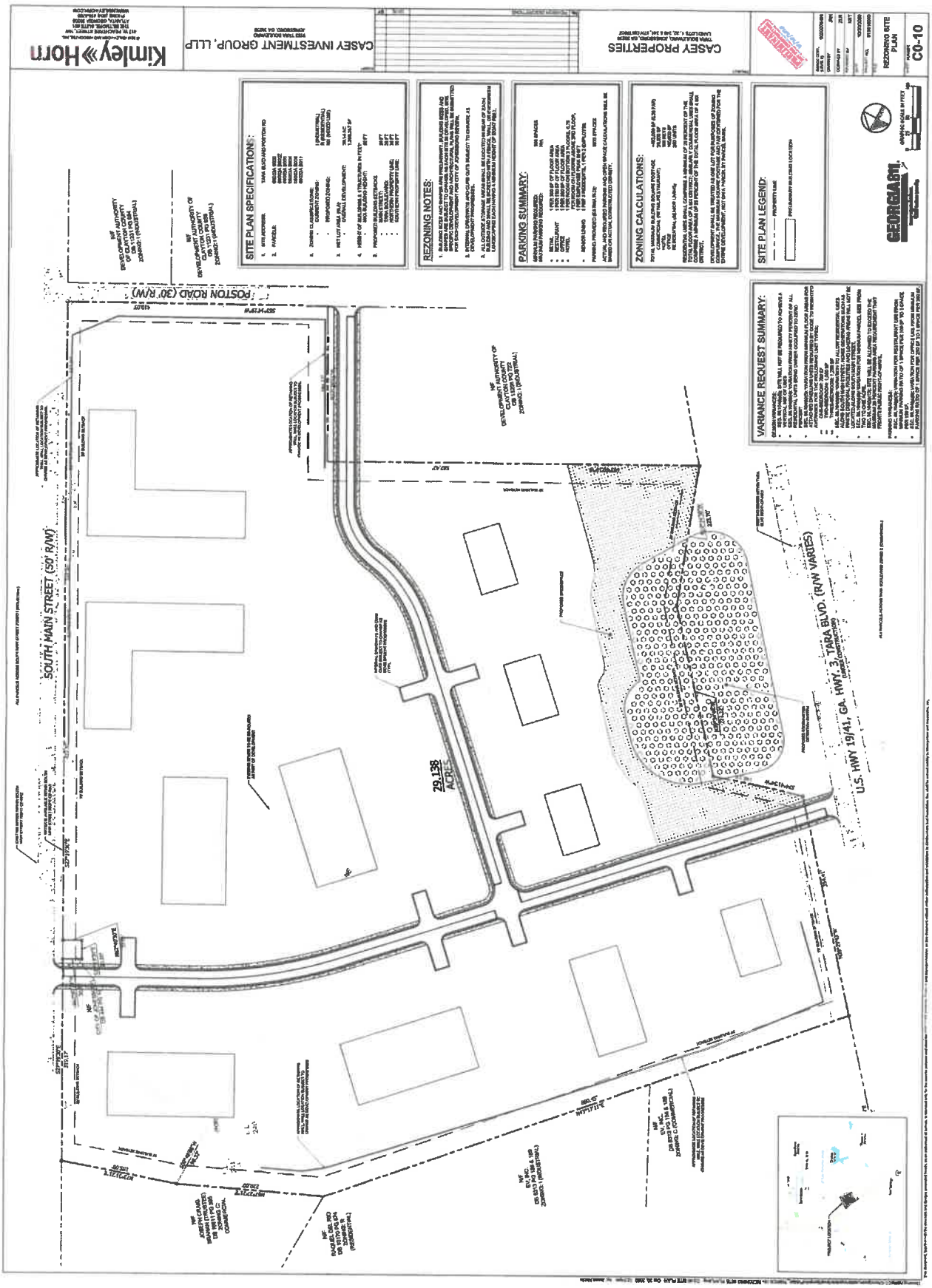
SES
ENGINEERING PLANNING SURVEYING

SCANLON ENGINEERING SERVICES, INC.
111 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 972-1821 WWW.SCANLONENG.COM
LSF 000859

BOUNDARY-AS-BUILT SURVEY FOR
CASEY FAMILY INVESTMENTS, LLC
LOCATED IN LAND LOTS 1 & 32 OF THE 6th AND 240 & 241 OF THE 5th DISTRICT, CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA

BOUNDARY/AS-BUILT SURVEY

SHEET TITLE
341-D
SHEET # 01 OF 01



Attachment: 2020 Concept Plan (3217 : 286 South Main Street)

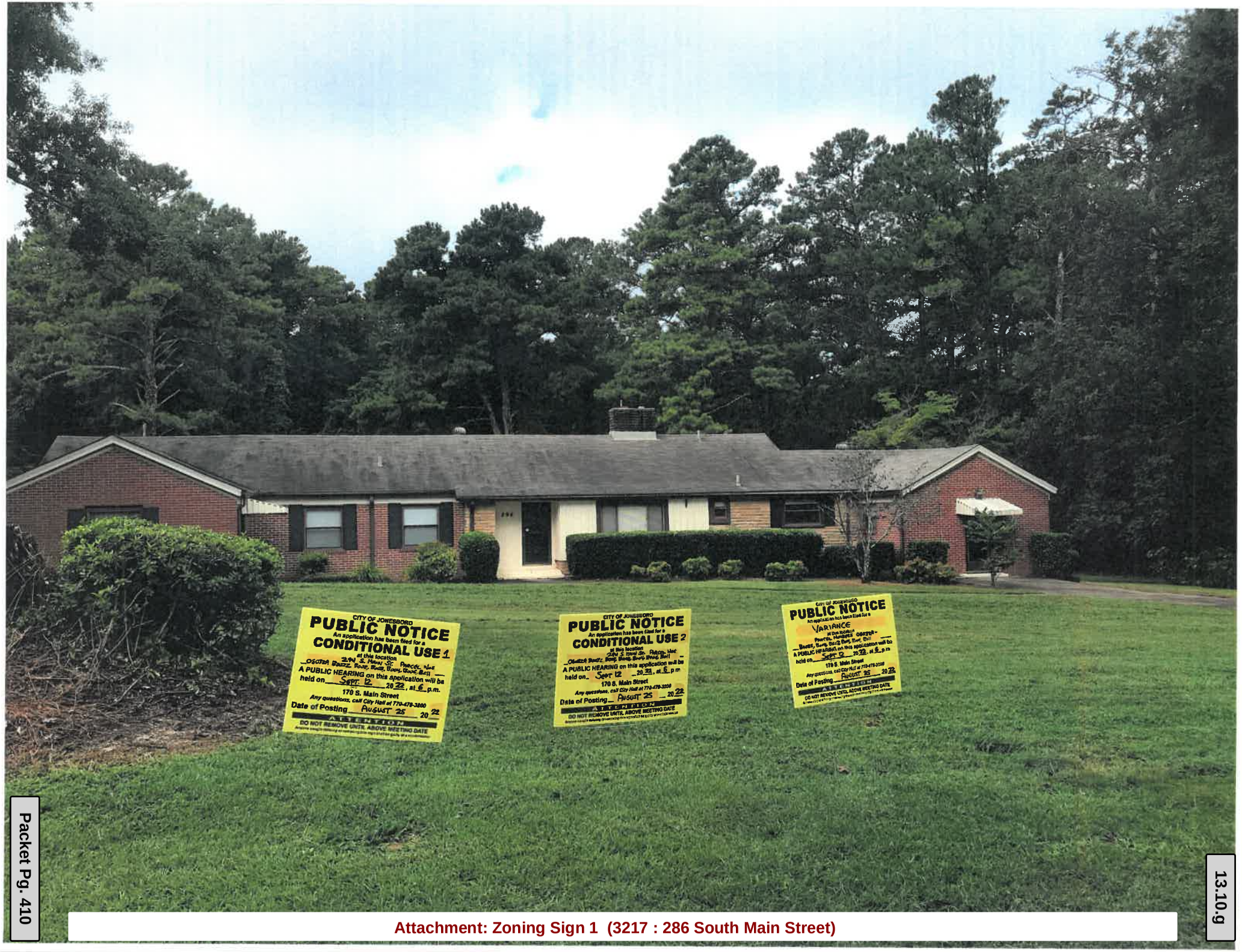
Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Variance on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B004 (286 South Main Street), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Variance - Dominium Parcel 06032A B004 - Legal Notice (3217 : 286 South Main Street)



Attachment: Zoning Sign 1 (3217 : 286 South Main Street)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B0022, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 2022, at 6 p.m.
DATE
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor


1.4 Acres Zoned MX Mixed Use
For Sale
RW Randolph Williams
770-632-4000
RWCRE.net
Brent Randolph / Brian Williams
PUBLIC NOTICE
VARIANCE
PUBLIC NOTICE
PUBLIC NOTICE


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B002Z, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
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170 S. Main Street
Any questions, call City Hall at 770-478-3800
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MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 30, 2022

Re: Notification of Request for Variances –Tax Map Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced properties:

- Rezoning approval conditions, December 2020

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Variance Acceptance Letter - All Parcels (3217 : 286 South Main Street)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 11

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of Variance, 22-VAR-005, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B003 (288 South Main Street), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-118 Gateway South Overlay; Sec. 86-104 M-X Zoning

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

Yes — Economic Development, 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.)*

Agency recommendation – **Approval of variance, with listed conditions;** in December 2020, the six parcels subject to the variance request, Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011, were rezoned to MX, Mixed Use, zoning. The approval conditions were as follows:

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

Before the Mayor and Council on the September agenda is a new concept plan, which involves mostly multi-family residential and does not adhere to the 2020 concept plan. The developer's reasons for proposing a different development type on the subject parcels were that predominantly office and commercial uses on the property were not economically feasible post-Covid, and the proposed road going through the middle of the development on the concept plan was no longer possible (needing County assistance).

In order to consider a different concept plan, condition #1 of the rezoning conditions, binding the future development of the land with the former concept plan must be lifted with a variance.

However, approval of this variance does not necessarily connote approval of the two conditional use applications on the same agenda.

The parcels involved in the variance are: 06032A B002 (294 South Main Street), 06032A B002Z (294 South Main Street), 06032A B003 (288 South Main Street), 06032A B004 (286 South Main Street), 06032A B006 (262 South Main Street), and 06032A B011 (298 South Main Street), which have been proposed to be combined into one parcel.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Private developer

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

- Letter of Explanation
- Rezoning Approval - 06032A B003
- Survey
- 2020 Concept Plan
- Variance - Dominium Parcel 06032A B003 - Legal Notice
- Zoning Sign 1
- Zoning Sign 2
- Variance Acceptance Letter - All Parcels

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

Approval

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Variance Request Application

Dear Mr. Allen,

Dominium is pleased to present a variance request application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The purpose of this application is to request a variance from the City for the ability to uncommit from the proposed developments' requirement to substantially comply with the combined plat and conceptual master plan by Kimley Horn for the Casey Properties, dated October 30th, 2020. Currently, the buildable acreage of this site is limited by a bifurcating stream, ingress and egress, and topography hurdles. In addition, the global pandemic has forced a systematic overhaul of the method by which people work, precluding this to be a successful office market. This site also fails to be a lucrative commercial and retail location due the effects of the pandemic and right-in-right-out access off Tara Boulevard. The interest in commercial and retail development has been minimal, as the site has remained marketable for several years. By amending the current restrictions placed on this property, Dominium will develop 484 units of first-class, attractive, and secure homes (252 family homes and 232 independent, age-restricted homes). Each resident will be obligated to pay rent monthly, which will include utilities. For the family homes, rent will be approximately $991, $1,160, $1,319, and $1,475 for a one-, two-, three-, and four-bedroom unit, respectively. For the age-restricted homes, rent will be approximately $1,007, $1,210, and $1,369 for a one-, two-, and three-bedroom unit, respectively. Please note the difference in rent between family and age-restricted units is due to differences in utility rates and building type. The development will not only provide a much-needed housing solution but be a catalyst to more development in a neighborhood Jonesboro has sought to re-invigorate with its Gateway South development initiative.

Dominium has been developing multifamily apartments for 45+ years and is currently the second largest for-profit owner and operator of affordable housing with nearly 40,000 units owned and managed across 20+ states. We understand the day-to-day life of hardworking families and individuals and want to ensure that these residents have access to quality, attractive, amenity-rich homes where they can live with dignity and pride.

We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information

Yours truly,

Attachment: Letter of Explanation (3216 : 288 South Main Street)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from R-2 to MX (Mixed Use) – 288 South Main Street; Tax Map Parcel No. 06032A B003

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 288 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

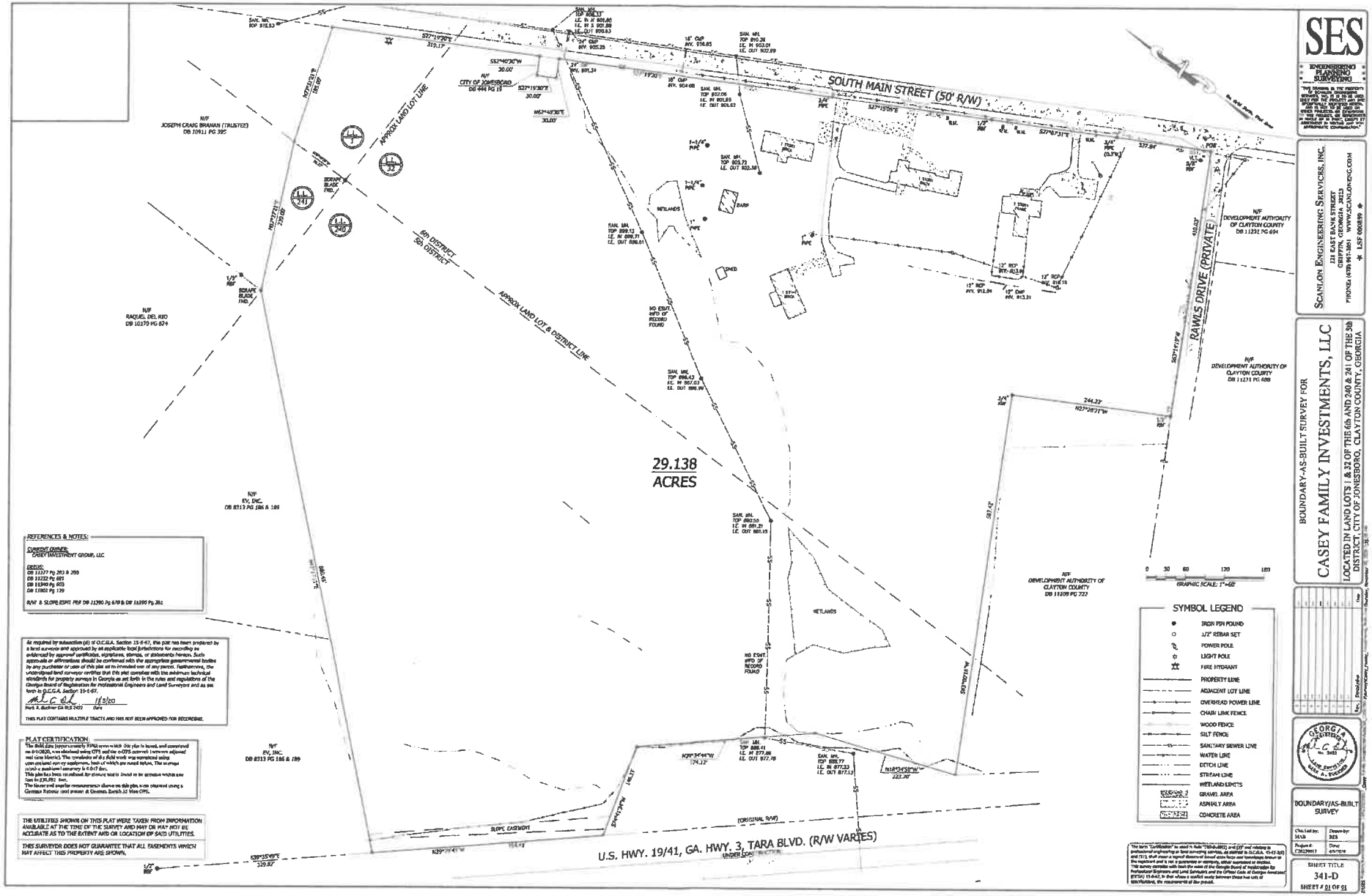
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approval - 06032A B003 (3216 : 288 South Main Street)



REFERENCES & NOTES:

CURRENT OWNER:
CASEY INVESTMENT GROUP, LLC

DEEDS:
DB 11277 Pg 283 & 288
DB 11222 Pg 681
DB 11240 Pg 603
DB 11802 Pg 129

R/W & SLOPE ESMT PER DB 11390 Pg 670 & DB 11390 Pg 361

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Mark A. Buckner GA RLS 3452 — Date 11/3/20

THIS PLAT CONTAINS MULTIPLE TRACTS AND HAS NOT BEEN APPROVED FOR RECORDING.

PLAT CERTIFICATION:

The field data (approximately 50%) upon which this plat is based, and contained on 01/2020, was obtained using GPS and the e-DPS network (network adjusted real time kinetic). The remainder of the field work was completed using conventional survey equipment, both of which are noted below. The average (closed-loop traverse) accuracy is 0.07 feet.
This plat has been calculated for closure and is found to be accurate within one foot in 226,892 feet.
The linear and angular measurements shown on this plat were obtained using a Geomax Zenith 25 pro GNSS RTK rover and Geomax Zenith 35 Max GPS.

THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- PROPERTY LINE
- ADJACENT LOT LINE
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- SILT FENCE
- SANITARY SEWER LINE
- WATER LINE
- DITCH LINE
- STREAM LINE
- WETLAND LIMITS
- GRAVEL AREA
- ASPHALT AREA
- CONCRETE AREA

"The term "Certification" as used in Rules 180-6-.09(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-3(8) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. The term may include the seals of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67. In that where a conflict exists between these two sets of specifications, the requirements of the prevail.

SES
ENGINEERING PLANNING SURVEYING

"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. AND IS NOT TO BE USED ON ANY OTHER PROJECT NOR IS IT TO BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF SCANLON ENGINEERING SERVICES, INC. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SCANLON ENGINEERING SERVICES, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SCANLON ENGINEERING SERVICES, INC. THE USER SHALL INDEMNIFY AND HOLD SCANLON ENGINEERING SERVICES, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES AND COURT COSTS ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATIONS MADE TO THIS DRAWING BY ANY PARTY OTHER THAN SCANLON ENGINEERING SERVICES, INC. WITHOUT THE WRITTEN CONSENT OF SCANLON ENGINEERING SERVICES, INC. SHALL CAUSE THE MODIFIER TO ASSUME ALL RESPONSIBILITY FOR THE ACCURACY AND USE OF THE MODIFIED DRAWING AND SHALL HOLD SCANLON ENGINEERING SERVICES, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES AND COURT COSTS ARISING OUT OF OR RESULTING THEREFROM."

SCANLON ENGINEERING SERVICES, INC.
111 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 972-1431 WWW.SCANLONENG.COM
LSF 000899

BOUNDARY-AS-BUILT SURVEY FOR
CASEY FAMILY INVESTMENTS, LLC
LOCATED IN LAND LOTS 1 & 32 OF THE 6th AND 240 & 241 OF THE 5th DISTRICT, CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA

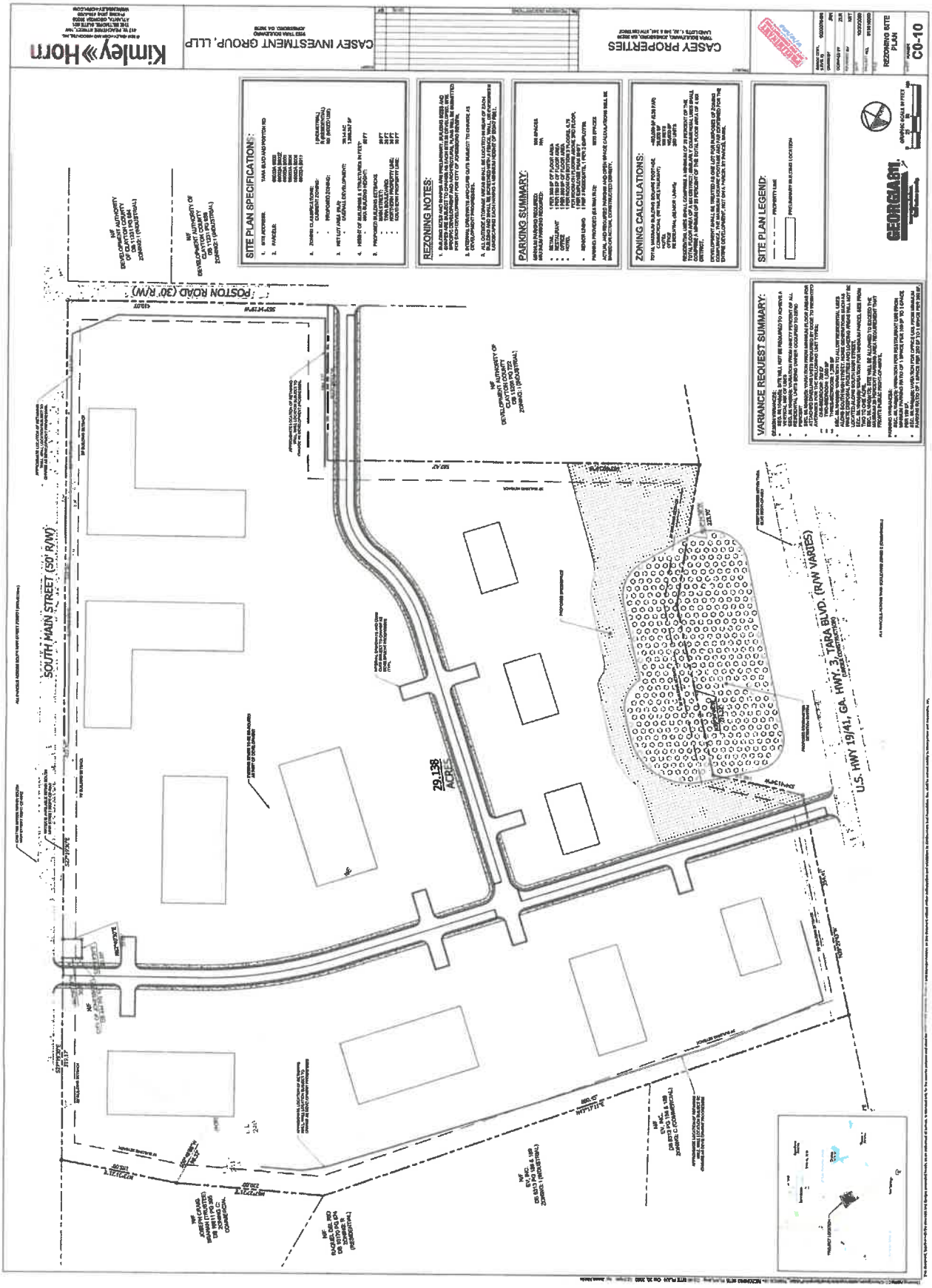
GEORGIA REGISTERED No. 3452 PROFESSIONAL LAND SURVEYOR MARK A. BUCKNER

BOUNDARY/AS-BUILT SURVEY

Checked by: MAB	Drawn by: BES
Project # (2020001)	Date: 10/30/20

SHEET TITLE
341-D
SHEET # 01 OF 01

Attachment: Survey (3216 : 288 South Main Street)



Attachment: 2020 Concept Plan (3216 : 288 South Main Street)

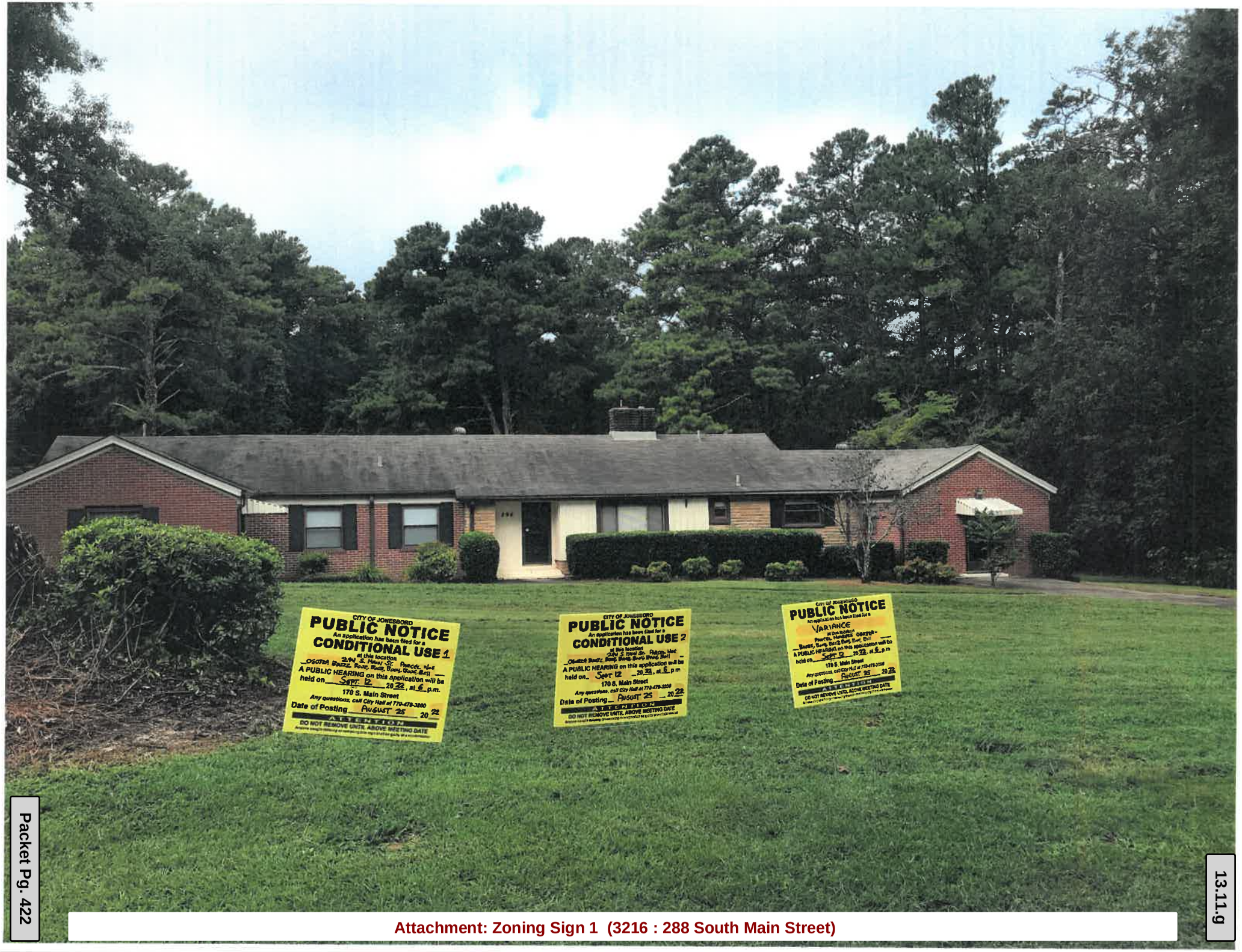
Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Variance on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B003 (288 South Main Street), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Variance - Dominium Parcel 06032A B003 - Legal Notice (3216 : 288 South Main Street)



Attachment: Zoning Sign 1 (3216 : 288 South Main Street)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B0022, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 2022, at 6 p.m.
DATE
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor



Attachment: Zoning Sign 2 (3216 : 288 South Main Street)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B002Z, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 20 22 at 6 p.m.
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 20 22
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 30, 2022

Re: Notification of Request for Variances –Tax Map Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced properties:

- Rezoning approval conditions, December 2020

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Variance Acceptance Letter - All Parcels (3216 : 288 South Main Street)

CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item # – 12

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of Variance, 22-VAR-003, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B002 (294 South Main Street), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-118 Gateway South Overlay; Sec. 86-104 M-X Zoning

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

Agency recommendation – **Approval of variance, with listed conditions;** in December 2020, the six parcels subject to the variance request, Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011, were rezoned to MX, Mixed Use, zoning. The approval conditions were as follows:

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

Before the Mayor and Council on the September agenda is a new concept plan, which involves mostly multi-family residential and does not adhere to the 2020 concept plan. The developer's reasons for proposing a different development type on the subject parcels were that predominantly office and commercial uses on the property were not economically feasible post-Covid, and the proposed road going through the middle of the development on the concept plan was no longer possible (needing County assistance).

In order to consider a different concept plan, condition #1 of the rezoning conditions, binding the future development of the land with the former concept plan must be lifted with a variance.

However, approval of this variance does not necessarily connote approval of the two conditional use applications on the same agenda.

The parcels involved in the variance are: 06032A B002 (294 South Main Street), 06032A B002Z (294 South Main Street), 06032A B003 (288 South Main Street), 06032A B004 (286 South Main Street), 06032A B006 (262 South Main Street), and 06032A B011 (298 South Main Street), which have been proposed to be combined into one parcel.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Private developer

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

- Letter of Explanation
- Rezoning Approval - 06032A B002
- 2020 Concept Plan
- Variance - Dominium Parcel 06032A B002 - Legal Notice
- Zoning Sign 1
- Zoning Sign 2
- Variance Acceptance Letter - All Parcels

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

Approval

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Variance Request Application

Dear Mr. Allen,

Dominium is pleased to present a variance request application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The purpose of this application is to request a variance from the City for the ability to uncommit from the proposed developments' requirement to substantially comply with the combined plat and conceptual master plan by Kimley Horn for the Casey Properties, dated October 30th, 2020. Currently, the buildable acreage of this site is limited by a bifurcating stream, ingress and egress, and topography hurdles. In addition, the global pandemic has forced a systematic overhaul of the method by which people work, precluding this to be a successful office market. This site also fails to be a lucrative commercial and retail location due the effects of the pandemic and right-in-right-out access off Tara Boulevard. The interest in commercial and retail development has been minimal, as the site has remained marketable for several years. By amending the current restrictions placed on this property, Dominium will develop 484 units of first-class, attractive, and secure homes (252 family homes and 232 independent, age-restricted homes). Each resident will be obligated to pay rent monthly, which will include utilities. For the family homes, rent will be approximately $991, $1,160, $1,319, and $1,475 for a one-, two-, three-, and four-bedroom unit, respectively. For the age-restricted homes, rent will be approximately $1,007, $1,210, and $1,369 for a one-, two-, and three-bedroom unit, respectively. Please note the difference in rent between family and age-restricted units is due to differences in utility rates and building type. The development will not only provide a much-needed housing solution but be a catalyst to more development in a neighborhood Jonesboro has sought to re-invigorate with its Gateway South development initiative.

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We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information

Yours truly,



Attachment: Letter of Explanation (3214 : Variance - 294 South Main Street)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 294 South Main Street; Tax Map Parcel No. 06032A B002

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 294 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
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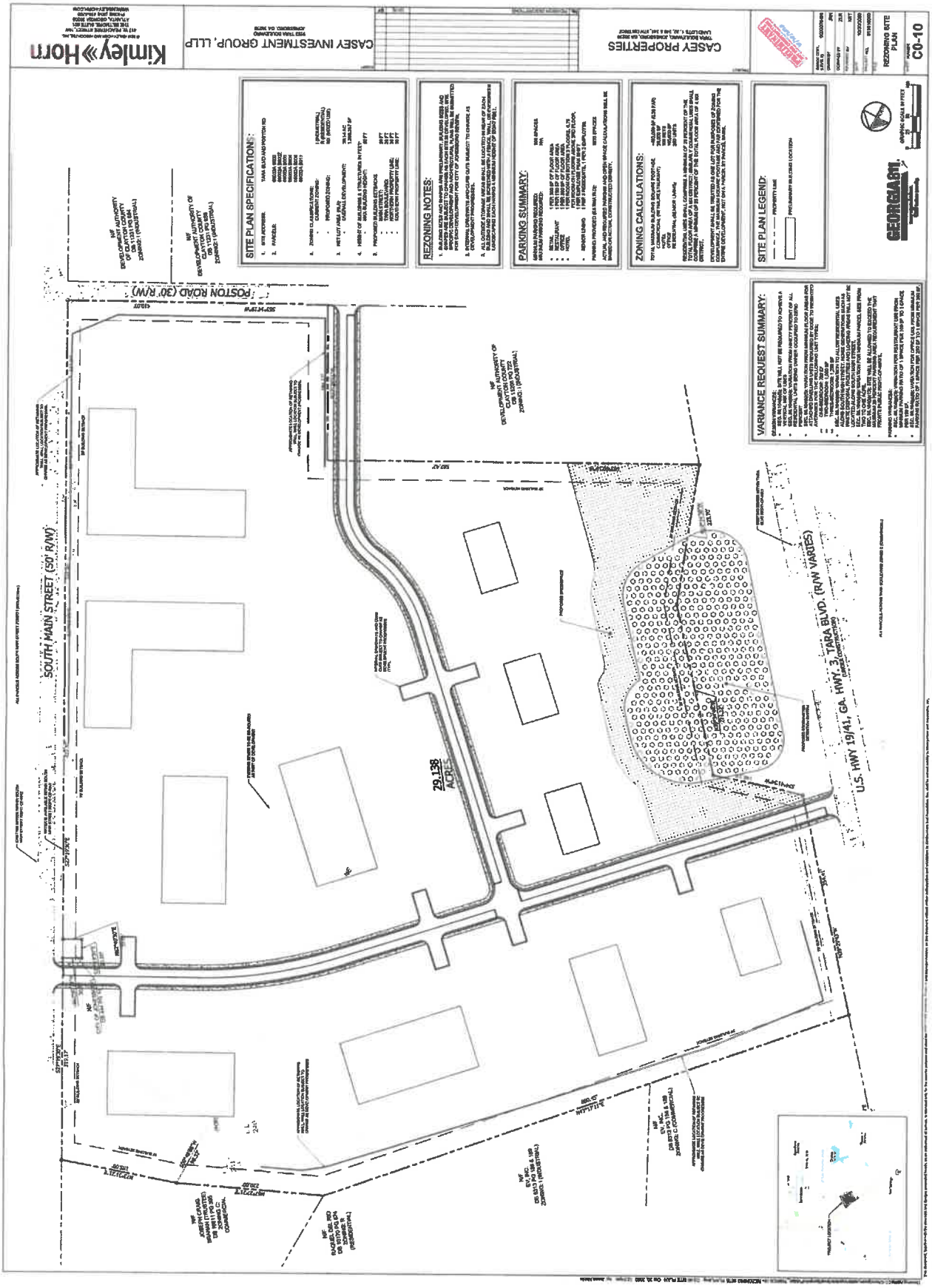
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approval - 06032A B002 (3214 : Variance - 294 South Main Street)



Attachment: 2020 Concept Plan (3214 : Variance - 294 South Main Street)

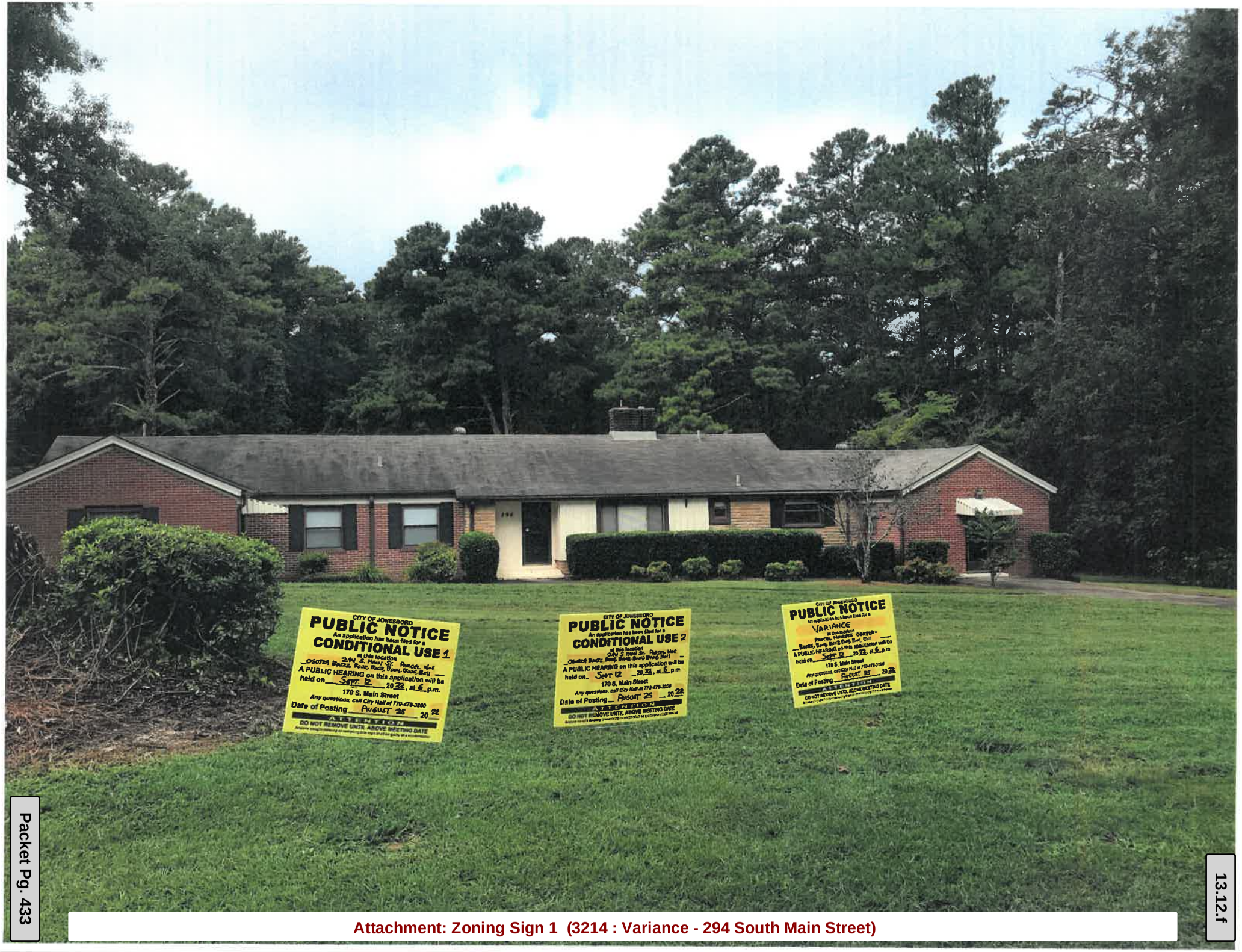
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David Allen
Community Development Director

Publish 8/24/22

Attachment: Variance - Dominium Parcel 06032A B002 - Legal Notice (3214 : Variance - 294 South Main Street)



Attachment: Zoning Sign 1 (3214 : Variance - 294 South Main Street)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B0022, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 2022, at 6 p.m.
DATE
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor


1.4 Acres Zoned MX Mixed Use
For Sale
Randolph Williams
770-632-4000
RWCRE.net
Brent Randolph / Brian Williams
PUBLIC NOTICE
VARIANCE
PUBLIC NOTICE
PUBLIC NOTICE


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B002Z, B002, B003, B004, B006, B011
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MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 30, 2022

Re: Notification of Request for Variances –Tax Map Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced properties:

- Rezoning approval conditions, December 2020

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Variance Acceptance Letter - All Parcels (3214 : Variance - 294 South Main Street)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 13

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)	**Sponsor(s)**
Office of the City Manager	Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider approval of Variance, 22-VAR-004, on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B002Z (294 South Main Street), Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
City Code Section 86-118 Gateway South Overlay; Sec. 86-104 M-X Zoning

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

Agency recommendation – **Approval of variance, with listed conditions;** in December 2020, the six parcels subject to the variance request, Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011, were rezoned to MX, Mixed Use, zoning. The approval conditions were as follows:

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

Before the Mayor and Council on the September agenda is a new concept plan, which involves mostly multi-family residential and does not adhere to the 2020 concept plan. The developer's reasons for proposing a different development type on the subject parcels were that predominantly office and commercial uses on the property were not economically feasible post-Covid, and the proposed road going through the middle of the development on the concept plan was no longer possible (needing County assistance).

In order to consider a different concept plan, condition #1 of the rezoning conditions, binding the future development of the land with the former concept plan must be lifted with a variance.

However, approval of this variance does not necessarily connote approval of the two conditional use applications on the same agenda.

The parcels involved in the variance are: 06032A B002 (294 South Main Street), 06032A B002Z (294 South Main Street), 06032A B003 (288 South Main Street), 06032A B004 (286 South Main Street), 06032A B006 (262 South Main Street), and 06032A B011 (298 South Main Street), which have been proposed to be combined into one parcel.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Private developer

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

- Letter of Explanation
- Rezoning Approval - 06032A B002Z
- Survey
- 2020 Concept Plan
- Variance - Dominium Parcel 06032A B002Z - Legal Notice
- Zoning Sign 1
- Zoning Sign 2
- Variance Acceptance Letter - All Parcels

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

Approval

DOMINIUM

August 15th, 2022

David Allen
Director of Community Development / Zoning Administrator
City of Jonesboro Community Development Department
124 North Avenue
Jonesboro, GA 30236

RE: 294 South Main Street, Jonesboro, GA – Variance Request Application

Dear Mr. Allen,

Dominium is pleased to present a variance request application to the City of Jonesboro for a Multifamily development, located at 294 South Main Street, Jonesboro, GA 30236, consisting of parcels 06032A – B002Z, -B002, -B003, -B004, and -B006. The purpose of this application is to request a variance from the City for the ability to uncommit from the proposed developments' requirement to substantially comply with the combined plat and conceptual master plan by Kimley Horn for the Casey Properties, dated October 30th, 2020. Currently, the buildable acreage of this site is limited by a bifurcating stream, ingress and egress, and topography hurdles. In addition, the global pandemic has forced a systematic overhaul of the method by which people work, precluding this to be a successful office market. This site also fails to be a lucrative commercial and retail location due the effects of the pandemic and right-in-right-out access off Tara Boulevard. The interest in commercial and retail development has been minimal, as the site has remained marketable for several years. By amending the current restrictions placed on this property, Dominium will develop 484 units of first-class, attractive, and secure homes (252 family homes and 232 independent, age-restricted homes). Each resident will be obligated to pay rent monthly, which will include utilities. For the family homes, rent will be approximately $991, $1,160, $1,319, and $1,475 for a one-, two-, three-, and four-bedroom unit, respectively. For the age-restricted homes, rent will be approximately $1,007, $1,210, and $1,369 for a one-, two-, and three-bedroom unit, respectively. Please note the difference in rent between family and age-restricted units is due to differences in utility rates and building type. The development will not only provide a much-needed housing solution but be a catalyst to more development in a neighborhood Jonesboro has sought to re-invigorate with its Gateway South development initiative.

Dominium has been developing multifamily apartments for 45+ years and is currently the second largest for-profit owner and operator of affordable housing with nearly 40,000 units owned and managed across 20+ states. We understand the day-to-day life of hardworking families and individuals and want to ensure that these residents have access to quality, attractive, amenity-rich homes where they can live with dignity and pride.

We look forward to discussing this application with the City of Jonesboro, and again wish to convey the excitement with which we approach this opportunity for Dominium. Please let us know if you have any questions or would like any more information

Yours truly,



Attachment: Letter of Explanation (3215 : 294 South Main Street 2)

MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: December 15, 2020

Re: Notification of Request for Rezoning (Map Amendment) from M-1 to MX (Mixed Use) – 294 South Main Street; Tax Map Parcel No. 06032A B002Z

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro, at their public hearing on December 14, 2020, approved your request for the above specified rezoning (map amendment) for the property located at 294 South Main Street, Jonesboro Georgia.

1. The proposed development must substantially comply with the combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated October 30th, 2020. (Attached as Exhibit "G").
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

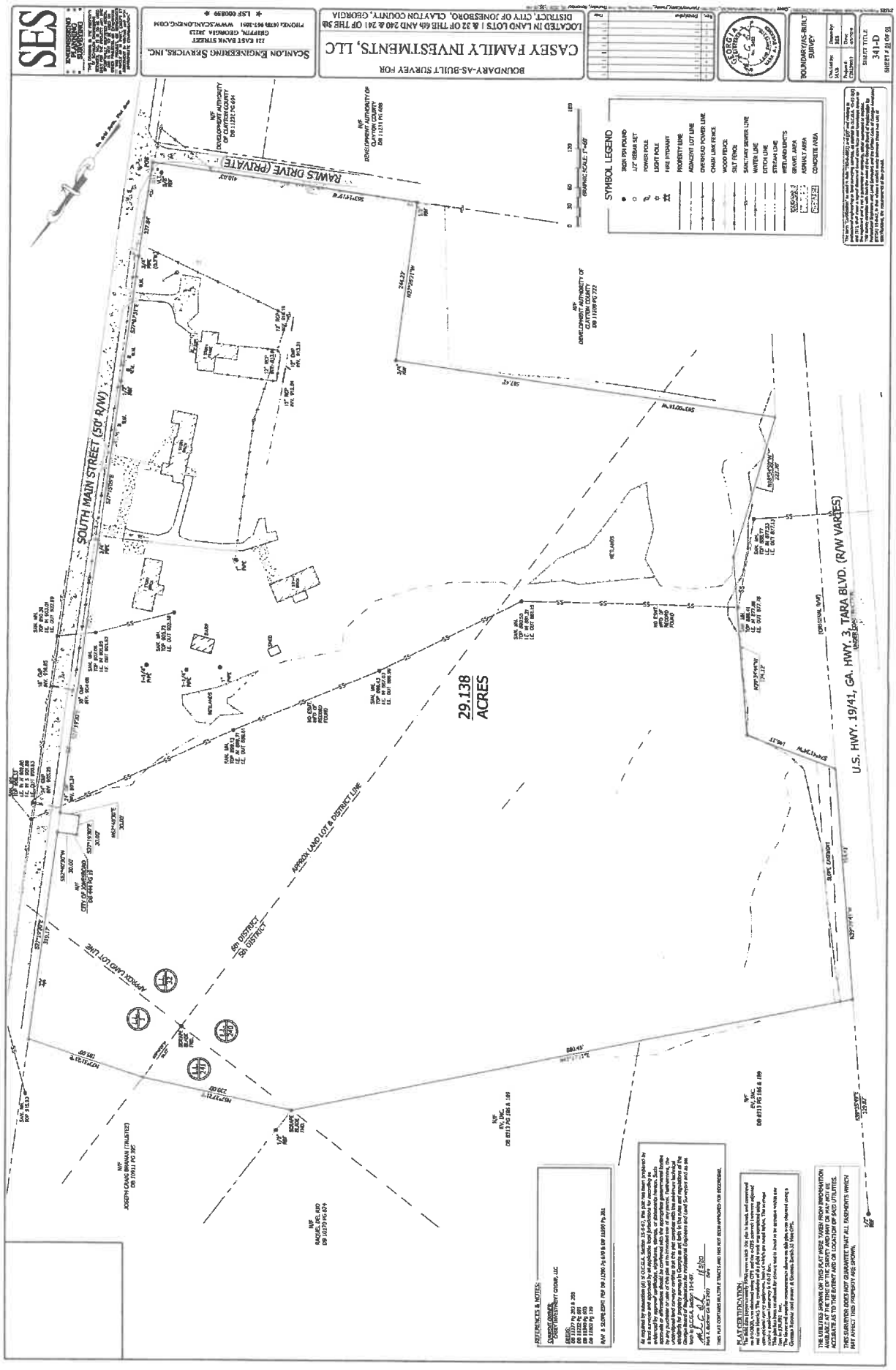
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

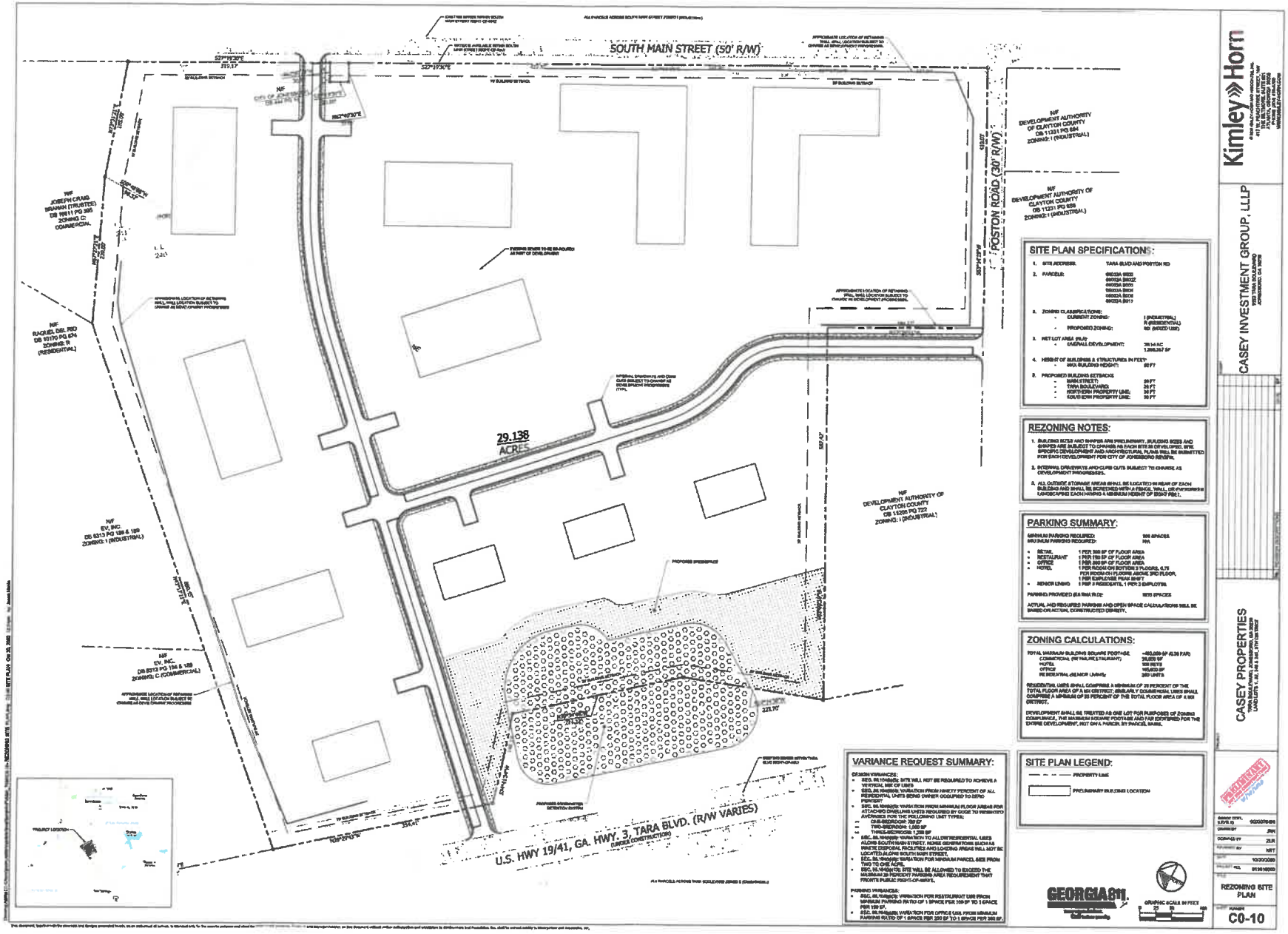
David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30236

Attachment: Rezoning Approval - 06032A B002Z (3215 : 294 South Main Street 2)



Attachment: Survey (3215 : 294 South Main Street 2)


SOUTH MAIN STREET (50' R/W)
POSTON ROAD (30' R/W)
U.S. HWY 19/41, GA. HWY. 3, TARA BLVD. (R/W VARIES)
29.138 ACRES
SITE PLAN SPECIFICATIONS:
REZONING NOTES:
PARKING SUMMARY:
ZONING CALCULATIONS:
VARIANCE REQUEST SUMMARY:
SITE PLAN LEGEND:
PROPERTY LINE
PRELIMINARY BUILDING LOCATION
Kimley»Horn
CASEY INVESTMENT GROUP, LLLP
CASEY PROPERTIES
REZONING SITE PLAN
C0-10

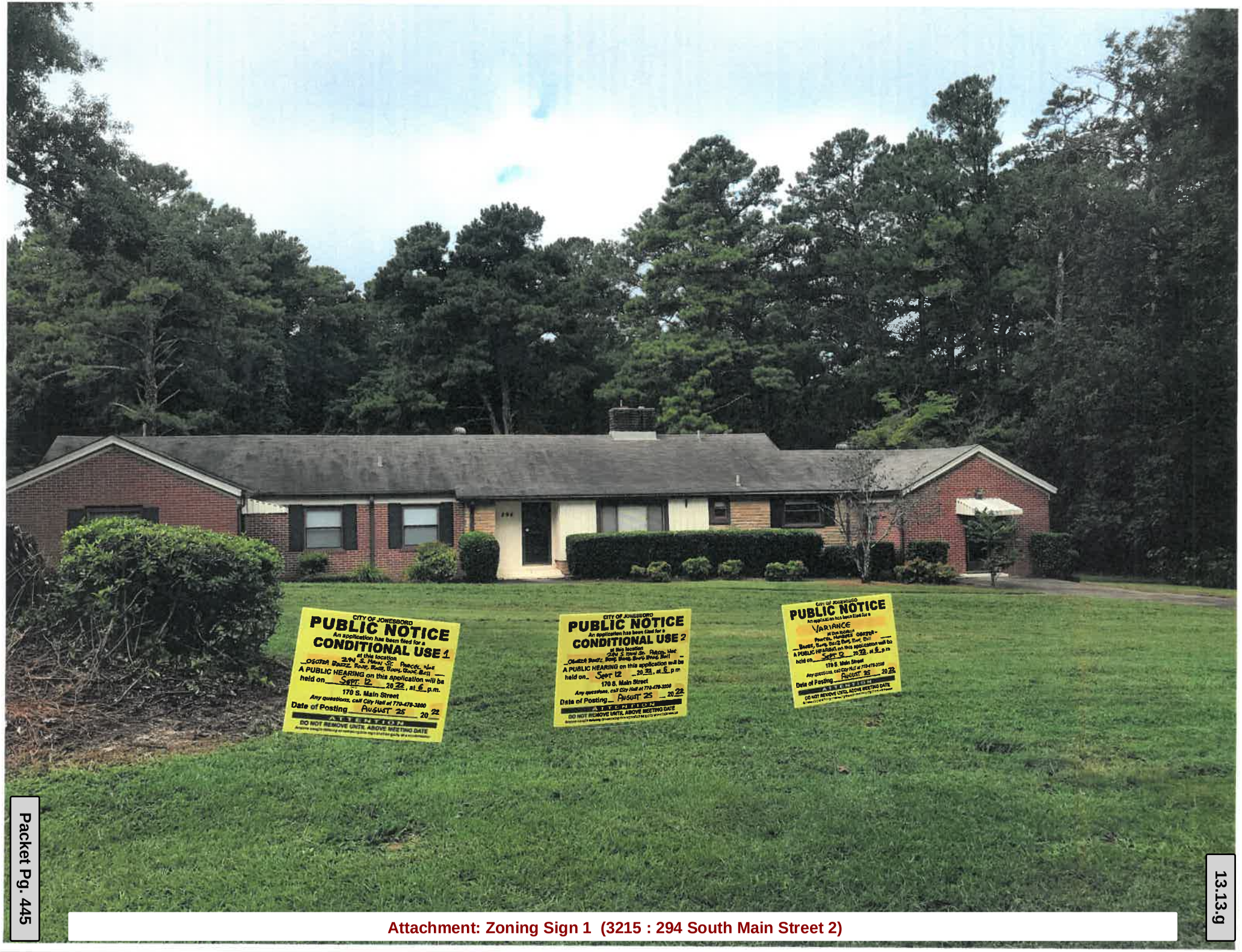
Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Variance on rezoning approval conditions, by Casey Investment Group LLLP, property owner, and Dominium Development & Acquisitions LLC, applicant, for Parcel No. 06032A B002Z (294 South Main Street), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22

Attachment: Variance - Dominium Parcel 06032A B002Z - Legal Notice (3215 : 294 South Main Street 2)



Attachment: Zoning Sign 1 (3215 : 294 South Main Street 2)


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B0022, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
held on SEPT 12 2022, at 6 p.m.
DATE
170 S. Main Street
Any questions, call City Hall at 770-478-3800
Date of Posting AUGUST 25 2022
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacng or removing this sign shall be guilty of a misdemeanor


1.4 Acres Zoned MX Mixed Use
For Sale
RW Randolph Williams
770-632-4000
RWCRE.net
Brent Randolph / Brian Williams
PUBLIC NOTICE
VARIANCE
PUBLIC NOTICE
PUBLIC NOTICE


CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
PARCEL NUMBERS 06032A-
B002Z, B002, B003, B004, B006, B011
A PUBLIC HEARING on this application will be
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170 S. Main Street
Any questions, call City Hall at 770-478-3800
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MEMORANDUM

To: Darrell Baker, Randolph Williamson
900 Westpark Drive, Suite 300
Peachtree City, Ga. 30269

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 30, 2022

Re: Notification of Request for Variances –Tax Map Parcel Nos. 06032A B002, 06032A B002Z, 06032A B003, 06032A B004, 06032A B006, and 06032A B011

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced properties:

- Rezoning approval conditions, December 2020

A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: CASEY INVESTMENT GROUP LLLP
PO BOX 795
JONESBORO, GA 30237

Attachment: Variance Acceptance Letter - All Parcels (3215 : 294 South Main Street 2)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 14

COUNCIL MEETING DATE
September 12, 2022

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 Resolution 2022-004 appointing the Mayor Pro Tem to serve as our binding authority for the LOST distribution and SDS extension.

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 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.)*

As you know, the Clayton County Cities ("Cities") and Clayton County ("County") are engaged in local option sales tax ("LOST") negotiations. The recent decennial census triggered the renegotiation of LOST distribution amongst the Cities and the County before the ten-year anniversary of the last signed LOST certificate in 2014.

Recently, the County presented the Cities with its proposal on the LOST distribution. The proposal provided for the LOST distribution to remain the same (see below). Additionally, the County proposed that, although the SDS is not set to be renewed until 2023, the SDS be extended simultaneously with LOST for an additional ten years and remain unchanged.

Therefore, the Cities must provide its response to the County's proposal. An informal consensus amongst Clayton County Municipal Association ("CCMA") representatives from the Cities revealed a desire to accept the County's proposal.

A resolution is attached hereto for your consideration. It resolves to have the council appoint the Mayor to serve as our binding authority for the LOST distribution and SDS extension so long as the negotiations result in an agreement that substantially mirrors the 2014 LOST numbers and the 2013 SDS Agreement.

Current (and Proposed) LOST Distribution

County 66.59	Lovejoy 3.34
Forest Park 11.28	Jonesboro 2.96
Riverdale 8.75	Lake City 2.25
Morrow 3.77	College Park 1.06

About LOST

The local option sales tax (LOST) is a 1 percent sales tax activated by a local referendum and imposed on the purchase, sale, rental, storage, use, or consumption of tangible personal property and related services. LOST is a special district tax where state law (O.C.G.A. §48-8-81) creates 159 special districts in Georgia for the purpose of levying a LOST. The boundaries of the special districts are the same as the boundaries of the 159 counties in Georgia. LOST is imposed on the sale of motor fuels, and in the majority of counties, the LOST also applies to the sale of food and alcoholic beverages

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

(LOST enacted in Taliaferro and Webster counties after October 1, 1996, exempts food and beverages). The LOST is one of the most significant sources of revenue for municipal governments in Georgia, second only to the property tax. In 2019, cities received in excess of $745 million in LOST revenues. Statewide, LOST revenues account for 19% of municipal general fund revenues. In each special district where the LOST is imposed, the counties and qualified municipalities enter into a distribution agreement. This one-page form identifies each local government that will receive a portion of the sales tax revenues and lists the percentage that each local government will receive. Proceeds from the LOST are collected by the Georgia Department of Revenue and disbursed directly to each county and qualified municipality within the special district based upon this distribution agreement. One percent of the revenues collected are paid into the state's general fund to cover the cost for administering the tax, and a percentage is paid to the dealer for collecting and reporting the tax. State law requires periodic renegotiation of the LOST distribution certificate based on specific triggering events. One trigger for renegotiation of the tax is the decennial census. With the release of the 2020 Census data, all counties and municipalities that currently impose a LOST are required to begin to renegotiate the distribution certificate for the proceeds of the tax on or before July 1, 2022.

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

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # – 15

COUNCIL MEETING DATE
September 12, 2022

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 proposal from Tri-Copy Solutions for Managed Print Services.

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 Innovative Leadership

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:

City staff has recently submitted RFP for managed print services for the new City Center. The city only has a total of two copier machines currently, one located at City Hall, and the other located in the Police Department. As we transition into the City Center, we will need more copiers throughout the building to sustain employee productivity. Staff is requesting the approval of Managed Print Services of Tri-Copy Solutions of Fayetteville.

Tri-Copy Bid Proposal:

3 Konica Minolta C558 /Color /Fax/Scan/Finished Stapler/ 4 drawer paper desk 4k sheets per tray

2 Konica Minolta C558/ Black & white/ Finished Stapler/ 4 drawer paper desk 4k sheets per tray

Cost per copy: Black.009 | Color.055

All parts labor toner and supplies are included.

2HR response time for any maintenance issues

Lease Option: 39 Months

Monthly Payment: $746.35

Reference of Tri-Copy Service:

City of Fayetteville 9/10 for Response time, Equipment, Communication & Supplies (City Clerk Tamika)

City of Grantville 9/10 for Response time, Equipment, Communication & Supplies (City Clerk Robi Higgins)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Important:

- Location of business – Supplies, maintenance, warehouse located in Fayetteville
- Konica Minolta C558 is already being used by the city – Staff already familiar with the equipment, no training needed.
- Compatible with operating needs (Newsletters, fax, scan, 55CPM)
- Price

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

Monthly Payment: $746.35 – General Fund

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

- Tri-Copy
- Toshiba
- Konica Minolta

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

Approval

TRI-Copy Solutions

Pricing Program: City of Jonesboro/Office of the City Manager

Current Cost

NA

Solution One Recertified 55cpm	**Solution Two** New 55cpm
3/Konica Minolta C558 color	3/Konica Minolta C550i color
2/Konica Minolta BizHub 558 monochrome	2/Konica Minolta Biz 550i monochrome
All systems are equipped with:	All systems are equipped with
DSDF Feeder	DSDF Feeder
4 drawer paper desk/ 4000 sheet paper supply, Bypass	4 drawer paper desk/ 4000 sheet paper supply, Bypass
Finisher Stapler 50 sheet	Finisher Stapler 50 sheet
Print	Print
Scan/Fax	Scan/Fax WiFi
Wifi	
installed and connected	installed and connected

Tri-Copy will assume and service on the Konica Minolta's that are currently in place at the competitors service rates. All parts, labor, toner and system replacements will apply for the term of the monthly payment agreeement.

Lease Options

Option One 24 month 1214.12

36 796.67 39 746.35 48 653.95 60

Option Two 24 month 2647.22

36 1737.03 39 1628.40 48 1426.80 60

Maintenance Programs

Tri-Copy Inc will comply with section 2: Scope of Services and Section 3: service and support. All parts, labor, toner and supplies are included. Due to our home office location, Tri-Copy will offer a two hour response time. Tri-Copy will provide a tracking arm that manages service history and usage.

Annual

Monthly Base

Cost per Copy: Black .009 Color .055

Pass Through

Customer Approval Date

725 W. Lanier Ave. : Fayetteville: Georgia 30214 : Phone: 770-716-7558 : Fax 770-716-0

Attachment: Tri-Copy (3236 : Managed Print Services: Tri-Copy)

TOSHIBA

Cost Proposal

Option 1

PROPOSED DEVICE	QTY.	PURCHASE PRICE PER DEVICE	TOTAL PURCHASE PRICE FOR 5 DEVICES	MONO CPC	COLOR CPC
Toshiba e-Studio **6516ACT** INCLUDED: • PaperCut • 300 Sheet DSDF • Saddle Stitch Finish • Hole Punch Finish • LCF • Fax • Power Filer	5	$9,157.00	$45,785.00	$0.0054	$0.0325
2 Years Maintenance (Excludes Paper and Staples)					

Option 2

PROPOSED DEVICE	QTY.	PURCHASE PRICE PER DEVICE	TOTAL PURCHASE PRICE FOR 5 DEVICES	MONO CPC	COLOR CPC
Toshiba e-Studio **5516ACT** INCLUDED: • PaperCut • 300 Sheet DSDF • Saddle Stitch Finish • Hole Punch Finish • LCF • Fax • Power Filer	5	$7,941.00	$39,705.00	$0.0054	$0.0325
2 Years Maintenance (Excludes Paper and Staples)					

Attachment: Toshiba (3236 : Managed Print Services: Tri-Copy)

September 1, 2022

RFP # 22-0012

The City of Jonesboro

Equipment	Lease Options		
Bizhub Units	39 Months	42 Months	48 Months
	$ 1,290.65	$ 1,215.95	$ 1,120.50

(2 units) C650I – Color New
(1 unit) 650i – B & W New
(1unit) C658 – Color "Existing."
(1 unit) 554e – B & W "Existing."

Accessories:
Included as on original quote

Maintenance Options:

Option 1.

Flat Rate: $ 1,386.00
(Unlimited Copying/Printing)

Option 2.

Base Charge: $ 1,150.00
(Includes: 50,000 consolidated monthly black & white copies/prints and 25,000 consolidated color copies/prints; Excess copy charge at 0.0055 for b & w, and 0.0350 for color).

Both options include: Parts, Labor and Toner.

Please Note: Upon signing a new contract, your current contract will be automatically terminated. At the end of the new contract term, the Bizhub C658 and the Bizhub 554e will become the assets of the City of Jonesboro.

Please call, should you have any questions.

Konica Minolta Business Solutions
2727 Paces Ferry Road, Bldg. One, Suite 1660
Atlanta, GA 30339 – URL: http://kmbs.konicaminolta.us

Attachment: Konica Minolta (3236 : Managed Print Services: Tri-Copy)

Attachment: Konica Minolta (3236 : Managed Print Services: Tri-Copy)

Konica Minolta Business Solutions
2727 Paces Ferry Road, Bldg. One, Suite 1660
Atlanta, GA 30339 – URL: http://kmbs.konicaminolta.us

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # 13.16
– 16

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)
Police

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider the approval of the purchase of Flock technology and authorize the Finance Director to amend the budget as necessary to allow for an appropriate revenue and expenditure line for said related transactions.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*
Consideration of the purchase of Flock Technology

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.)*

The Jonesboro Police Department is seeking approval to purchase FLOCK technology. The addition of this equipment will provide advanced public safety by creating a virtual geo-fence around the city. A geo-fence is a virtual perimeter of a real-world geographic area. It creates a virtual geographic boundary, defined by GPS or RFID (radio frequency identification) technology, that enables software to trigger a response when a mobile device enters or leaves a particular area. Placing a geo-fence in the city will allow law enforcement to identify and track vehicles involved in criminal activities. For example, this technology will immediately inform us when a stolen vehicle drives into the City of Jonesboro. The application of FLOCK is almost unlimited, and it is an example of the progressive future that we are striving to achieve.

We have identified FLOCK as the geo-fence provider. FLOCK is a technology-based company that was founded in 2017 and has grown rapidly. As of February 2022, FLOCK's fixed cameras have been installed in over 1,500 cities across the US. Law enforcement agencies have reported that utilizing FLOCK Safety devices has helped reduce crimes by over 70 percent. Statistics show that 7 in 10 crimes are committed using a vehicle. We can obtain objective evidence through purpose-built devices using FLOCK technology. This initiative affords law enforcement the ability to provide proactive protection for our citizens. The benefits include receiving alerts on stolen vehicles, notifications of wanted criminals, missing persons, and more as they enter our city. FLOCK designs and builds devices and sensors to capture the sight, sound, and situation, which gives law enforcement the objective evidence we need to investigate and solve crimes.

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

The price of each camera is $2,500.00. According to the survey conducted by FLOCK, we will need 14 cameras to create a virtual geo-fence around the City of Jonesboro. In addition, a software safety advanced search capability is $2,500.00. There is also a one-time service engagement fee. It includes site safety assessment, and camera setup testing, for $350.00 per camera. The total installation is $39,950.00, with a recurring annual service fee of $37,500.00.

The Jonesboro Police Department previously established an MOU with Red-Speed, which is a technology-based company.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Red-Speed and FLOCK have also established a partnership creating a viable opportunity for law enforcement ag across the country to take advantage of advanced technology measures. Representatives from Red-Speed have agreed to advance our department with the initial 14 cameras, including the site safety assessment and camera setup testing. Fines and fees from our Red-Speed operation have been dedicated to supporting our law enforcement initiatives. A portion of those funds will be projected to subsidize our geo-fence initiative.

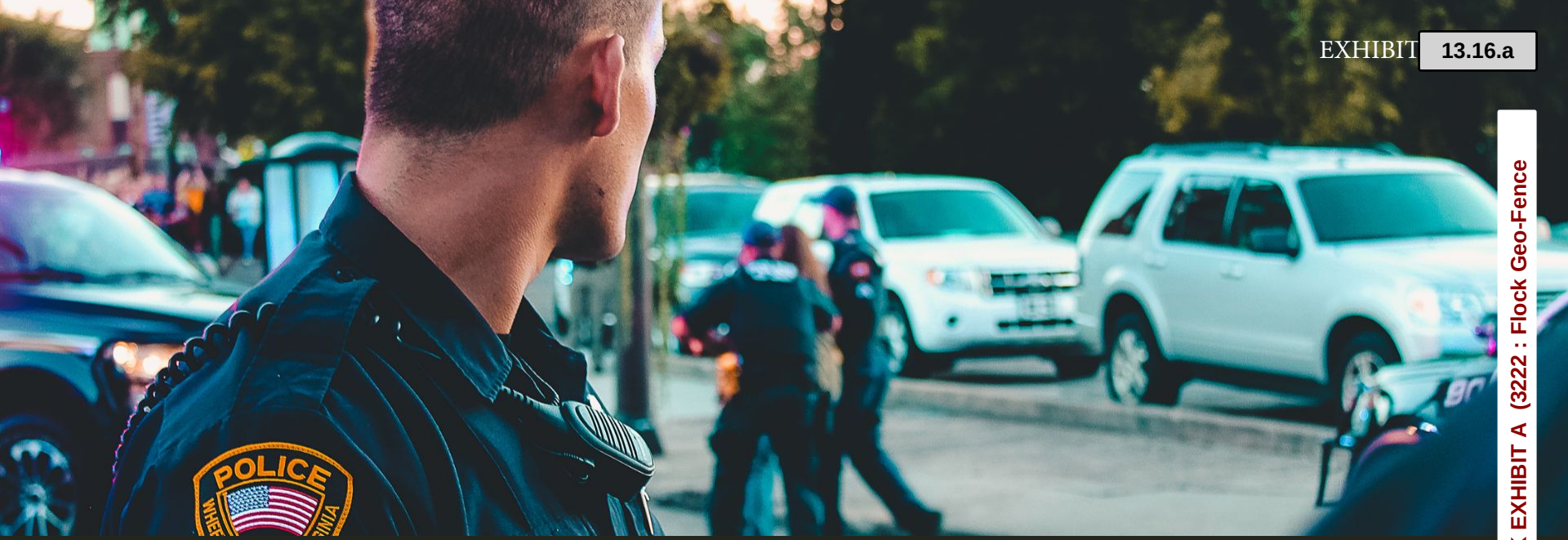
As a precaution, if fines and fees do not perform as expected, Red-Speed representatives have agreed to absorb the cost of the cameras and all expenses related to the FLOCK agreement. Should this be approved, an immediate installation process would begin, allowing the system to be put in place before the holiday season. The initial payment to start the process is $25,000.00, and the balance of $14,950.00 would be required the following month.

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

- FLOCK EXHIBIT A
- FLOCK EXHIBIT B
- FLOCK EXHIBIT C
- FLOCK EXHIBIT D
- FLOCK EXHIBIT E

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

Approval



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Leverage the future of policing, *now*

Jonesboro, GA

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

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Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

Our Mission

Eliminate Crime for the **Whole Community**

The roadmap to success

1. **Educate council and create buy in:**
   a. Chief to meet with council members individually to discuss LPR and answer questions

2. **Educate the community and listen to concerns:**
   a. Host a press conference, Town Hall (invite community and potentially people who've experienced crime that could have been solved), attend council meetings

3. **Transparently communicate:**
   a. Flock helps create custom communications support - press releases, social media copy, media briefs
   b. Be clear about how Flock can help you solve larger challenges (i.e. recruitment/retention, morale, low budgets, increased crime rates, etc.)
   c. Publicly post your ALPR policy
   d. Consider Flock's Transparency Portal

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

How to structure your convo with the community and elected officials

- **Why your community is looking at Flock tech**
  - ie: crime trends in your city
- **How Flock works**
  - ie: why license plates matter and what data is captured
- **How you are mitigating community concerns**
  - ie: your ALPR policy, privacy, bias, data protections
- **Stories showing it actually solve crimes**
  - ie: anecdotes and proof points of success

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

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Why Flock Safety?

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

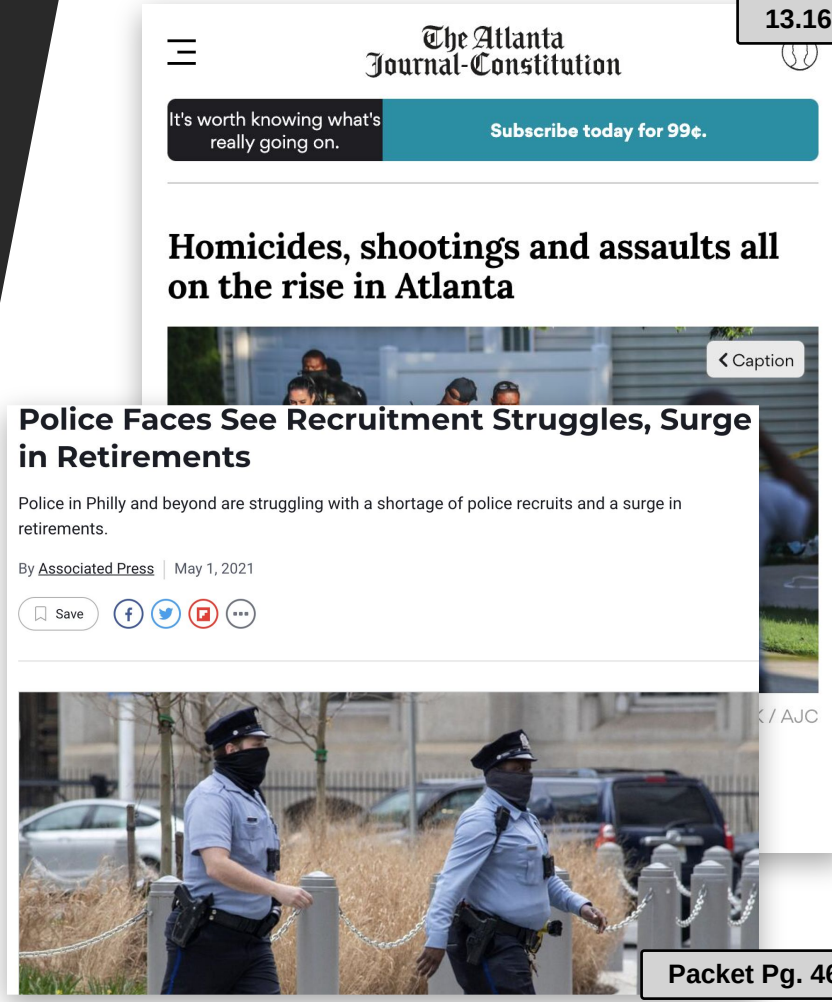
Law Enforcement

Public Safety in America
the current reality

Nationwide staffing shortages
US News May 2021

Violent crime is on the rise
AJC July 2021

Trust is needed more than ever
national call for objective policing



Source: https://www.forbes.com/sites/jemimamcevoy/2020/08/13/at-least-13-cities-are-defunding-their-police-departments/#6841ed8929e3
Source: https://www.nytimes.com/2020/07/06/upshot/murders-rising-crime-coronavirus.html

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

What we observe:
the current reality

- Police headcount is on the decline
- Crime is on the rise
- Trust is needed more than ever

What we believe:
the opportunity

- Technology multiples the force
- Capture and distribute objective evidence to the right user
- Engage community to support and grow

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

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How does the tech work?

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

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When you get Flock you get:

objective, real-time and investigative leads

- Vehicle Fingerprint ™ = license plate plus
- **Indiscriminate evidence** from fixed locations
- Cost effective subscription service, infrastructure free
- No people, no facial recognition, no traffic enforcement





Plate
TX LGS2639

Last Visit
3:15 PM EDT

Make
Toyota

Seen
3 OF 30 DAYS

Color
Gray

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

What is this tech?

- License plate recognition
- Gathers objective evidence and facts about vehicles, not people
- Alerts police of wanted vehicles
- Used to solve crime
- Adheres to all state laws

What ISN'T this tech?

- Not facial recognition
- Not tied to PII
- Not used for traffic enforcement
- Data not stored beyond 30 days → *automatically deletes every 30 days*

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

How does this technology prevent and eliminate crime?

- **Proactive:** Real Time Alerts when Stolen or Wanted Vehicles enter your City
- **Investigative:** As clearance rates increase, crime rates decrease
- Flock cameras act as a deterrent

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

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Mitigating risk

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

Ethics-Driven Innovation

Protecting Privacy

- Footage owned by Agency/City and will never by sold or shared by Flock
- 30 day data retention, then deleted
- Short retention period ensures that all data not associated with a crime is automatically deleted & unrecoverable
- Takes human bias out of crime-solving by detecting objective data, and detecting events that are objectively illegal (ex. Stolen vehicles)

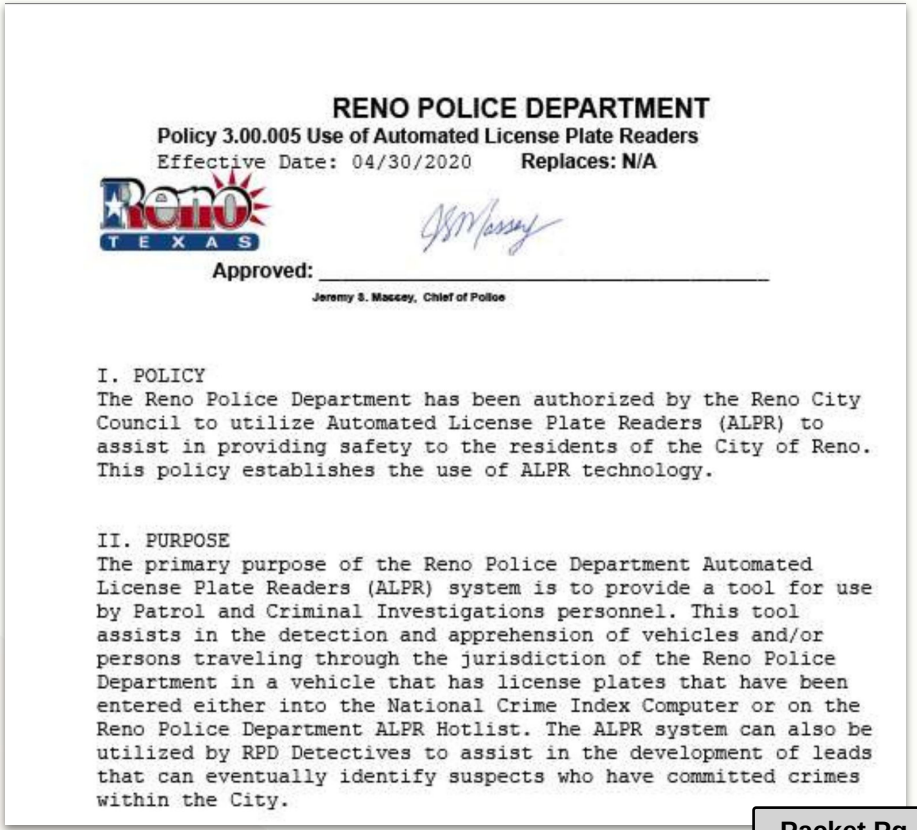
- All data is stored securely in the AWS Government Cloud, and end to end AES-256 encryption of all data
- Search reason is required for audit trail
- NOT facial recognition software
- NOT predictive policing
- NO PII is contained in Flock
- NOT used for traffic enforcement
- Not connected to registration data or 3rd party databases (Carfax, DMV)
- Transparency Portal (optional)

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

Resources: ALPR Policy

Sample policies:

- Option 1
- Option 2
- Option 3



RENO POLICE DEPARTMENT

Policy 3.00.005 Use of Automated License Plate Readers

Effective Date: 04/30/2020 Replaces: N/A

Approved: _____

Jeremy S. Massey, Chief of Police

I. POLICY

The Reno Police Department has been authorized by the Reno City Council to utilize Automated License Plate Readers (ALPR) to assist in providing safety to the residents of the City of Reno. This policy establishes the use of ALPR technology.

II. PURPOSE

The primary purpose of the Reno Police Department Automated License Plate Readers (ALPR) system is to provide a tool for use by Patrol and Criminal Investigations personnel. This tool assists in the detection and apprehension of vehicles and/or persons traveling through the jurisdiction of the Reno Police Department in a vehicle that has license plates that have been entered either into the National Crime Index Computer or on the Reno Police Department ALPR Hotlist. The ALPR system can also be utilized by RPD Detectives to assist in the development of leads that can eventually identify suspects who have committed crimes within the City.

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

Transparency + Insights

Measure ROI and promote the ethical use of public safety technology

Transparency Portal

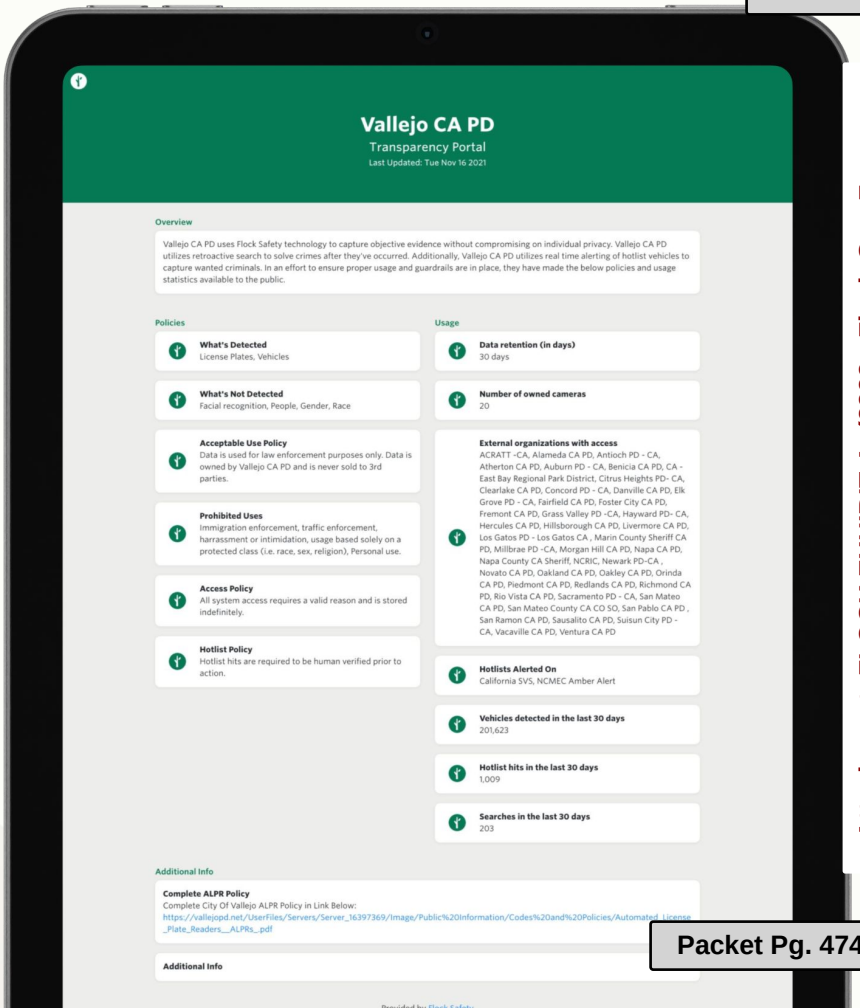
- Customizable for each agency
- Display technology policies
- Publish usage metrics
- Share downloadable Search audits

Insights Dashboard

- Measure crime patterns and ROI
- Audit Search history

Examples

- Click here for Morgan Hill PD
- Click here for Vallejo PD



Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

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It actually solves and prevents crime

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

CASE STUDY *Amber Alert*

CPD

Chamblee, Georgia



Stranger on Stranger Abduction
August 28, 2020

When every second matters, Flock Safety's Machine Vision is Critical

12:33 PM	Amber Alert Issued
1:01 PM	Search Conducted with Flock Safety
2:30 PM	Suspect Vehicle Located
5:03 PM	Felony Stop + Arrest
6:00 PM	Baby Reunited with Mother

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

Flock ALPR

Savannah PD Savannah, GA

- **In Florida, elderly woman attacked and carjacked.**
- **Flock's ALPR identified the stolen car license plate** in Savannah and alerted Savannah PD.
- **Savannah PD found the vehicle,** questioned the two occupants, and **arrested one of the individuals as a suspect in the Florida woman's assault.**

- From Fox28 News



"[Flock is] very effective. This is a force multiplier for areas where you might not have an officer that can be everywhere when things are happening. So, this technology gives the ability to expand that," said Major Gavin, SPD Patrol Division."

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

Flock ALPR

LaGrange PD LaGrange, GA

- Detective Duncan was assigned to a homicide investigation.
- To gain a visual of the suspect's vehicle, Detective Duncan compared a witness's general description with a local school's video footage and identified the vehicle.
- Then he able to use Flock Safety Vehicle Fingerprint™ technology to **narrow down a timeline, hone in on the vehicle, and detect the tag.**
- **Flock provided critical evidence** that allowed police to identify a suspect and arrive at their door to make an arrest **less than 12 hours after the crime.**



"Flock, as opposed to other license plate reading (LPR) systems, doesn't just look for a license plate; it also has the capability of looking for a type of vehicle, and the search capabilities for that are just amazing," said Detective Duncan"

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

CASE STUDY: *Long Term Crime Reduction*

CCPD

Cobb County, GA

"[We're] able to react to crimes in progress with actionable evidence obtained quickly and effortlessly by Flock Safety."

- Chief VanHoozer

Cobb County drops crime by 60% w/ help (

- Fox 5 Atlanta

215 Beat
64% Entering Auto
63% Non-Res Burglary

Precinct 2
35% Entering Auto
40% Robbery

	5 Yr Avg	2018	2019	'18 -> '19 % Chang
Robbery	29	23	11	**-52%**
Res Burglary	59	34	27	**-21%**
Non-Res Burglary	23	27	10	**-63%**
Entering Auto	147	138	50	**-64%**
Theft	135	160	150	**-6%**
Vehicle Theft	55	52	45	**-13%**

Crime ~~reduction~~ prevention

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

Resources

1. **Educate council and create buy in:**
   a. What is ALPR? - click here
   b. ALPR FAQs - click here
   a. Crime stats - click here

2. **Educate the community, and listen to concerns:**
   a. Press release template - click here
   b. Images of ALPRs - click here

3. **Transparently communicate:**
   a. PIO Toolkit - click here
   b. Model ALPR policies
      i. Option 1 - click here
      ii. Option 2 - click here
      iii. Option 3 - click here
   c. Examples of the Transparency Portal - click here

Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

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Thank You



Attachment: FLOCK EXHIBIT A (3222 : Flock Geo-Fence

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About Automatic License Plate Readers (ALPR)

The Problem: Violent Crime Is Not Going Away

Nationwide, cities are experiencing a disturbing rise in homicides and violence. The FBI's 2020 Crime Report shows a 30% increase in homicides from 2019 to 2020, the largest single-year increase recorded.

Over two-thirds of the country's most populous cities saw even more homicides in 2021.

One Solution: Technology that Detects Objective Evidence to Clear More Cases

Automated License Plate Readers (ALPR) capture computer-readable images of license plates and vehicles, allowing officers to compare plate numbers against those of stolen cars or wanted individuals on a crime database like the NCIC.

ALPR devices assist law enforcement in solving crime in two ways:

- Proactive - ALPR devices provide real-time alerts when a vehicle that is stolen or associated with a known suspect is detected.
- Investigative - ALPR cameras help determine whether and which vehicle(s) were at the scene of a crime.

Is ALPR effective ?

According to the National Conference of State Legislatures, when employed ethically and objectively, ALPRs are an effective tool for law enforcement, cutting down on the time required for investigations and acting as a force multiplier. In 2011, a study by the Police Executive Research Forum concluded that ALPRs used by the Mesa, Ariz., Police Department resulted in "nearly 3 times as many 'hits' for stolen vehicles, and twice as many vehicle recoveries."

Communities with ALPR systems report crime reductions of up to 70 percent. In some areas, that included a 60 percent reduction in non-residential burglaries, 80 percent reduction in residential burglary, and a 40 percent reduction in robberies.

Attachment: FLOCK EXHIBIT B (3222 : Flock Geo-Fence Technology)

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ALPR Provides Objective Evidence While Protecting Privacy

ALPR does not include facial recognition capabilities and does not capture personally identifiable information (PII). While eyewitnesses and individual officers are subject to inherent human bias, ALPR cameras capture wholly-objective images of vehicles and license plates, providing a clear and actionable investigative lead.

ALPR Use Cases Include:

- AMBER Alerts: License plate readers in metro Atlanta were able to find a vehicle containing a kidnapped one-year-old, who had been taken from his mother at random off the street. The child was recovered unharmed. Some ALPR systems integrate directly with the National Center for Missing and Exploited Children's AMBER Alert system, sending real-time alerts to officers in seconds. [New information released about 1-year-old's kidnapping]

- Silver Alerts: Knoxville Police were able to locate a missing elderly man who suffers from dementia after he drove away in a family vehicle. ALPR technology has helped solve hundreds of Silver Alerts across the country. [Missing man with dementia found using Flock camera]

- Firearm violence: The Las Vegas Trail, a high-crime area in Fort Worth, TX, saw violent crime decrease by 22% in 2021 compared with the first nine months of 2019. Fort Worth Police attributed this drop partially to the license plate reader system implemented in the neighborhood during the same period of time. [Crime is down 22% in Fort Worth's Las Vegas Trail. How neighbors and police made it safer]

- Organized theft: Grafton, a growing village with a bustling retail district, is dealing with increased organized retail theft — Two-thirds of all the crimes reported to Grafton police in 2020 were retail thefts. Grafton Police have implemented a license plate reader system to identify vehicles that have been involved in thefts or have been stolen themselves. In one week alone, they recovered three stolen vehicles with drivers planning to engage in retail theft. [Losses mount as retailers fight theft rings, accuse online storefronts of doing little to stop resale of stolen goods]

Attachment: FLOCK EXHIBIT B (3222 : Flock Geo-Fence Technology)

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About Flock Safety ALPR

Privacy and Ethics Factsheet

How does Flock Safety keep devices and data secure?

Flock Safety holds itself to the highest level of security. We have implemented the following security policies and features:

- Flock Safety data and footage is encrypted throughout its entire lifecycle. All data is securely stored with AES256 encryption with our cloud provider, Amazon Web Services.
- On-device, data is only stored temporarily for a short time until it is uploaded to the cloud, at which point it is removed automatically from the local device. This means the data is secure from when it is on the Flock Safety device to when it is transferred to the cloud, using a secure connection to Flock Safety servers. While stored in the cloud, all data (both footage and metadata) is fully encrypted at rest.
- Flock Safety defaults to permanently deleting all data after 30 days on a rolling basis, setting a new standard in the industry.

Who has access to data collected by Flock Safety devices?

- Flock Safety's customers own 100% of their data and determine who has access. Flock Safety will never share or sell the data, per our privacy policy.
- With explicit written permission from the customer, Flock Safety does have the ability to grant law enforcement access to specific footage for a short period (24 hours, 48 hours, or however long the customer desires) in the event of an investigation following a crime. Access can only be granted through the approval of the customer.
- Flock Safety has maintenance software in place to measure device performance and image capture quality. This is used to diagnose issues preemptively and schedule service calls in the event of a device malfunction or emergency.

Attachment: FLOCK EXHIBIT C (3222 : Flock Geo-Fence Technology)

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About Flock Safety ALPR

Privacy and Ethics Factsheet

How long does Flock Safety keep data?

- Flock Safety stores footage for only 30 days on a rolling basis by default, after which the footage is automatically hard deleted. The only exception to this is if a democratically-elected governing body or official legislates a different data retention period.

What features do Flock Safety devices have that enable audits and oversight?

- While searching for footage or other evidence on the Flock Safety platform, law enforcement agencies must enter reason codes to verify the legitimacy of the search and create an audit trail.
- Authorized users go through training to properly use our system and communicate with their dispatch teams.
- Flock Safety customers commit not to use the data collected to work with third-party repossession companies, traffic enforcement, revenue collection, unpaid fines, or towing companies. We do not use facial recognition or capture any personally identifiable information such as name, phone number, or address, and we do not work with federal government agencies for immigration enforcement purposes.
- Flock Safety's ALPR Transparency Portal, an optional free feature for all law enforcement customers, is the first public-facing dashboard for law enforcement agencies, city leaders, and local government officials to share policies, usage, and public safety outcomes related to ALPR technology. The ALPR Transparency Portal helps promote transparency and accountability in the use of policing technology in order to build community trust while creating a safer, more equitable society.

Attachment: FLOCK EXHIBIT C (3222 : Flock Geo-Fence Technology)

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FLOCK SAFETY FLOWDOWN GOVERNMENT AGENCY TERMS

This Government Agency Agreement (this "**Agreement**") is entered into by and between Flock Group, Inc. with a place of business at 1170 Howell Mill Rd NW Suite 210, Atlanta, GA 30318 ("**Flock**") and the police department, city, or government agency identified in the signature block below ("**Agency**") (each a "**Party**," and together, the "**Parties**").

RECITALS

WHEREAS, Flock offers a software and hardware solution for automatic license plate detection through Flock's technology platform (the "**Flock Service**"), and upon detection, the Flock Services are capable of capturing audio, image, and recordings data of suspected vehicles (**"Footage"**) and can provide notifications to Agency upon the instructions of Non-Agency End User (as defined below) (**"Notifications"**);

WHEREAS, Agency desires access to the Flock Service on existing cameras, provided by Agency, or Flock provided Hardware (as defined below) in order to create, view, search and archive Footage and receive Notifications, including those from Non-Agency users of the Flock Service (where there is an investigative or bona fide lawful purpose) such as schools, neighborhood homeowners associations, businesses, and individual users;

WHEREAS, Flock deletes all Footage on a rolling thirty (30) day basis, Agency is responsible for extracting, downloading and archiving Footage from the Flock System on its own storage devices for auditing for prosecutorial/administrative purposes; and

WHEREAS, Flock desires to provide Agency the Flock Service and any access thereto, subject to the terms and conditions of this Agreement, solely for the awareness, prevention, and prosecution of crime, bona fide investigations by police departments, and archiving for evidence gathering ("Purpose").

AGREEMENT

NOW, THEREFORE, Flock and Agency agree as follows and further agree to incorporate the Recitals into this Agreement.

1. DEFINITIONS

Certain capitalized terms, not otherwise defined herein, have the meanings set forth or cross-referenced in this Section 1.

1.1 "***Agency Data***" will mean the data, media and content provided by Agency through the Services. For the avoidance of doubt, the Agency Data will include the Footage.

1.2. "***Agency Hardware*** " shall mean the third-party camera owned or provided by Agency and any other physical elements that interact with the Embedded Software and the Web Interface to provide the Services. The term "***Agency Hardware*** " excludes the Embedded Software

1.3 "***Authorized End User(s)***" shall mean any individual employees, agents, or contractors of Agency accessing or using the Services through the Web Interface, under the rights granted to Agency pursuant to this Agreement.

Attachment: FLOCK EXHIBIT D (3222 : Flock Geo-Fence Technology)

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1.4 "***Documentation***" will mean text and/or graphical documentation, whether in electronic or printed format, that describe the features, functions and operation of the Services which are provided by Flock to Agency in accordance with the terms of this Agreement.

1.5 "***Embedded Software***" will mean the software and/or firmware embedded or preinstalled on the Agency Hardware.

1.6 "***Flock IP***" will mean the Services, the Documentation, the Embedded Software, the Installation Services, and any and all intellectual property therein or otherwise provided to Agency and/or its Authorized End Users in connection with the foregoing.

1.7 "***Footage***" means still images captured by the Agency Hardware in the course of and provided via the Services.

1.8 "***Hardware***" or "***Flock Hardware***" shall mean the Flock cameras or device, pole, clamps, solar panel, installation components, and any other physical elements that interact with the Embedded Software and the Web Interface to provide the Flock Services. The term "***Hardware***" excludes the Embedded Software.

1.9 ***"Implementation Fee(s)"*** means the monetary fees associated with the Installation Services, as defined in Section 1.10 below.

1.10 "***Installation Services***" means the services provided by Flock including any applicable installation of Embedded Software on Agency Hardware.

1.11 "***Non-Agency End User(s)***" shall mean any individual, entity, or derivative therefrom, authorized to use the Services through the Web Interface, under the rights granted to pursuant to the terms (or to those materially similar) of this Agreement.

1.12 "***Services***" or "**Flock Services**" means the provision, via the Web Interface, of Flock's software application for automatic license plate detection, searching image records, and sharing Footage.

1.13 "***Support Services***" shall mean Monitoring Services, as defined in Section 2.9 below.

1.14 "***Unit(s)***" shall mean the Agency Hardware together with the Embedded Software.

1.15 "***Usage Fee***" means the subscription fees to be paid by the Agency for ongoing access to Services.

Attachment: FLOCK EXHIBIT D (3222 : Flock Geo-Fence Technology)

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1.16 "***Web Interface***" means the website(s) or application(s) through which Agency and its Authorized End Users can access the Services in accordance with the terms of this Agreement.

2. SERVICES AND SUPPORT

2.1 **Provision of Access.** Subject to the terms of this Agreement, Flock hereby grants to Agency a non-exclusive, non-transferable right to access the features and functions of the Services via the Web Interface during the Service Term (as defined in Section 6.1 below), solely for the Authorized End Users. The Footage will be available for Agency 's designated administrator, listed on the quote, and any Authorized End Users to access via the Web Interface for thirty (30) days. Authorized End Users will be required to sign up for an account and select a password and username ("***User ID***"). Flock will also provide Agency with the Documentation to be used in accessing and using the Services. Agency shall be responsible for all acts and omissions of Authorized End Users, and any act or omission by an Authorized End User which, if undertaken by Agency, would constitute a breach of this Agreement, shall be deemed a breach of this Agreement by Agency. Agency shall undertake reasonable efforts to make all Authorized End Users aware of the provisions of this Agreement as applicable to such Authorized End User's use of the Services, and shall cause Authorized End Users to comply with such provisions. Flock may use the services of one or more third parties to deliver any part of the Services, including without limitation using a third party to host the Web Interface which makes the Services available to Agency and Authorized End Users. Warranties provided by said third party service providers are the agency's sole and exclusive remedy and flock's sole and exclusive liability with regard to such third-party services, including without limitation hosting the web interface. Agency agrees to comply with any acceptable use policies and other terms of any third-party service provider that are provided or otherwise made available to Agency from time to time.

2.2 **Embedded Software License.** Subject to all terms of this Agreement, Flock grants Agency a limited, non-exclusive, non-transferable, non-sublicensable (except to the Authorized End Users), revocable right to use the Embedded Software as installed on the Hardware or Agency Hardware; in each case, solely as necessary for Agency to use the Services.

2.3 **Documentation License.** Subject to the terms of this Agreement, Flock hereby grants to Agency a non-exclusive, non-transferable right and license to use the Documentation during the Service Term to Agency 's in connection with its use of the Services as contemplated herein, and under Section 2.4 below.

Attachment: FLOCK EXHIBIT D (3222 : Flock Geo-Fence Technology)

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2.4 **Usage Restrictions.**

a. Flock IP. The purpose for usage of the Unit, Documentation, Services, support, and Flock IP are solely to facilitate gathering evidence that could be used in a lawful criminal investigation by the appropriate government agency and not for tracking activities that the system is not designed to capture ("***Permitted Purpose***"). Agency will not, and will not permit any Authorized End Users to, (i) copy or duplicate any of the Flock IP; (ii) decompile, disassemble, reverse engineer or otherwise attempt to obtain or perceive the source code from which any software component of any of the Flock IP is compiled or interpreted, or apply any other process or procedure to derive the source code of any software included in the Flock IP, or attempt to do any of the foregoing, and Agency acknowledges that nothing in this Agreement will be construed to grant Agency any right to obtain or use such source code; (iii) modify, alter, tamper with or repair any of the Flock IP, or create any derivative product from any of the foregoing, or attempt to do any of the foregoing, except with the prior written consent of Flock; (iv) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock IP; (v) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within any of the Services or Flock IP; (vi) use the Services, support, Unit, Documentation or the Flock IP for anything other than the Permitted Purpose; or (vii) assign, sublicense, sell, resell, lease, rent or otherwise transfer or convey, or pledge as security or otherwise encumber, Agency's rights under Sections 2.1, 2.2, or 2.3.

b. Flock Hardware. Agency understands that all Flock Hardware is owned exclusively by Flock, and that title to any Flock Hardware does not pass to Agency upon execution of this Agreement. Agency is not permitted to remove, reposition, re-install, tamper with, alter, adjust or otherwise take possession or control of Flock Hardware. Notwithstanding the notice and cure period set for in Section 6.3, Agency agrees and understands that in the event Agency is found to engage in any of the restricted actions of this Section 2.4(b), all warranties herein shall be null and void, and this Agreement shall be subject to immediate termination (without opportunity to cure) for material breach by Agency.

2.5 **Retained Rights; Ownership.** As between the Parties, subject to the rights granted in this Agreement, Flock and its licensors retain all right, title and interest in and to the Flock IP and its components, and Agency acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this Agreement. Agency further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. There are no implied rights.

2.6 **Suspension.** Notwithstanding anything to the contrary in this Agreement, Flock may temporarily suspend Agency's and any Authorized End User's access to any portion or all of the Flock IP or Flock Hardware if (i) Flock

Attachment: FLOCK EXHIBIT D (3222 : Flock Geo-Fence Technology)

reasonably determines that (a) there is a threat or attack on any of the Flock IP; (b) Agency 's or any Authorized End User's use of the Flock IP disrupts or poses a security risk to the Flock IP or any other Agency or vendor of Flock; (c) Agency or any Authorized End User is/are using the Flock IP for fraudulent or illegal activities; (d) Flock's provision of the Services to Agency or any Authorized End User is prohibited by applicable law; (e) any vendor of Flock has suspended or terminated Flock's access to or use of any third party services or products required to enable Agency to access the Flock IP; or (f) Agency has violated any term of this provision, including, but not limited to, utilizing the Services for anything other than the Permitted Purpose (each such suspension, in accordance with this Section 2.6, a "***Service Suspension***"). Flock will make commercially reasonable efforts, circumstances permitting, to provide written notice of any Service Suspension to Agency (including notices sent to Flock's registered email address) and to provide updates regarding resumption of access to the Flock IP following any Service Suspension. Flock will use commercially reasonable efforts to resume providing access to the Service as soon as reasonably possible after the event giving rise to the Service Suspension is cured. Flock will have no liability for any damage, liabilities, losses (including any loss of data or profits) or any other consequences that Agency or any Authorized End User may incur as a result of a Service Suspension. To the extent that the Service Suspension is not caused by Agency's direct actions or by the actions of parties associated with the Agency, the expiration of the Term will be tolled by the duration of any suspension (for any continuous suspension lasting at least one full day) prorated for the proportion of cameras on the Agency 's account that have been impacted.

2.7 **Installation Services.**

2.7.1 ***Designated Locations.*** For installation of Flock Hardware, prior to performing the physical installation of the Units, Flock shall advise Agency on the location and positioning of the Units for optimal license plate image capture, as conditions and location allow. Flock may consider input from Agency regarding location, position and angle of the Units (each Unit location so designated by Agency, a "***Designated Location***"). Flock shall have final discretion on location of Units. Flock shall have no liability to Agency resulting from any poor performance, functionality or Footage resulting from or otherwise relating to the Designated Locations or delay in installation due to Agency's delay in confirming Designated Locations, in ordering and/or having the Designated Location ready for installation including having all electrical work preinstalled and permits ready, if necessary. The deployment plan will confirm the Designated Location. After installation, any subsequent changes to the deployment plan ("***Reinstalls***") will incur a charge for Flock's then-current list price for Reinstalls, as listed in the then-current Reinstall Policy (available at https://www.flocksafety.com/reinstall-fee-schedule) and any equipment charges. These changes include but are not limited to camera re-positioning, adjusting of camera mounting, re-angling, removing foliage, camera replacement, changes to heights of poles, regardless of whether the need for

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Reinstalls related to vandalism, weather, theft, lack of criminal activity in view, and the like. Flock Safety shall have full discretion on decision to reinstall Flock Hardware.

2.7.2 ***Agency Installation Obligations.*** Agency agrees to allow Flock and its agents reasonable access in and near the Designated Locations at all reasonable times upon reasonable notice for the purpose of performing the installation work. Although the Units are designed to utilize solar power, certain Designated Locations may require a reliable source of 120V AC power, as described in the deployment plan. In the event adequate solar exposure is not available Agency is solely responsible for providing a reliable source of 120V AC power to the Units, if necessary. Additionally, Agency is solely responsible for (i) any permits or associated costs, and managing the permitting process of installation of cameras or AC power; (ii) any federal, state or local taxes including property, license, privilege, sales, use, excise, gross receipts or other similar taxes which may now or hereafter become applicable to, measured by or imposed upon or with respect to the installation of the Hardware, its use (excluding tax exempt entities), or (iii) any other supplementary cost for services performed in connection with installation of the Hardware, including but not limited to contractor licensing, engineered drawings, rental of specialized equipment or vehicles, third-party personnel (i.e. Traffic Control Officers, Electricians, State DOT-approved poles, etc., if necessary), such costs to be approved by the Agency ("***Agency Installation Obligations***"). In the event that a Designated Location for a Unit requires permits, Flock will provide the Agency with a temporary alternate location for installation pending the permitting process. Once the required permits are obtained, Flock will relocate the Units from the temporary alternate location to the permitted location at no additional cost. Flock will provide options to supply power at each Designated Location. If Agency refuses alternative power supply options, Agency agrees and understands that Agency will not be subject to any reimbursement, tolling, or credit for any suspension period of Flock Services due to low solar. Flock will make all reasonable efforts within their control to minimize suspension of Flock Services. Any fees payable to Flock exclude the foregoing. Without being obligated or taking any responsibility for the foregoing, Flock may pay and invoice related costs to Agency if Agency did not address them prior to the execution of this Agreement or a third party requires Flock to pay. Agency represents and warrants that it has all necessary right title and authority and hereby authorizes Flock to install the Hardware at the Designated Locations and to make any necessary inspections or tests in connection with such installation. Flock is not responsible for installation of Agency Hardware.

2.7.3 *Flock's Obligations*. Installation of any Flock Hardware shall be installed in a workmanlike manner in accordance with Flock's standard installation procedures, and the installation will be completed within a reasonable time from the time that the Designated Locations are confirmed. Following the initial installation of the Hardware and any subsequent Reinstalls or maintenance operations, Flock's obligation to perform installation work shall cease; however, for the sole purpose of validating installation, Flock will continue to monitor the performance of the

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Units for the length of the Term and will receive access to the Footage for a period of three (3) business days after the initial installation in order to monitor performance and provide any necessary maintenance solely as a measure of quality control. Agency understands and agrees that the Flock Services will not function without the Hardware. Labor may be provided by Flock or a third party. Flock is not obligated to install, reinstall, or provide physical maintenance to Agency Hardware.

2.7.4 *Security Interest.* Flock Hardware shall remain the personal property of Flock and will be removed upon the natural expiration of this Agreement at no additional cost to Agency. Agency shall not perform any acts which would interfere with the retention of title of the Hardware by Flock. Should Agency default on any payment of the Flock Services, Flock may remove Hardware at Flock's discretion. Such removal, if made by Flock, shall not be deemed a waiver of Flock's rights to any damages Flock may sustain as a result of Agency's default and Flock shall have the right to enforce any other legal remedy or right.

2.8 **Hazardous Conditions.** Unless otherwise stated in the Agreement, Flock's price for its services under this Agreement does not contemplate work in any areas that contain hazardous materials, or other hazardous conditions, including, without limit, asbestos, lead, toxic or flammable substances. In the event any such hazardous materials are discovered in the designated locations in which Flock is to perform services under this Agreement, Flock shall have the right to cease work immediately in the area affected until such materials are removed or rendered harmless.

2.9 **Support Services.** Subject to the payment of fees, Flock shall monitor the performance and functionality of Flock Services and may, from time to time, advise Agency on changes to the Flock Services, Installation Services, or the Designated Locations which may improve the performance or functionality of the Services or may improve the quality of the Footage. The work, its timing, and the fees payable relating to such work shall be agreed by the Parties prior to any alterations to or changes of the Services or the Designated Locations ("***Monitoring Services***"). Subject to the terms hereof, Flock will provide Agency with reasonable technical and on-site support and maintenance services ("***On-Site Services***") in-person or by email at support@flocksafety.com. Flock will use commercially reasonable efforts to respond to requests for support.

2.10 **Special Terms.** From time to time, Flock may offer certain "Special Terms" related to guarantees, service and support which are indicated in the proposal and on the quote and will become part of this Agreement, upon Agency's consent. To the extent that any terms of this agreement are inconsistent or conflict with the Special Terms, the Special Terms shall control.

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2.10 **Changes to Platform.** Flock may, in its sole discretion, make any changes to any system or platform that it deems necessary or useful to (i) maintain or enhance (a) the quality or delivery of Flock's products or services to its Agency s, (b) the competitive strength of, or market for, Flock's products or services, (c) such platform or system's cost efficiency or performance, or (ii) to comply with applicable law.

3. RESTRICTIONS AND RESPONSIBILITIES

3.1 **Agency Obligations.** Flock will assist Agency end-users in the creation of a User ID. Agency agrees to provide Flock with accurate, complete, and updated registration information. Agency may not select as its User ID a name that Agency does not have the right to use, or another person's name with the intent to impersonate that person. Agency may not transfer its account to anyone else without prior written permission of Flock. Agency will not share its account or password with anyone, and must protect the security of its account and password. Agency is responsible for any activity associated with its account. Agency shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Services. Agency will, at its own expense, provide assistance to Flock, including, but not limited to, by means of access to, and use of, Agency facilities, as well as by means of assistance from Agency personnel, to the limited extent any of the foregoing may be reasonably necessary to enable Flock to perform its obligations hereunder, including, without limitation, any obligations with respect to Support Services or any Installation Services.

3.2 **Agency Representations and Warranties.** Agency represents, covenants, and warrants that Agency will use the Services only in compliance with this Agreement and all applicable laws and regulations, including but not limited to any laws relating to the recording or sharing of video, photo, or audio content. Although Flock has no obligation to monitor Agency 's use of the Services, Flock may do so and may prohibit any use of the Services it believes may be (or alleged to be) in violation of the foregoing.

4. CONFIDENTIALITY; AGENCY DATA

4.1 **Confidentiality.** To the extent allowable by applicable FOIA and state-specific Public Records Acts, each Party (the "***Receiving Party***") understands that the other Party (the "***Disclosing Party***") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party's business (hereinafter referred to as "***Proprietary Information***" of the Disclosing Party). Proprietary Information of Flock includes non-public information regarding features, functionality and performance of the Services. Proprietary Information of Agency includes non-public data provided by Agency to Flock or collected by Flock via the Unit, including the Footage, to enable the provision of the Services, which includes but is not limited to geolocation information and environmental data collected by sensors built into the Units ("***Agency Data***"). The Receiving Party agrees: (i) to take the same

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security precautions to protect against disclosure or unauthorized use of such Proprietary Information that the party takes with its own proprietary information, but in no event will a party apply less than reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any such Proprietary Information. Flock's use of the Proprietary Information may include processing the Proprietary Information to send Agency alerts, such as when a car exits Agency 's neighborhood, or to analyze the data collected to identify motion or other events. The Disclosing Party agrees that the foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public, or (b) was in its possession or known by it prior to receipt from the Disclosing Party, or (c) was rightfully disclosed to it without restriction by a third party, or (d) was independently developed without use of any Proprietary Information of the Disclosing Party. Nothing in this Agreement will prevent the Receiving Party from disclosing the Proprietary Information pursuant to any judicial or governmental order, provided that the Receiving Party gives the Disclosing Party reasonable prior notice of such disclosure to contest such order. For clarity, Flock may access, use, preserve and/or disclose the Footage to law enforcement authorities, government officials, and/or third parties, if legally required to do so or if Flock has a good faith belief that such access, use, preservation or disclosure is reasonably necessary to: (a) comply with a legal process or request; (b) enforce this Agreement, including investigation of any potential violation thereof; (c) detect, prevent or otherwise address security, fraud or technical issues; or (d) protect the rights, property or safety of Flock, its users, a third party, or the public as required or permitted by law, including respond to an emergency situation. Agency hereby expressly grants Flock a non-exclusive, worldwide, perpetual, royalty-free right and license (during and after the term hereof) to disclose the Agency Data (inclusive of any Footage) to enable law enforcement monitoring against law enforcement hotlists as well as provide Footage search access to law enforcement for investigative purposes only. Flock may store deleted Footage in order to comply with certain legal obligations but such retained Footage will not be retrievable without a valid court order.

4.2 **Agency Data.** As between Flock and Agency, all right, title and interest in the Agency Data, belong to and are retained solely by Agency. Agency hereby grants to Flock a limited, non-exclusive, royalty-free, worldwide license to use the Agency Data and perform all acts with respect to the Agency Data as may be necessary for Flock to provide the Flock Services to Agency, including without limitation the Support Services set forth in Section 2.9 above, and a non-exclusive, perpetual, irrevocable, worldwide, royalty-free, fully paid license to use, reproduce, modify and distribute the Agency Data as a part of the Aggregated Data (as defined in Section 4.4 below).As between Agency and Non-Agency End Users that have prescribed access of Footage to Agency, each of Agency and Non-Agency End Users will share all right, title and interest in the Non-Agency End User Data. This Agreement does not by itself make any Non-Agency End User Data the sole property or the Proprietary Information of Agency.

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Flock will automatically delete Footage older than thirty (30) days. Agency has a thirty (30) day window to view, save and/or transmit Footage to the relevant government agency prior to its deletion.

4.3 **Feedback.** If Agency provides any suggestions, ideas, enhancement requests, feedback, recommendations or other information relating to the subject matter hereunder, Agency hereby assigns (and will cause its agents and representatives to assign) to Flock all right, title and interest (including intellectual property rights) with respect to or resulting from any of the foregoing.

4.4 **Aggregated Data.** Notwithstanding anything in this Agreement to the contrary, Flock shall have the right to collect and analyze data that does not refer to or identify Agency or any individuals or de-identifies such data and other information relating to the provision, use and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning Agency Data and data derived therefrom). For the sake of clarity, Aggregated Data is compiled anonymous data which has been stripped of any personal identifying information. Agency acknowledges that Flock will be compiling anonymized and/or aggregated data based on Agency Data input into the Services (the "***Aggregated Data***"). Agency hereby grants Flock a non-exclusive, worldwide, perpetual, royalty-free right and license (during and after the Service Term hereof) to (i) use and distribute such Aggregated Data to improve and enhance the Services and for other development, diagnostic and corrective purposes, other Flock offerings, and crime prevention efforts, and (ii) disclose the Agency Data (both inclusive of any Footage) to enable law enforcement monitoring against law enforcement hotlists as well as provide Footage search access to law enforcement for investigative purposes only. No rights or licenses are granted except as expressly set forth herein. Flock shall not sell Agency Data or Aggregated Data.

5. PAYMENT OF FEES

5.1a **Reserved.**

5.1b **Reserved.**

5.2 **Reserved.**

5.3 **Reserved.**

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6. TERM AND TERMINATION

6.1a **Wing Term.** Subject to earlier termination as provided below, the initial term of this Agreement shall be for the period of time set forth on the Quote (the "***Initial Term***"). The Term shall commence upon execution of this Agreement. *Following the Initial Term, unless otherwise indicated on the Quote, this Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Quote* (each, a "***Renewal Term***", and together with the Initial Term, the "***Service Term***") *unless either party gives the other party notice of non-renewal at least thirty (30) days prior to the end of the then-current term*.

6.1b Falcon Term. Subject to earlier termination as provided below, the initial term of this Agreement shall be for the period of time set forth on the Quote (the "***Initial Term***"). The Term shall commence upon first installation and validation of a Unit. *Following the Initial Term, unless otherwise indicated on the Quote, this Agreement will automatically renew for successive renewal terms for the length set forth on the Quote* (each, a "***Renewal Term***", and together with the Initial Term, the "***Service Term***") *unless either party gives the other party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

6.2 **Termination for Convenience.** At any time during the agreed upon Term, an Agency not fully satisfied with the service may self-elect to terminate this Agreement for convenience. Termination for convenience will result in a one-time fee of $500 per Flock Hardware. Upon termination for convenience, a refund will be provided for Falcon Cameras, prorated for any fees for the remaining Term length set forth previously. Agency will remain liable to pay the full outstanding fees for any Wing product on the effective date of termination of that Quote. Flock will invoice, and Agency will pay, any unbilled fees and any unpaid fees covering the remainder of the term of that Quote had it not been terminated. Termination for convenience of the Agreement by the Agency will be effective immediately. Flock will provide advanced written notice and remove all Flock Hardware at Flock's own convenience, within a commercially reasonable period of time upon termination.

6.3 **Termination.** Notwithstanding the termination provisions in Section 2.4(b), in the event of any material breach of this Agreement, the non-breaching party may terminate this Agreement prior to the end of the Service Term by giving thirty (30) days prior written notice to the breaching party; provided, however, that this Agreement will not terminate if the breaching party has cured the breach prior to the expiration of such thirty (30) day period. Either party may terminate this Agreement, without notice, (i) upon the institution by or against the other party of insolvency, receivership or bankruptcy proceedings, (ii) upon the other party's making an assignment for the benefit of creditors, or (iii) upon the other party's dissolution or ceasing to do business. Upon termination for Flock's

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material breach, Flock will refund to Agency a pro-rata portion of the pre-paid fees for Services not received due to such termination.

6.5 **No-Fee Term.** For the Term of this Agreement, Flock will provide Agency with complimentary access to 'hot-list' alerts, which may include 'hot tags', stolen vehicles, Amber Alerts, etc. ("***No-Fee Term***"). In the event a Non-Agency End User grants Agency access to Footage and/or Notifications from a Non-Agency End User Unit, Agency will have access to Non-Agency End User Footage and/or Notifications until deletion, subject to the thirty (30) day retention policy. Non-Agency End Users and Flock may, in their sole discretion, leave access open. The No-Fee Term will survive the Term of this Agreement. Flock, in its sole discretion, can determine not to provide additional No-Fee Terms or can impose a price per No-Fee Term upon thirty (30) days' notice. Agency may terminate any No-Fee Term or access to future No-Fee Terms upon thirty (30) days' notice.

6.6 **Survival.** The following Sections will survive termination: 2.4, 2.5, 3, 4, 5 (with respect to any accrued rights to payment), 5.4, 6.5, 7.4, 8.1, 8.2, 8.3, 8.4, 9.1 and 10.5.

7. REMEDY; WARRANTY AND DISCLAIMER

7.1 **Remedy.** Upon a malfunction or failure of Flock Hardware or Embedded Software (a "***Defect***"), Agency must notify Flock's technical support as described in Section 2.9 above. If Flock is unable to correct the Defect, Flock shall, or shall instruct one of its contractors to repair or replace the Flock Hardware or Embedded Software suffering from the Defect. Flock reserves the right in their sole discretion to refuse or delay replacement or its choice of remedy for a Defect until after it has inspected and tested the affected Unit provided that such inspection and test shall occur within seventy-two (72) hours after Agency notifies the Flock of a known Defect. In the event of a Defect, Flock will repair or replace the defective Unit at no additional cost. In the event that a Unit is lost, stolen, or damaged, Agency may request that Flock replace the Unit at a fee according to the then-current Reinstall Policy (https://www.flocksafety.com/reinstall-fee-schedule). Agency shall not be required to replace subsequently lost, damaged or stolen Units, however, Agency understands and agrees that functionality, including Footage, will be materially affected due to such subsequently lost, damaged or stolen units and that Flock will have no liability to Agency regarding such affected functionality nor shall the Usage Fee or Implementation Fees owed be impacted. Flock is under no obligation to replace or repair Hardware.

7.2 **Exclusions.** Flock will not provide the remedy described in Section 7.1 if Agency is found to have misused the Flock Hardware, Agency Hardware or Embedded Software in any manner.

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7.3 **Warranty.** Flock shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Installation Services in a professional and workmanlike manner. Upon completion of any installation or repair, Flock shall clean and leave the area in good condition. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Flock or by third-party providers, or because of other causes beyond Flock's reasonable control, but Flock shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption.

7.4 **Disclaimer.** THE REMEDY DESCRIBED IN SECTION 7.1 ABOVE IS AGENCY 'S SOLE REMEDY, AND FLOCK'S SOLE LIABILITY, WITH RESPECT TO DEFECTIVE EMBEDDED SOFTWARE. THE FLOCK DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES ARE PROVIDED "AS IS" AND FLOCK DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. THIS DISCLAIMER OF SECTION 7.4 ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE MENTIONED IN SECTION 10.6, OR IF NO STATE IS MENTIONED IN SECTION 10.6, BY THE LAW OF THE STATE OF GEORGIA.

7.5 **Insurance.** Flock will maintain commercial general liability policies with policy limits reasonably commensurate with the magnitude of Flock's business risk. Certificates of Insurance can be provided upon request.

7.6 **Force Majeure.** Flock is not responsible nor liable for any delays or failures in performance from any cause beyond its control, including, but not limited to acts of God, changes to law or regulations, embargoes, war, terrorist acts, acts or omissions of third-party technology providers, riots, fires, earthquakes, floods, power blackouts, strikes, weather conditions or acts of hackers, internet service providers or any other third party or acts or omissions of Agency or any Authorized End User.

8. LIMITATION OF LIABILITY; NO FEE TERM; INDEMNITY

8.1 **Limitation of Liability.** NOTWITHSTANDING ANYTHING TO THE CONTRARY, FLOCK AND ITS SUPPLIERS (INCLUDING BUT NOT LIMITED TO ALL HARDWARE AND TECHNOLOGY SUPPLIERS), OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR

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TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, PRODUCT LIABILITY, OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY, INCOMPLETENESS OR CORRUPTION OF DATA OR FOOTAGE OR COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (C) FOR ANY MATTER BEYOND FLOCK'S ACTUAL KNOWLEDGE OR REASONABLE CONTROL INCLUDING REPEAT CRIMINAL ACTIVITY OR INABILITY TO CAPTURE FOOTAGE OR IDENTIFY AND/OR CORRELATE A LICENSE PLATE WITH THE FBI DATABASE; (D) FOR ANY PUBLIC DISCLOSURE OF PROPRIETARY INFORMATION MADE IN GOOD FAITH; (E) FOR CRIME PREVENTION; OR (F) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID AND/OR PAYABLE BY AGENCY TO FLOCK FOR THE SERVICES UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS PRIOR TO THE ACT OR OMISSION THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN THE EVENT OF AN EMERGENCY, AGENCY SHOULD CONTACT 911 AND SHOULD NOT RELY ON THE SERVICES.THIS LIMITATION OF LIABILITY OF SECTION 8 ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE MENTIONED IN SECTION 10.6, OR IF NO STATE IS MENTIONED IN SECTION 10.6, BY THE LAW OF THE STATE OF GEORGIA.

8.2 **Additional No-Fee Term Requirements.** IN NO EVENT SHALL FLOCK'S AGGREGATE LIABILITY, IF ANY, ARISING OUT OF OR IN ANY WAY RELATED TO THE COMPLIMENTARY NO-FEE TERM AS DESCRIBED IN SECTION 6.5 EXCEED $100, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE. Parties acknowledge and agree that the essential purpose of this Section 8.2 is to allocate the risks under the No-Fee Term described in Section 6.5 and limit potential liability given the aforementioned complimentary service, which would have been substantially higher if Flock were to assume any further liability other than as set forth herein. Flock has relied on these limitations in determining whether to provide the complimentary No-Fee Term. The limitations set forth in this Section 8.2 shall not apply to claims or damages resulting from Flock's other obligations under this Agreement.

8.3 **Responsibility.** Each Party to this Agreement shall assume the responsibility and liability for the acts and omissions of its own employees, deputies, officers, or agents, in connection with the performance of their official duties under this Agreement. Each Party to this Agreement shall be liable (if at all) only for the torts of its own

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officers, agents, or employees that occur within the scope of their official duties. Agency will not pursue any claims or actions against Flock's suppliers.

8.4 **Indemnity.** Agency hereby agrees to indemnify and hold harmless Flock against any damages, losses, liabilities, settlements and expenses in connection with any claim or action that arises from an alleged violation of Section 3.2, a breach of this Agreement, Agency's Installation Obligations, Agency's sharing of any data in connection with the Flock system, Flock employees or agent or Non-Agency End Users, or otherwise from Agency's use of the Services, Flock Hardware, Agency Hardware and any Embedded Software, including any claim that such actions violate any applicable law or third party right. Although Flock has no obligation to monitor Agency's use of the Services, Flock may do so and may prohibit any use of the Services it believes may be (or alleged to be) in violation of Section 3.2 or this Agreement.

9. RECORD RETENTION

9.1 **Data Preservation.** The Agency agrees to store Agency Data in compliance with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules. As part of Agency's consideration for paid access and no-fee access to the Flock System, to the extent that Flock is required by local, state or federal law to preserve the Agency Data, Flock will notify Agency of the requirement and applicable retention period, and Agency agrees to preserve and securely store this data on Flock's behalf so that should Flock be legally compelled by judicial or government order, Flock may retrieve the data from Agency upon demand.

10. MISCELLANEOUS

10.1 **Severability.** If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable.

10.2 **Assignment.** This Agreement is not assignable, transferable or sublicensable by Agency except with Flock's prior written consent. Flock may transfer and assign any of its rights and obligations, in whole or in part, under this Agreement without consent.

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10.3 **Entire Agreement.** This Agreement, together with the Quote(s), the then-current Reinstall Policy (https://www.flocksafety.com/reinstall-fee-schedule), and Deployment Plan(s), are the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed by both parties, except as otherwise provided herein. None of Agency's purchase orders, authorizations or similar documents will alter the terms of this Agreement, and any such conflicting terms are expressly rejected.

10.4 **Relationship.** No agency, partnership, joint venture, or employment is created as a result of this Agreement and Agency does not have any authority of any kind to bind Flock in any respect whatsoever.

10.5 **Governing Law; Venue.** This Agreement shall be governed by the laws of the State in which the Agency is located. The parties hereto agree that venue would be proper in the chosen courts of the State of which the Agency is located. The parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this Agreement.

10.6 **Publicity.** Upon prior consent from Agency, Flock has the right to reference and use Agency's name and trademarks and disclose the nature of the Services provided hereunder in each case in business and development and marketing efforts, including without limitation on Flock's website.

10.7 **Export.** Agency may not remove or export from the United States or allow the export or re-export of the Flock IP or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign agency or authority. As defined in FAR section 2.101, the Services, the Hardware, the Embedded Software and Documentation are "commercial items" and according to DFAR section 252.2277014(a)(1) and (5) are deemed to be "commercial computer software" and "commercial computer software documentation." Consistent with DFAR section 227.7202 and FAR section 12.212, any use, modification, reproduction, release, performance, display, or disclosure of such commercial software or commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

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10.8 **Headings.** The headings are merely for organization and should not be construed as adding meaning to the Agreement or interpreting the associated Sections.

10.09 **Authority.** Each of the below signers of this Agreement represent that they understand this Agreement and have the authority to sign on behalf of and bind the organizations and individuals they are representing.

10.10 **Notices.** All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested.

By executing this Agreement, Agency represents and warrants that it has read and agrees to all of the terms and conditions contained herein.

Flock Group Inc	**Agency:**
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

Attachment: FLOCK EXHIBIT D (3222 : Flock Geo-Fence Technology)

GENERAL ORDERS

JONESBORO POLICE DEPARTMENT POLICIES and PROCEDURES-Automated License Plate Readers (ALPR)

Automated License Plate Readers (ALPRs)

Effective Date: August 01, 2022

Amends: NA

Rescind: NEW

I. PURPOSE AND SCOPE

The purpose of this policy is to provide guidance for the capture, storage, and use of digital data obtained through the use of **Automated License Plate Reader** (ALPR) technology.

II. DEFINITIONS

A. Automated License Plate Reader (ALPR): A device that uses cameras and computer technology to compare digital images to lists of known information of interest.

B. ALPR Operator: Trained JONESBORO POLICE DEPARTMENT members who may utilize ALPR system/equipment. ALPR operators may be assigned to any position within the JONESBORO POLICE DEPARTMENT, and The ALPR administrator may order the deployment of the ALPR system for use in various efforts.

C. ALPR Administrator: The Chief of Police and/or he/she designee, serves as the ALPR Administrator for the JONESBORO POLICE DEPARTMENT.

D. Hot List: A list of license plates associated with vehicles of interest compiled from one or more databases including, but not limited to, NCIC, CA DMV, Local BOLO's, etc.

E. Vehicles of Interest: Including, but not limited to vehicles which are reported as stolen; display stolen license plates or tags; vehicles linked to missing and/or wanted persons and vehicles flagged by the Department of Motor Vehicle Administration or law enforcement agencies.

F. Detection: Data obtained by an ALPR of an image (such as a License plate) within public view that was read by the device, including potential images

Attachment: FLOCK EXHIBIT E (3222 : Flock Geo-Fence Technology)

(such as the plate and description of vehicle on Which it was displayed), and information regarding the location of the ALPR system at the time of the ALPR's read.

G. Hit: Alert from the ALPR system that a scanned license plate number may be in the National Crime Information Center (NCIC) or other law enforcement database for a specific reason including, but not limited to, being related to a stolen car, wanted person, missing person, domestic violation protective order or terrorist related activity.

III. ADMINISTRATION

The ALPR technology, also known as License Plate Recognition (LPR), allows for the automated detection of license plates along with the vehicle make, model, color and unique identifiers through the JONESBORO POLICE DEPARTMENT ALPR's system and the vendor's vehicle identification technology. The technology is used by the JONESBORO POLICE DEPARTMENT to convert data associated with vehicle license plates and vehicle descriptions for official law enforcement purposes, including identifying stolen or wanted vehicles, stolen license plates and missing persons. It may also be used to gather information related to active warrants, homeland security, electronic, surveillance, suspect interdiction, and stolen property recovery. All installation and maintenance of ALPR equipment, as well as ALPR data retention and access, shall be managed by the Department Information Technology Manager. The Department Information Technology Manager will assign members under his/her command to administer the day-to-day operation of the ALPR equipment and data.

IV. ALPR ADMINISTRATOR

The Chief of Police or his/her designee, shall be responsible for compliance with all the requirements not limited to:

Attachment: FLOCK EXHIBIT E (3222 : Flock Geo-Fence Technology)

A. Only properly trained sworn officers, crime analysts, and police assistants are allowed access to the ALPR system or to collect ALPR information.

B. Ensuring that training requirements are completed for authorized users.

C. ALPR system monitoring to ensure the security of the information and compliance with applicable privacy laws.

D. Ensuring that procedures are followed for system operators and to maintain records of access.

E. The title and name of the current designee in overseeing the ALPR operation is maintained. Continually working with the Custodian of Records on the retention and destruction of ALPR data.

F. Ensuring this policy and related procedures are conspicuously open to public review.

V. OPERATIONS

Use of an ALPR is restricted to the purposes outlined below. JONESBORO POLICE DEPARTMENT members shall not use or allow others to use the equipment or database records for any unauthorized purpose.

A. An ALPR shall only be used for official law enforcement business.

B. An ALPR may be used in conjunction with any routine patrol operation or criminal investigation; reasonable suspicion or probable cause is not required before using an ALPR.

C. Partial license plates and unique vehicle descriptions reported during major crimes should be entered into the ALPR system in an attempt to identify suspect vehicles.

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D. No member of the JONESBORO POLICE DEPARTMENT shall operate ALPR equipment or access ALPR data without first completing department approved training.

E. If practicable, the officer should verify an ALPR response through NCIC before taking enforcement action that is based solely on an ALPR alert. Once an alert is received, the operator should confirm that the observed license plate from the system matches the license plate of the observed vehicle. Before any law enforcement action is taken because of an ALPR alert, the alert will be verified through a NCIC inquiry via MDC or through Dispatch. Members will not take any police action that restricts the freedom of any individual based solely on an ALPR alert unless it has been validated. Because the ALPR alert may relate to a vehicle and may not relate to the person operating the vehicle, officers are reminded that they need to have reasonable suspicion and/or probable cause to make an enforcement stop of any vehicle.

Example: *If a vehicle is entered into the system because of its association with a wanted individual, Officers should attempt to visually match the driver to the description of the wanted subject prior to making the stop or should have another legal basis for making the stop.*

F. Hot Lists. Designation of hot lists to be utilized by the ALPR system shall be made by the ALPR Administrator or his/her designee. Hot lists shall be obtained or compiled from sources as may be consistent with the purposes of the ALPR system set forth in this Policy. Hot lists utilized by the JONESBORO POLICE DEPARTMENT's LPR system may be updated by agency sources more frequently than the JONESBORO POLICE DEPARTMENT may be uploading them and thus the JONESBORO POLICE DEPARTMENT's LPR system will not have access to real time data. Occasionally, there may be errors in the LPR system's read of a license plate. Therefore, an alert alone shall not be a basis for police action (other than following the vehicle of interest). Prior to initiation of a stop of a vehicle or other intervention based on an alert, JONESBORO POLICE DEPARTMENT shall undertake the following:

Attachment: FLOCK EXHIBIT E (3222 : Flock Geo-Fence Technology)

a. Verification of status on a Hot List. An officer must receive confirmation, from a **CLAYTON COUNTY EMERGENCY DISPATCHER** or other department computer device, that the license plate is still stolen, wanted, or otherwise of interest before proceeding (absent exigent circumstances).

b. Visual verification of license plate number. Officers shall visually verify that the license plate of interest matches identically with the image of the license plate number captured (read) by the LPR, including both the alphanumeric characters of the license plate, state of issue, and vehicle descriptors before proceeding. JONESBORO POLICE DEPARTMENT members alerted to the fact that an observed motor vehicle's license plate is entered as a Hot Plate (hit) in a specific BOLO (be on the lookout) list are required to make a reasonable effort to confirm that a wanted person is actually in the vehicle and/or that a reasonable basis exists before a JONESBORO POLICE DEPARTMENT member would have a lawful basis to stop the vehicle.

c. JONESBORO POLICE DEPARTMENT members will clear all stops from hot list alerts by indicating the positive ALPR Hit, i.e., with an arrest or other enforcement action. If it is not obvious in the text of the call as to the correlation of the ALPR Hit and the arrest, then the JONESBORO POLICE DEPARTMENT member shall update with the CLAYTON COUNTY EMERGENCY DISPATCHER and original person and/or a crime analyst inputting the vehicle in the hot list (hit).

d. General Hot Lists (SVS, SFR, and SLR) will be automatically downloaded into the ALPR system a minimum of once a day with the most current data overwriting the old data.

e. All entries and updates of specific Hot Lists within the ALPR system will be documented by the requesting Department member within the appropriate general offense report. As such, specific Hot Lists shall be approved by the ALPR Administrator (or his/her designee) before initial entry within the ALPR system. The updating of such a list within the ALPR system shall thereafter be accomplished pursuant to the approval of the Department member's immediate supervisor. The

Attachment: FLOCK EXHIBIT E (3222 : Flock Geo-Fence Technology)

hits from these data sources should be viewed as informational; related solely to bring the officers attention to specific vehicles that have been associated with criminal activity. All Hot Plates and suspect information entered into the ALPR system will contain the following information as a minimum:

- Entering Department Members Name.
- Related Case Number.
- Short synopsis describing the nature of the originating call.

G. Training. No member of the JONESBORO POLICE DEPARTMENT shall operate ALPR equipment or access ALPR data without first completing JONESBORO POLICE DEPARTMENT approved training.

H. Login/Logout Procedure. To ensure proper operation and facilitate oversight of the ALPR system, all users will be required to have individual credentials for access and use of the systems and/or data, which has the ability to be fully audited.

Permitted/Impermissible Uses

The ALPR system, and all data collected, is the property of the JONESBORO POLICE DEPARTMENT. Department personnel may only access and use the ALPR system for official and legitimate law enforcement purposes consistent with this Policy. The following uses of the ALPR system are specifically prohibited:

1. Invasion of Privacy: Except when done pursuant to a court order such as a search warrant, is a violation of this Policy To utilize the ALPR to record license plates except those of vehicles that are exposed to public view (e.g., vehicles on a public road or street, or that are on private property but whose license plate(s) are visible from a public road, street, or a place to which members of the public have access, such as the parking lot of a shop or other business establishment}.

2. Harassment or Intimidation: It is a violation of this Policy to use the ALPR system to harass and/or intimidate any individual or group.

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3. Use Based on a Protected Characteristic. It is a violation of this policy to use the LPR system or associated scan files or hot lists solely because of a person's, or group's race, gender, religion, political affiliation, nationality, ethnicity, sexual orientation, disability, or other classification protected by law.

4. Personal Use: It is a violation of this Policy to use the ALPR system or associated scan files or hot lists for any personal purpose.

5. First Amendment Rights. It is a violation of this policy to use the LPR system or associated scan files or hot lists for the purpose or known effect of infringing upon First Amendment rights. Anyone who engages in an impermissible use of the ALPR system or associated scan files, or hot lists may be subject to:

- criminal prosecution,
- civil liability, and/or
- administrative sanctions, up to and including termination, pursuant to and consistent with the relevant collective bargaining agreements and JONESBORO POLICE DEPARTMENT policies.

VI. DATA COLLECTION AND RETENTION

The Chief of Police is responsible for ensuring systems and processes are in place for the proper collection and retention of ALPR data. Data will be transferred from vehicles to the designated storage in accordance with department procedures.

All ALPR data downloaded to the server should be stored for no longer than one year, and in accordance with the established records retention schedule. Thereafter, ALPR data should be purged unless it has become, or it is reasonable to believe it will become, evidence in a criminal or civil action or is subject to a discovery request or other lawful action to produce records. In those circumstances the applicable data should be downloaded from the server onto portable media and booked into evidence. ALPR vendor, Flock Safety will store the data (data

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hosting) and ensure proper maintenance and security of data stored in their data towers. Flock Safety will purge their data at the end of the thirty {30) days of storage. However, this will not preclude JONESBORO POLICE DEPARTMENT from maintaining any relevant vehicle data obtained from the system after that period pursuant to the established CITY OF JONESBORO retention schedule mentioned above or outlined elsewhere. Restrictions on use of ALPR Data: Information gathered or collected, and records retained by Flock Safety cameras, or any other JONESBORO POLICE DEPARTMENT ALPR system will not be sold, accessed, or used for any purpose other than legitimate law enforcement or public safety purposes.

VII. ACCOUNTABILITY and SAFEGUARDS

A. All data will be closely safeguarded and protected by both procedural and technological means. The JONESBORO POLICE DEPARTMENT will observe the following safeguards regarding access to and use of stored data.

1. All non-law enforcement requests for access to stored ALPR data shall be processed in accordance with applicable law.

2. All ALPR data downloaded to the mobile workstation shall be accessible only through a login/password-protected system capable of documenting all access of information by name, date, and time.

3. Persons approved to access ALPR data under these guidelines are permitted to access the data for legitimate law enforcement purposes only, such as when the data relate to a specific criminal investigation or department-related civil or administrative action.

4. Such ALPR data may be released to other authorized and verified law enforcement officials and agencies for legitimate law enforcement purposes.

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5. Every ALPR Detection Browsing Inquiry must be documented by either the associated JONESBORO POLICE DEPARTMENT case number or incident number, and/or a reason for the inquiry. For security or data breaches, see the Records Release and Maintenance Policy.

VIII. POLICY

The policy of the JONESBORO POLICE DEPARTMENT is to utilize ALPR technology to capture and store digital license plate data and images while recognizing the established privacy rights of the public. All data and images gathered by the ALPR are for the official use of this department. Because such data may contain confidential information, it is not open to public review. The JONESBORO POLICE DEPARTMENT does not permit the sharing of ALPR data gathered by the City or its contractors/subcontractors for purpose of federal immigration enforcement pursuant to Government Code§ 7282.5; Government Code § 7284.2 et seq. these federal immigration agencies include Immigrations and Customs Enforcement {ICE) and Customs and Border Patrol (CPB).

IX. ALPR DATA DETECTION BROWSING AUDITS

It is the responsibility of the Chief of Police to ensure that an audit is conducted of ALPR detection browsing inquiries at least once during each calendar year. The JONESBORO POLICE DEPARTMENT will audit a sampling of the ALPR system utilization from the prior twelve {12) month period to verify proper use in accordance with the above-authorized uses. The audit shall randomly select at least ten (10) detection browsing inquiries conducted by JONESBORO POLICE DEPARTMENT employees during the preceding six (6) month period and determine if each inquiry meets the requirements established in policy section VI. The audit shall be documented in the form of an internal department memorandum to the Chief of Police. The memorandum shall include any data errors found so that such

Attachment: FLOCK EXHIBIT E (3222 : Flock Geo-Fence Technology)

errors can be corrected. After review by the Chief of Police, the memorandum and any associated documentation shall be filed and retained by JONESBORO POLICE DEPARTMENT.

X. RELEASING ALPR DATA

The ALPR data may be shared only with other law enforcement or prosecutorial agencies for official law enforcement purposes or as otherwise permitted by law.

A. The agency makes a written request for the ALPR data that includes:

1. The name of the agency.

2. The name of the person requesting it.

3. The intended purpose of obtaining the information.

B. The request is reviewed by the Chief of Police or the authorized designee and approved before the request is fulfilled. The Chief of Police or the authorized designee will consider the Government Code§ 7282.5; Government Code§ 7284.2 et seq, before approving the release of ALPR data. The JONESBORO POLICE DEPARTMENT does not permit the sharing of ALPR data gathered by the City or its contractors/subcontractors for the purpose of federal immigration enforcement, these federal immigration agencies include Immigrations and Customs enforcement (ICE) and Customs and Border Patrol (CPB). C. The approved request is retained on file. Requests for ALPR data by non-law enforcement or non-prosecutorial agencies will be processed as provided in the Records Maintenance and Release Policy. {00-21 Evidence and Found Property).

XI. TRAINING

The Chief of Police should ensure that members receive department-approved training for those authorized to use or access the ALPR system.

Attachment: FLOCK EXHIBIT E (3222 : Flock Geo-Fence Technology)

CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item # – 17

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)
Office of the City Manager

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider various revisions to the Charter of the City of Jonesboro.

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 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.)*

At the strategic planning retreat, there was a discussion with Council regarding necessary changes to the City Charter. Our legal counsel has prepared the attached amendments to address the following items within our Charter:

- Strong Mayor vs. Weak Mayor
- Gender-neutral references.
- Revision of the oath of office
- Delineation of the duties of the Chief Executive Officer
- Clarifying the voting power of the Mayor

Upon approval of Council, the charter amendments will require an introduction of local legislation to our State delegation.

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.)

- City Charter - Proposed Revisions Sep 22
- City Charter - Proposed Revisions Sep 22

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

Attachment: City Charter - Proposed Revisions Sep 22 (3237 : Charter Amendments - Structure of Government)

PART I - CHARTER[1]

Footnotes:

--- (**1**) ---

Editor's note— Printed herein is the city's Charter as set forth in 1996 Ga. Laws, page 4056. Amendments to the act are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original act. Obvious misspellings have been corrected without notation. For stylistic purposes, a uniform system of headings, catchlines and citations to state statutes has been used. Additions made for clarity are indicated by brackets.

State Law reference— Powers of municipal corporations generally, O.C.G.A. § 36-34-1 et seq.; The Municipal Home Rule Act of 1965, O.C.G.A. § 36-35-1 et seq.

ARTICLE I. - INCORPORATION AND POWERS

Sec. 1.10. - Name.

This city and the inhabitants thereof, are hereby constituted and declared a body politic and corporate under the name and style The City of Jonesboro, Georgia, and by that name shall have perpetual succession.

Sec. 1.11. - Corporate Boundaries.

(a) The boundaries of this city shall be those existing on the effective date of the adoption of this charter with such alternations as may be made from time to time in the manner provided by law. The boundaries of this city at all times shall be shown on a map, a written description or any combination thereof, to be retained permanently in the office of the city clerk and to be designated, as the case may be: "Official Map (or Description) of the corporate limits of the City of Jonesboro, Georgia." Photographic, typed, or other copies of such map or description certified by the city clerk shall be admitted as evidence in all courts and shall have the same force and effect as with the original map or description.

(b) The city council may provide for the redrawing of any such map by ordinance to reflect lawful changes in the corporate boundaries. A redrawn map shall supersede for all purposes the entire map or maps which it is designated to replace.

Sec. 1.12. - Powers and Construction.

(a) This city shall have all powers possible for a city to have under the present or future constitution and laws of this state as fully and completely as though they were specifically enumerated in this charter. This city shall have all the powers of self-government not otherwise prohibited by this charter or by general law.

(b) The powers of this city shall be construed liberally in favor of the city. The specific mention or failure to mention particular powers shall not be construed as limiting in any way the powers of this city.

Sec. 1.13. - Examples of Powers.

(1) *Air and Water Pollution.* To regulate the emission of smoke or other exhaust which pollutes the air, and to prevent the pollution of natural streams which flow within the corporate limits of the city;

(2) *Animal Regulations.* To regulate and 1icense or to prohibit the keeping of or running at-large of animals and fowl, and to provide for the impoundment of same if in violation of any ordinance or lawful order; to provide for the disposition by sale, gift or humane destruction of animals and fowl when not

redeemed as provided by ordinance; and to provide punishment for violation of ordinances enacted hereunder;

(3) *Appropriations and Expenditures.* To make appropriations for the support of the government of the city; to authorize the expenditure of money for any purposes authorized by this charter and for any purpose for which a municipality is authorized by the laws of the State of Georgia; and to provide for the payment of expenses of the city;

(4) *Building Regulation.* To regulate and to license the erection and construction of buildings and all other structures; to adopt building, housing, plumbing, electrical, gas, and heating and air conditioning codes; and to regulate all housing and building trades;

(5) *Business Regulation and Taxation.* To levy and to provide for the collection of taxes on privileges, occupations, trades and professions; to license and regulate the same; to provide for the manner and method of payment of regulatory fees and taxes; and to revoke such licenses after due process for failure to pay any city regulatory fees;

(6) *Condemnation.* To condemn property, inside or outside the corporate limits of the city, for present or future use and for any corporate purpose deemed necessary by the governing authority, utilizing procedures enumerated in O.C.G.A. tit. 22, or such other applicable laws as are or may hereafter be enacted;

(7) *Contracts.* To enter into contracts and agreements with other governmental entities and with private persons, firms and corporations;

(8) *Emergencies.* To establish procedures for determining and proclaiming that an emergency situation exists within or without the city, and to make and carry out all reasonable provisions deemed necessary to deal with or meet such an emergency for the protection, safety, health or well-being of the citizens of the city;

(9) *Fire Regulations.* To fix and establish fire limits and from time to time to extend, enlarge or restrict the same; to prescribe fire safety regulations not inconsistent with general law, relating to both fire prevention and detection and to fire fighting; and to prescribe penalties and punishment for violation thereof;

(10) *Garbage and Trash; Collection; Fees and Taxes.* To provide for the collection and disposal of garbage, rubbish and refuse, and to regulate the collection and disposal of garbage, rubbish and refuse by others. To provide for the separate collection of glass, tin, aluminum, cardboard, paper, and other recyclable materials, and to provide for the sale of such items. To levy, fix, assess, and collect a garbage, refuse and trash collection and disposal, and other sanitary service charge, tax, or fee, in such amount as is deemed appropriate and established by ordinance and on an annual, quarterly, or monthly basis, for such services as may be necessary in the operation of the city from all individuals, firms, and corporations residing in or doing business therein benefitting from such services. To enforce the payment of such charges, taxes or fees, and to provide for the manner and method of collecting such charges, taxes and fees. To provide for the authority to issue a writ of fieri facias or execution against the property served, to provide that the writ of fieri facias or execution shall have the same lien dignity and priority as a writ of fieri facias or execution issued for city ad valorem or property taxes, to provide that each annual installment shall become a lien against the property served on January 1 of each year in the same manner and the same priority that lien attaches for city ad valorem or property taxes, and to provide that any garbage collection fee that remains unpaid shall accrue penalty, interest, and fieri facias charges in the same manner and the same rate as delinquent city ad valorem or property taxes;

(11) *General Health, Safety and Welfare.* To define, regulate and prohibit any act, practice, conduct or use of property which is detrimental to health, sanitation, cleanliness, welfare, and safety of the inhabitants of the city, and to provide for the enforcement of such standards;

(12) *Gifts.* To accept or refuse gifts, donations, bequests or grants from any source for any purpose related to powers and duties of the city and the general welfare of its citizens, on such terms and conditions as the donor or grantor may impose;

Attachment: City Charter - Proposed Revisions Sep 22 (3237 : Charter Amendments - Structure of Government)

(13) *Recreation.* To create programs, and to manage facilities so as to provide recreational opportunities for the city residents and visitors;

(14) *Jail Sentences.* To provide that persons given jail sentences in the municipal court may work out such sentences in any public works or on the streets, roads, drains and squares in the city, to provide for commitment of such persons to any jail, or to provide for commitment of such persons to any county work camp, county jail or municipal jail by agreement with the appropriate county or municipal officials;

(15) *Motor Vehicles.* To regulate the operation of motor vehicles and exercise control over all traffic, including parking upon or across the streets, roads, alleys and walkways of the city;

(16) *Municipal Agencies and Delegation of Power.* To create, alter or abolish departments, boards, offices, commissions and agencies of the city, and to confer upon such agencies the necessary and appropriate authority for carrying out all the powers conferred upon or delegated to the same;

(17) *Municipal Debts.* To appropriate and borrow money for the payment of debts of the city and to issue bonds for the purpose of raising revenue to carry out any project, program or venture authorized by this charter or the laws of the State of Georgia;

(18) *Municipal Property Ownership.* To acquire, dispose of, and hold in trust or otherwise, any real, personal, or mixed property, in fee simple or lesser interest, inside or outside the property limits of the city;

(19) *Municipal Property Protection.* To provide for the preservation and protection of property and equipment of the city, and the administration and use of same by the public; and to prescribe penalties and punishment for violations thereof;

(20) *Municipal Utilities.* To acquire, lease, construct, operate, maintain, sell and dispose of public utilities, including but not limited to a system of waterworks, sewers and drains, sewage disposal, gas works, electric light plants, transportation facilities, public airports, storm water management facilities and any other public utility; and to fix the taxes, charges, rates, fares, fees, assessments, regulations and penalties, and to provide for withdrawal of service for refusal or failure to pay the same. To levy fee, charge, or sewer tax as necessary to assure the acquiring, constructing, equipping, operating, maintaining, and extending of a sewage disposal plant and sewerage system, and to levy on those to whom sewers and sewerage systems are made available a sewer service fee, charge or sewer tax for the availability or use of the sewers; to provide for the manner and method of collecting such service charges and for enforcing payment of the same; and to charge, impose and collect a sewer connection fee to those connected with the system;

(21) *Nuisance.* To define a nuisance and provide for its abatement whether on public or private property;

(22) *Penalties.* To provide penalties for violation of any ordinances adopted pursuant to the authority of this charter and the laws of the State of Georgia;

(23) *Planning and Zoning.* To provide comprehensive city planning for development by zoning and to provide subdivision regulation and the like as the city council deems necessary and reasonable to ensure a safe, healthy, and aesthetically pleasing community;

(24) *Police and Fire Protection.* To exercise the power of arrest through duly appointed police officers, and to establish, operate, or contract for a police and a firefighting agency;

(25) *Public Hazards: Removal.* To provide for the destruction and removal of any building or other structure which is or may become dangerous or detrimental to the public;

(26) *Public Improvements.* To provide for the acquisition, construction, building operation and maintenance of public ways, parks and playgrounds, recreational facilities, cemeteries, markets and market houses, public buildings, libraries, public housing, airports, hospitals, terminals, docks, parking facilities, or charitable, cultural, educational, recreational, conservation, sport, curative, corrective, detentional, penal and medical institutions, agencies and facilities; and to provide any other public improvements, inside or outside the corporate limits of the city; to regulate the use of public improvements; and for such purposes, property may be acquired by condemnation under O.C.G.A. tit. 22, or such other applicable laws as are or may hereafter be enacted;

(27) *Public Peace.* To provide for the prevention and punishment of drunkenness, riots, and public disturbances;

(28) *Public Transportation.* To organize and operate such public transportation systems as are deemed beneficial;

(29) *Public Utilities and Services.* To grant franchises, make contracts, easements, and rights-of-way over, in, under, and on other property of said city on such terms and conditions as such city council may fix, to grant for public utilities and public services and to prescribe the rates, fares, regulations, standards and conditions of services applicable to the service to be provided by the franchise granted or contractor, insofar as not in conflict with valid regulations of the Public Service Commission as may be applicable;

(30) *Regulation of Roadside Areas.* To prohibit or regulate and control the erection, removal, and maintenance of signs, billboards, trees, shrubs, fences, buildings and any and all other structures or obstructions upon or adjacent to the rights-of-way of streets and roads or within view thereof, within or abutting the corporate limits of the city; and to prescribe penalties and punishment for violation of such ordinances;

(31) *Retirement.* To provide and maintain a retirement plan for officers and employees of the city;

(32) *Roadways.* To lay out, open, extend, widen, narrow, establish or change the grade of, abandon or close, construct, pave, curb, gutter, adorn with shade trees, or otherwise improve, maintain, repair, clean, prevent erosion of, and light the roads, alleys, and walkways within the corporate limits of the city; and to grant franchises and rights-of-way throughout the streets and roads, and over the bridges and Viaducts for the use of public utilities; and to require real estate owners to repair and maintain in a safe condition the sidewalks adjoining their lots or lands, and to impose penalties for failure to do so;

(33) *Special Areas of Public Regulation.* To regulate or prohibit junk dealers, pawn shops, the manufacture, sale or transportation of intoxicating liquors, and the use and sale of firearms; to regulate the transportation, storage and use of combustible, explosive and inflammable materials, the use of lighting and heating equipment, and any other business or situation which may be dangerous to persons or property; to regulate and control the conduct of peddlers and itinerant traders, theatrical performances, exhibitions, and shows of any kind, by taxation or otherwise; and to license, tax, regulate or prohibit professional fortunetelling, palmistry, adult bookstores, and massage parlors;

(34) *Special Assessments.* To levy and provide for the collection of special assessments to cover the costs for any public improvements;

(35) *Taxes: Ad Valorem.* To levy and provide for the assessment, valuation, revaluation, and collection of taxes on all property subject to taxation;

(36) *Taxes: Other.* To levy and collect such other taxes as may be allowed now or in the future by law;

(37) *Taxicabs.* To regulate and license vehicles operated for hire in the city; to limit the number of such vehicles; to require the operators thereof to be licensed; to require public liability insurance on such vehicles in the amounts to be prescribed by ordinance; and to regulate the parking of such vehicles;

(38) *Urban Redevelopment.* To organize and operate an urban redevelopment program;

(39) *Other Powers.* To exercise and enjoy all other powers, functions, rights, privileges and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the city and its inhabitants; and to exercise all implied powers necessary to carry into execution all powers granted in this charter as fully and completely as if such powers were fully stated herein; and to exercise all powers now or in the future authorized to be exercised by other municipal governments under other laws of the State of Georgia; and no listing of particular powers in this charter shall be held to be exclusive of others, nor restrictive of general words and phrases granting powers, but shall be held to be in addition to such powers unless expressly prohibited to municipalities under the constitution or applicable laws of the State of Georgia,

(Ord. of 2-12-2001, § 1; Ord. No. 2014-008, § 1, 10-13-2014)

Attachment: City Charter - Proposed Revisions Sep 22 (3237 : Charter Amendments - Structure of Government)

Sec. 1.14. - Exercise of Powers.

All powers, functions, rights, privileges, and immunities of the city, its officers, agencies, or employees shall be carried into execution as provided by this charter. If this charter makes no provision, such shall be carried into execution as provided by ordinance or as provided by pertinent laws of the State of Georgia.

ARTICLE II. - GOVERNMENT STRUCTURE

Sec. 2.10. - City Council Creation; Number; Election.

The legislative authority of the government of this city, except as otherwise specifically provided in this charter, shall be vested in a city council to be composed of a mayor and six (6) councilmembers. The mayor and councilmembers shall be elected in the manner provided by this charter.

Sec. 2.11. - City Council Terms and Qualifications for Office.

(a) The mayor and councilmembers shall serve for terms of four years or until their respective successors are elected and qualified.

(b) No person shall be eligible for the office of mayor or councilmember unless he/she, at the time that he/she has qualified to run for office:

(1) Has been a resident of the city for a period of one year;

(2) Has reached the age of 21;

(3) Is a qualified voter; and

(4) Has not been convicted of any crime involving moral turpitude.

(c) No person's name shall be placed on the ballot as a candidate for mayor or councilmember unless such person shall have filed a notice of candidacy and shall have paid the qualifying fee to the city clerk of said city.

(Ord. No. 2016-11 , § 1, 10-10-2016)

Sec. 2.12. - Vacancy; Filling of Vacancies.

(a) *Vacancies.* The office of mayor or councilmember shall become vacant upon the incumbent's death, resignation, forfeiture of office or removal from office in any manner authorized by this charter or the general laws of the State of Georgia.

(b) *Filling of Vacancies.* In the event that the office of mayor or councilman shall become vacant for any cause whatsoever, the city council or those remaining shall order a special election to fill the balance of the unexpired term of such official; provided, however, if such vacancy occurs within six (6) months of the date of the next regular election, the city council or those remaining shall appoint a successor for the remainder of the unexpired term. In all other respects, the special election shall be held and conducted in accordance with the provisions of state law.

(Ord. of 2-12-2001, § 1)

Sec. 2.13. - Compensation and Expenses.

The mayor and councilmembers shall receive compensation and expenses for their services as provided by ordinance.

Sec. 2.14. - Holding Other Office; Voting When Personally Interested.

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(a) Except as authorized by law, the mayor or any councilmember shall not hold any other city office or city employment during the term for which ~~he~~ he or she was elected.

(b) Neither the mayor nor any member of the city council shall vote upon, sign or veto any ordinance, resolution, contract or other matter in which he or she is personally interested.

Sec. 2.15. - Inquiries and Investigations.

The city council may make inquiries and investigations into the affairs of the city and the conduct of any department, office or agency thereof, and for this purpose may subpoena witnesses, administer oaths, take testimony, and require the production of evidence. Any person who fails or refuses to obey a lawful order issued in the exercise of these powers by the city council shall be punished as provided by ordinance.

Sec. 2.16. - General Power and Authority of the City Council.

Except as otherwise provided by the charter, the city council shall be vested with all the powers of government of this city as provided by Article I [of this Charter].

Sec. 2.17. - Effective Date of Terms; Oath of Office.

Newly elected governing body members shall assume office effective January 1 following a municipal election. Prior to entering upon their duties, newly elected governing body members shall each take the following oath:

"I do solemnly swear that I will faithfully execute the office of [councilmember or mayor] of the City of Jonesboro, and will to the best of my ability support and defend the Constitution of the United States, the Constitution of Georgia, and the Charter, ordinances, and regulations of the City Jonesboro. I am not the holder of any unaccounted for public money due this state or any political subdivision or authority thereof. I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding. I am otherwise qualified to hold said office according to the Constitution and laws of Georgia. I have been a resident of my district and the City of Jonesboro for the time required by the Constitution and laws of this state and by the municipal Charter. I will perform the duties of my office in the best interests of the City of Jonesboro to the best of my ability without fear, favor, affection, reward, or expectation thereof. ~~"I do solemnly (swear) (affirm) that I will faithfully perform the duties of (mayor) (councilmember) of this city and that I will support and defend the charter thereof as well as the constitution and laws of the State of Georgia and of the United States of America."~~

The oath may be administered any time following the final determination of election results, to be effective on the next immediately following January 1.

Sec. 2.18. - Regular and Special Meetings.

(a) The city shall hold regular meetings at such times and places as prescribed by ordinance.

(b) Special meetings of the city council may be held on call of the mayor or three (3) members of the city council. Notice of such special meetings shall be served on all other members personally, or by telephone personally, at least 48 hours in advance of the meeting. Such notice to councilmembers shall not be required if the mayor and all councilmembers are present when the special meeting is called. Such notice of any special meeting may be waived by a councilmember in writing before or after such a meeting, and attendance at the meeting shall also constitute a waiver of notice on any business transacted in such councilmember's presence. Only the business stated in the call may be transacted at the special meeting.

(c) All meetings of the city council shall be public to the extent required by law and notice to the public of special meetings shall be made fully as is reasonably possible 24 hours prior to such meetings.

Code reference— Regular meetings, § 2-51 et seq.

Sec. 2.19. - Rules of Procedure.

(a) The city council shall adopt its rules of procedure and order of business consistent with the provisions of this charter and shall provide for keeping a journal of its proceedings, which shall be a public record.

(b) All committees and committee chairpersons of the city council shall be appointed by the ~~mayor~~ city council and shall serve at ~~his~~ its pleasure. The ~~mayor~~ city council shall have the power to appoint new members to any committee at any time.

Sec. 2.20. - Quorum; Voting.

The presiding officer and three (3) councilmembers shall constitute a quorum and shall be authorized to transact business of the city council. Voting on the adoption of ordinances shall be by voice vote and the vote shall be recorded in the minutes, but any member of the city council shall have the right to request a roll call vote and such vote shall be recorded in the minutes. Except as otherwise provided in this charter, the affirmative vote of a majority of council members present shall be required for the adoption of any ordinance, resolution, or motion.

(Ord. of 2-12-2001, § 1)

Sec. 2.21. - Ordinance Form; Procedures.

(a) Every proposed ordinance should be introduced in writing and in the form required for final adoption. The enacting clause shall be in substantially the following form: "Be it and it is hereby ordained by the Mayor and Council of the City of Jonesboro…" and every ordinance shall so begin.

(b) An ordinance may be introduced by any councilmember and be read at a regular or special meeting of the city council. Ordinances shall be considered and adopted or rejected by the city council in accordance with the rules which it shall establish. Upon introduction of any ordinance, the clerk shall as soon as possible distribute a copy to the mayor and to each councilmember and shall file a reasonable number of copies in the office of the clerk and at such other public places as the city council may designate.

Code reference— Ordinances; form and procedures, § 2-31.

Sec. 2.22. - Action Requiring an Ordinance.

Acts of the city council which have the force and effect of law shall be enacted by ordinance.

Sec. 2.23. - Codes of Technical Regulations.

The city council may adopt any standard code of technical regulations by reference thereto in an adopting ordinance. The procedure and requirements governing such adopting ordinance shall be as prescribed for ordinances generally except that a copy of each adopted code of technical regulations, as well as the adopting ordinance, shall be authenticated and recorded by the clerk pursuant to Section 2.24.

Sec. 2.24. - Signing; Authenticating; Recording; Codification; Printing.

(a) The clerk shall authenticate by ~~his~~ signature and record in full in a properly indexed book kept for that purpose, all ordinances adopted by the council.

(b) The city council shall provide for the preparation of a general codification of all the ordinances of the city having the force and effect of law. The general codification shall be adopted by the city council by ordinance and shall be published promptly, together with all amendments thereto and such codes of

technical regulations and other rules and regulations as city council may specify. The compilation shall be known and cited officially as the "Code of Ordinances of Jonesboro, Georgia."

(c) The city council shall cause each ordinance and each amendment to this charter to be printed promptly following its adoption, and the printed ordinances and charter amendments shall be made available for purchase by the public at reasonable prices to be fixed by the city council. Following publication of the first code under this charter and at all times thereafter, the ordinances and charter amendments shall be printed in substantially the same style as the code currently in effect and shall be suitable in form for incorporation therein. The city council shall make such further arrangements as deemed desirable with reproduction and distribution of any current changes in or additions to codes of technical regulations and other rules and regulations included in the code.

(Ord. of 2-12-2001, § 1)

Sec. 2.25. - Election of Mayor; Forfeiture; Compensation; Voting.

The mayor shall be elected and serve for a term of four (4) years and until ~~his~~ a successor is elected and qualified. The mayor ~~He~~ shall be a qualified elector of this city and shall have been a resident of the county for one (1) year and the city for six (6) months immediately preceding ~~his~~ election. ~~He~~ The mayor shall continue to reside in this city during the period of ~~his~~ service. ~~He~~ The mayor shall forfeit ~~his~~ the office on the same grounds and under the same procedure as for councilmembers. The compensation of the mayor shall be established in the same manner as for councilmembers. The mayor shall ~~vote~~ only vote in the event of a tie. ~~as any other councilmember.~~

Sec. 2.26. - ~~Chief Executive Officer.~~

~~The mayor shall be the chief executive of this city. He shall possess all of the executive and administrative power granted to the city under the constitution and laws of the State of Georgia, and all the executive and administrative powers contained in this charter.~~ Reserved.

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Sec. 2.27. - Powers and Duties of Mayor.

~~As the chief executive of this city, t~~The mayor shall:

(1) ~~(1)~~ preside at all meetings of the city council;

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(2) be the head of the city for the purpose of service of process and for ceremonial purposes, and be the official spokesperson for the city and the chief advocate of policy;

(3) have the power to administer oaths and to take affidavits;

(4) sign as a matter of course on behalf of the city all written and approved contracts, ordinances, and other instruments executed by the city which by law are required to be in writing.

~~see that all laws and ordinances of the city are faithfully executed;~~

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(52) recommend appointment and removal of officers, department heads, and employees of the city, except as otherwise provided in this charter;

~~(3) exercise supervision over all executive and administrative work of the city and provide for the coordination of administrative activities;~~

~~(4) prepare and submit to the city council a recommended operating budget and recommended capital budget;~~

~~(5) submit to the city council at least once a year a statement covering the financial conditions of the city, and from time to time, such other information as the city council may request;~~

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(6) recommend to the city council such measures relative to the affairs of the city, improvement of the government, and promotion of the welfare of its inhabitants ~~as he may deem expedient~~;

(7) call special meetings of the city council as provided for in Section 2.18(b);

~~(8) provide for an annual audit of all accounts of the city;~~

~~(9) require any department or agency of the city to submit written reports whenever he deems it expedient; and~~

(~~10~~8) perform such other duties as may be required by law, this charter, or by ordinance.

Sec. 2.28. - Mayor Pro Tem; Selection; Duties.

By a majority vote, the city council shall elect a councilmember to serve as mayor pro tem at the January council meeting each year. During the sickness, absence or disqualification of the mayor, the mayor pro tem shall ~~act~~ assume the duties and powers of the mayor. ~~as mayor, or~~ Upon the ~~in case of~~ sickness, absence or disqualification of the mayor pro tem, any one of the council chosen by a majority vote of the city council shall ~~shall be clothed with all the rights and privileges of the mayor, and shall perform the mayor's duties~~assume the duties and powers of the mayor. The ~~mayor, or~~ mayor pro tem while acting as mayor, shall ~~have right to vote upon any question before the council, and in the case of a tie shall cast the deciding vote, unless his vote created the tie~~only vote in the event of a tie. ~~The~~ Any sickness, absence or disqualification of the mayor or mayor pro tem shall be declared by majority vote of the council members.

(Ord. of 2-12-2001, § 1)

Sec. 2.29. - Election of Officers by Council; Salaries and Bonds; Removal from Office.

Officers shall be elected or appointed, employed and dismissed by the Mayor and Council in accordance with Article III of this Charter.

(Ord. of 11-10-1997(2), § 1(2.29); Ord. No. 2014-005, § 1, 8-11-2014)

ARTICLE III. - ADMINISTRATIVE AFFAIRS[2]

Footnotes:

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Code reference— Administration, ch. 2.

Sec. 3.10. - Administrative and Service Departments.

(a) Except as otherwise provided in this charter, the city council, by ordinance, shall prescribe the functions or duties, and establish, abolish or alter all nonelective offices, positions of employment, departments, and agencies of the city, as necessary for the proper administration of the affairs and government of the city.

~~(b) The mayor is hereby authorized and empowered to nominate for appointment and the City Council is hereby authorized and empowered to confirm the mayor's appointment annually, and for the term of one year, unless sooner discharged or as otherwise provided by Georgia statute setting another term, directors of city departments, with the exception of the city manager, and the following officers, who may or may not serve as directors of city departments: a chief of police and police officers, a building~~

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~~inspector, a code enforcement officer, a municipal court judge, a solicitor, and other officers that the city creates by ordinance.~~

(b~~c~~) Directors of departments, with the exception of the city manager, are also officers. Each director shall, subject to the direction and supervision of the city manager, be responsible for the administration and direction of the affairs and operations of ~~his~~ their department.

(c~~d~~) Except as otherwise provided by this charter or by law, officers shall be appointed solely on the basis of their respective administrative and professional qualifications. Further, the mayor and council members~~men~~, at their discretion, may appoint the same person to discharge and perform the duties of more than one office.

(d~~e~~) The mayor and city council may establish the salaries of such officers, require them to bond, prescribe their duties and oaths, suspend or remove them from office, or impose upon them fines. ~~All such officers shall be elected at the first regular meeting held after the election and qualification of said mayor and council or so soon thereafter as possible.~~

(e~~f~~) Except as otherwise provided by law, all officers shall be suspended or dismissed by either the city manager, the mayor, or the city council, without cause, and without rights to an appeal.

(f~~g~~) Other employees shall be hired and removed by their supervisors. Such removals are subject to appeal to the mayor or the city manager. The grounds for such appeals are limited to factual errors, removal due to personal or political reasons, and unlawful discrimination prohibited by state and federal law. The mayor's or the city manager's decision on such appeals is subject to review by a writ of certiorari in the Superior Court of Clayton County.

(Ord. of 2-12-2001, § 1; Ord. No. 2014-005, § 2, 8-11-2014; Ord. No. 2017-08 , § 1, 6-12-2017)

Sec. 3.11. - Boards, Commissions and Authorities.

(a) The city council shall create by ordinance such boards, commissions and authorities to fulfill any investigative, quasijudicial or quasilegislative function the city council deems necessary, and shall by ordinance establish the composition, period of existence, duties and powers thereof.

(b) All members of boards, commissions and authorities of the city shall be appointed by the city council for such terms of office and in such manner as shall be provided by ordinance, except where other appointing authority, terms of office, or manner of appointment is prescribed by this charter or by law.

(c) The city council, by ordinance, may provide for the compensation and reimbursement for actual and necessary expenses of the members of any board, commission or authority.

(d) Except as otherwise provided by charter or by law, no member of any board, commission or authority shall hold any elective office in the city.

(e) Any vacancy on a board, commission or authority of the city shall be filled for the unexpired term in the manner prescribed herein for original appointment, except as otherwise provided by this charter or by law.

(f) No member of a board, commission or authority shall assume office until he has executed and filed with the clerk of the city an oath obligating ~~himself~~ themself to faithfully and impartially perform the duties of ~~his~~ office, and such oath to be prescribed by ordinance and administered by the mayor.

(g) Any member of a board, commission or authority may be removed from office for cause by a vote of four (4) members of the city council.

(h) Except as otherwise provided by this charter or by law, each board, commission or authority of the city shall elect one of its members as chairperson and one member as vice-chairperson, and may elect as its secretary one of its own members or may appoint as secretary an employee of the city. Each board, commission or authority of the city government may establish such bylaws, rules and regulations, not inconsistent with this charter, ordinances of the city, or law, as it deems appropriate

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and necessary for the fulfillment of its duties or the conduct of its affairs. Copies of such bylaws, rules and regulations shall be filed with the clerk of the city.

Sec. 3.12. - City Attorney.

The mayor shall nominate with the confirmation of the city council a city attorney, together with such assistant city attorneys as may be authorized, and shall provide for the payment of such attorney or attorneys for services rendered to the city. The city attorney shall be responsible for representing and defending the city in all litigation in which the city is a party; may be the prosecuting officer in the municipal court; shall attend the meetings of the council as directed; shall advise the city council, mayor, and other officers and employees of the city concerning legal aspects of the city's affairs; and shall perform such other duties as may be required ~~of him~~ by virtue of ~~his~~ their position as city attorney. The city attorney shall be suspended or dismissed by either the mayor or a majority vote of the city council, without cause, and without rights to an appeal.

(Ord. No. 2014-005, § 3, 8-11-2014)

Sec. 3.13. - City Clerk.

The mayor shall nominate with the confirmation of the city council a city clerk who shall not be a councilmember. The city clerk shall be custodian of the official city seal; maintain city council records required by this charter; attend and preserve minutes of all the actions occurring during each meeting of the city council; and perform such other duties as may be required by the city council. The council may combine the duties of city clerk with other appointed positions in city government. The city clerk shall execute such bond, with good security, condition for the faithful discharge of his or her duties in such sum as may be required of ~~him~~ the clerk by the city council. The city clerk shall be suspended or dismissed by either the mayor or a majority vote of the city council, without cause, and without rights to an appeal.

(Ord. of 2-12-2001, § 1; Ord. No. 2014-005, § 4, 8-11-2014)

Sec. 3.14. - Finance Officer.

The mayor shall nominate with the confirmation of the city council a finance officer to collect all taxes, licenses, fees, and other monies belonging to the city subject to the provisions of this charter and the ordinances of the city, and to enforce all laws of Georgia relating to the collection of delinquent taxes and sale or foreclosure for nonpayment of taxes by the city. The finance officer shall also be responsible for the general duties of a fiscal officer and shall execute such bond and in such sum as may be required ~~of him~~ by the city council. He shall also make general and special reports in the manner and at the time when called upon by the city council to do so. The council may combine the duties of finance officer with other appointed positions in city government. The finance officer shall be suspended or dismissed by either the mayor or a majority vote of the city council, without cause, and without rights to an appeal.

(Ord. of 2-12-2001, § 1; Ord. No. 2014-005, § 5, 8-11-2014)

Editor's note— Ord. No. 2014-005, § 5, adopted Aug. 11, 2014, changed the title of § 3.14 from "City Treasurer" to read as set out herein.

Sec. 3.15. - Position Classification and Pay Plans.

The city may adopt a position classification and pay plan. Such plan may apply to all employees of the city and any of its agencies, departments, boards, commissions or authorities. When a pay plan has been adopted, the city council shall not increase or decrease the salary range applicable to any position except by amendment of such pay plan.

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Sec. 3.16. - Personnel Policies.

The city council may adopt rules and regulations consistent with this charter concerning:

(1) the method of employee selection and probationary periods of employment;

(2) the administration of the position classification and pay plan, methods of promotion and application of service ratings thereto, and transfer of employees within the classification plan;

(3) hours of work, vacation, sick leave, and other leaves of absence, overtime pay, and the order and manner in which layoffs shall be effected;

(4) such dismissal hearings as due process may require; and

(5) such other personnel notices as may be necessary to provide for adequate and systematic handling of personnel affairs.

Sec. 3.17. - City manager; appointment; compensation; duties.

(a) The mayor shall nominate with the confirmation of the City Council a city manager. The city manager shall be appointed solely on the basis of his/her executive and administrative qualifications.

(b) The City Council shall have the authority to contract with the city manager to serve for a definite period of time, and shall fix his/her compensation and benefits.

(c) In the event the City Council determines that the city will exercise its authority to contract for the services of a city manager as authorized above, no such contract shall be executed within forty-five (45) days prior to a city general election of any year in which the city holds a general election for purposes of electing a mayor or councilpersons.

(d) The city manager shall be suspended or dismissed by either the mayor or a majority vote of the city council, without cause, and without rights to an appeal.

(e) The city manager shall be the chief executive and administrative officer of the city. ~~, and he/she shall serve as the director of the Administration Department.~~ He/she shall be responsible to the City Council for the administration of all city affairs placed in his/her charge by or under this charter and ordinances of the city. ~~He/she~~As the chief executive and administrative officer, the city manager shall have the following powers and duties:

(1) He/she shall ~~recommend~~ nominate with the confirmation of the mayor and city council ~~for nomination by the mayor appointment of~~all officers and directors of departments. Except as otherwise provided by law or ordinances of the city, he/she shall appoint and, when the manager deems it necessary for the good fot eh city, suspend or remove ~~officers and directors~~all city employees and administrative officers that ~~of departments~~the manager appoints. He/she may authorize any director of a department to exercise these powers with respect to subordinates in that officer~~'~~s department.

(2) He/she shall direct and supervise the administration of all departments of the city, except as otherwise provided by this charter or by law.

(3) He/she shall attend all city council meetings and shall have the right to take part in discussion but he/she may not vote.

(4) He/she shall see that all laws, provisions of this charter, and acts of the City Council, subject to enforcement by him/her or by officers subject to his/her direction and supervisions, are faithfully executed.

(5) He/she shall prepare ~~with the Mayor~~ and submit all annual operating budgets to the City Council.

(6) He/she shall submit to the City Council and make available to the public a complete report on the finances and administrative activities of the city at the end of each fiscal year.

(7) He/she shall make such other reports as the City Council may require concerning the operations of the city departments, offices and agencies subject to his/her direction and supervision.

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(8) He/she shall keep the City Council fully advised as to the financial condition and future needs of the city and make such recommendations to the city council concerning the affairs of the city as he deems desirable.

(9) In the absence of another appointee, he/she shall serve as the purchasing agent for the city.

(10) He/she shall perform such other duties as are specified in this charter or as may be required by the City Council.

(Ord. No. 2017-08 , § 2, 6-12-2017)

ARTICLE IV. - MUNICIPAL COURT[3]

Footnotes:

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Code reference— Courts, ch. 30.

Sec. 4.10. - Creation; Name.

There shall be a court to be known as the Municipal Court of the City of Jonesboro.

Sec. 4.11. - Chief Judge; Associate Judge.

(a) The municipal court shall be presided over by a chief judge and such part-time, full-time, or standby judges as shall be provided by ordinance. The method of selection and terms of such judges shall be provided by ordinance.

(b) No person shall be qualified or eligible to serve as a judge on the municipal court unless he shall have attained the age of 21 years and be admitted to the practice of law in Georgia. All judges shall be appointed by the city council.

(c) Compensation of the judges shall be fixed by ordinance.

(d) Judges may be removed for cause by a vote of four (4) members of the city council.

(e) Before assuming office, each judge shall take an oath, given by the mayor, that he will honestly and faithfully discharge the duties of ~~his~~ the office to the best of ~~his~~ their ability and without fear, favor or partiality. The oath shall be entered upon the minutes of the city council journal required in Section 2.19.

Sec. 4.12. - Convening.

The municipal court shall be convened at regular intervals as provided by ordinance.

Sec. 4.13. - Jurisdiction; Powers.

(a) The ..... municipal court shall try and punish violations of this charter, all city ordinances, and such other violations as provided by law.

(b) The municipal court shall have authority to punish those in its presence for contempt, provided that such punishment shall not exceed two hundred dollars ($200.00) or ten (10) days in jail.

(c) The municipal court shall have power to impose fines, costs and forfeitures for the violation of any ordinance of the City of Jonesboro passed in accordance with this charter, in an amount not to exceed One Thousand and 00/100 Dollars ($1,000.00), to imprison offenders for a period of not more than six

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(6) months, or at labor on the roads and streets or other public works of said city for not more than thirty (30) days; and the said municipal court shall have the power and authority to impose any one or more of these punishments when the court shall find that the facts of the case so justify, or to set out a penalty provided for use for punishment of violations of city ordinances as set out in state law.

(d) The municipal court shall have authority to establish a schedule of fees to defray the cost of operation, and shall be entitled to reimbursement of the cost of meals, transportation, and caretaking of prisoners bound over to superior and state courts for violations of state law.

(e) The municipal court shall have authority to establish bail and recognizance to ensure the presence of those charged with violations before said court, and shall have discretionary authority to accept cash or personal or real property as surety for the appearance of persons charged with violations. Whenever any person shall give bail for his or her appearance and shall fail to appear at the time fixed for trial, his or her bond shall be forfeited by the judge presiding at such time, and an execution issued thereon by serving the defendant and his or her sureties with a rule nisi, at least (2) days before a hearing on the rule nisi. In the event that cash or property is accepted in lieu of bond for security for the appearance of a defendant at trial, and if such defendant fails to appear at the time and place fixed for trial, the cash so deposited shall be on order of the judge declared forfeited to the city, or the property so deposited shall have a lien against it for the value forfeited which lien shall be enforceable in the same manner and to the same extent as a lien for city property taxes.

(f) The municipal court shall have the same authority as superior courts to compel the production of evidence in the possession of any party; to enforce obedience to its orders, judgments and sentences; and to administer such oaths as are necessary.

(g) The municipal court may compel the presence of all parties necessary to a proper disposal of each case by the issuance of summonses, subpoenas, and warrants which may be served as executed by any officer as authorized by this charter or by law.

(h) Each judge of the municipal court shall be authorized to issue warrants for the arrest of persons charged with offenses against any ordinance of the city, and each judge of the municipal court shall have the same authority as a magistrate of the state to issue warrants for offenses against state laws committed within the city.

(i) The municipal court is specifically vested with all the jurisdiction and powers throughout the geographic area of this city granted by law to municipal courts generally, and particularly by such laws as authorize the abatement of nuisances and prosecution of traffic violations.

(Ord. of 2-12-2001, § 1)

Sec. 4.14. - Certiorari.

The right of certiorari from the decision and judgment of the municipal court shall exist in all criminal cases and ordinance violation cases, and such certiorari shall be obtained under the sanction of a judge of the Superior Court of Clayton County under the laws of the State of Georgia regulating the granting and issuance of writs of certiorari.

Sec. 4.15. - Rules for Court.

The judge shall have full power and authority to make reasonable rules and regulations necessary and proper to secure the efficient and successful administration of the municipal court; provided, however, that the court may adopt in part or in toto the rules and regulations applicable to superior courts. The rules and regulations made or adopted shall be filed with the city clerk, shall be available for public inspection, and, upon request, a copy shall be finished to a defendant in municipal court proceedings.

(Ord. of 2-12-2001, § 1)

Attachment: City Charter - Proposed Revisions Sep 22 (3237 : Charter Amendments - Structure of Government)

ARTICLE V. - ELECTIONS AND REMOVAL[4]

Footnotes:

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Code reference— Polling place, § 2-121.

Sec. 5.10. - Applicability of General Law.

All primaries and elections shall be held and conducted in accordance with the Georgia Municipal Election Code (O.C.G.A. § 21-3-1 et seq.) as now or hereafter amended.

Sec. 5.11. - Election of the City Council and Mayor.

(a) There shall be a municipal general election on the first Tuesday after the first Monday in November in odd-numbered years.

(b) There shall be elected three (3) councilmembers in the 1997 election and at every other election thereafter. The mayor's seat and the remaining city council seats shall be filled at the election alternating with the first election so that a continuing body is created as provided for in the initial election held under this charter.

(c) The mayor and councilmembers holding office on the effective date of this charter shall continue in office as elected officers of the city.

Sec. 5.12. - Nonpartisan Elections.

Political parties shall not conduct primaries for city offices and all names of candidates for city offices shall be listed without party designations.

Sec. 5.13. - Election by Plurality.

All elections in the city shall be determined by plurality. The person receiving a plurality of the votes cast for mayor shall be elected. Councilmembers are elected at large. The number of candidates receiving the highest numbers of votes and corresponding to the number of council seats to be filled shall be elected.

Sec. 5.14. - Special Elections; Vacancies.

In the event that the office of mayor or councilmember shall become vacant for any cause whatsoever, the city council or those remaining shall order a special election to fill the balance of the unexpired term of such official; provided, however, if such vacancy occurs within six (6) months of the expiration of the term of that office, the city council or those remaining may appoint a successor for the remainder of the term or may allow the office to remain vacant pending the next regular city election. In all other respects, the special election shall be held and conducted in accordance with the Georgia Municipal Election Code, O.C.G.A. § 21-3-1 et seq., as now or hereafter amended.

Sec. 5.15. - Other Provisions.

Except as otherwise provided by this charter, the city council shall, by ordinance, prescribe such rules and regulations it deems appropriate to fulfill any options and duties under the Georgia Municipal Election Code.

Sec. 5.16. - Removal of Officers.

(a) The mayor, council members, or other appointed officers, not including department heads or other officers listed under Section 3.10, as provided for in this charter shall be removed from office for any one or more of the following causes:

(1) incompetence, misfeasance in office;

(2) conviction of a crime involving moral turpitude;

(3) failure at any time to possess any of the qualifications of office as provided by this charter;

(4) knowingly violating any express prohibition of this charter;

(5) abandonment of office or neglect to perform the duties thereof;

(6) failure for any other cause to perform the duties of office as required by this charter or by state law; or,

(b) Removal of an officer pursuant to subsection (a) of this section shall be accomplished by one of the following methods:

(1) By the vote of four (4) council members after an investigative hearing. In the event an elected officer is sought to be removed by the action of the city council, such officer shall be entitled to a written notice specifying the ground or grounds for removal and to a public hearing which shall be held not less than ten (10) days after the service of such written notice. Any elected officer sought to be removed from office as herein provided shall have the right of appeal from the decision of the city council to the Superior Court of Clayton County. Such appeal shall be governed by the same rules as govern appeals to the Superior Court from the municipal court.

(2) By an order of Superior Court of Clayton County following a hearing on a complaint seeking such a removal brought by any resident of the City of Jonesboro.

(Ord. of 2-12-2001, § 1)

ARTICLE VI. - FINANCE[5]

Footnotes:

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Code reference— Finance, § 2-151 et seq.

Sec. 6.10. - Property Tax.

The city council may assess, levy and collect an ad valorem tax on all real and personal property within the corporate limits of the city that is not exempt from such taxation by state law. This tax is for the purpose of raising revenues to defray the costs of operating the city government, of providing governmental services, for the repayment of principal and interest on general obligations, and for any other public purpose as determined by the city council in its discretion.

Sec. 6.11. - Millage Rate; Due Dates; Payments Methods.

The city council, by ordinance, shall establish a millage rate for the city property tax, a due date, and the time period within which these taxes must be paid. The city council, by ordinance, may provide for the payment of these taxes by installments or in one lump sum, as well as authorize the voluntary payment of taxes prior to the time when due.

Sec. 6.12. - Occupation and Business Taxes.

The city council by ordinance shall have the power to levy such occupation or business taxes as are not denied by law. Such taxes may be levied on both individuals and corporations who transact business in this city or who practice or offer to practice any profession or calling therein to the extent such persons have a constitutionally sufficient nexus to this city to be so taxed. The city council may classify businesses, occupations, professions or callings for the purpose of such taxation in any way which may be lawful and may compel the payment of such taxes as provided in Section 6.18.

Sec. 6.13. - Licenses; Permits; Fees.

The city council by ordinance shall have the power to require any individuals or corporations who transact business in this city or who practice or offer to practice any profession or calling therein to obtain a license or permit for such activity from the city and pay a reasonable fee for such license or permit where such activities are not now regulated by general law in such a way as to preclude city regulation. Such fees may reflect the total cost to the city of regulating the activity, and if unpaid, shall be collected as provided in Section 6.18. The city council by ordinance may establish reasonable requirements for obtaining or keeping such licenses as the public health, safety and welfare necessitates.

Sec. 6.14. - Franchises.

The city council shall have the power to grant franchises for the use of this city's streets and alleys for the purposes of railroads, street railways, telephone companies, electric companies, cable television, gas companies, transportation companies and other similar organizations. The city council shall determine the duration, terms, whether the same shall be exclusive or nonexclusive, and the consideration for such franchises; provided, however, no franchise shall be granted for a period in excess of 35 years and no franchise shall be granted unless the city receives just and adequate compensation therefor. The city council shall provide for the registration of all franchises with the city clerk in a registration book kept by ~~him~~the clerk. The city council may provide by ordinance for the registration within a reasonable time of all franchises previously granted.

Sec. 6.15. - Service Charges.

The city council by ordinance shall have the power to assess and collect fees, charges, and tolls for sewers, sanitary and health services, or any other services provided or made available within and without the corporate limits of the city for the total cost to the city of providing or making available such services. If unpaid, such charges shall be collected as provided in Section 6.18.

Sec. 6.16. - Special Assessments.

The city council by ordinance shall have the power to assess and collect the cost of constructing, reconstructing, widening, or improving any public way, street, sidewalk, curbing, gutters, sewers, or other utility mains and appurtenances from the abutting property owners under such terms and conditions as are reasonable. If unpaid, such charges shall be collected as provided in Section 6.18.

Sec. 6.17. - Construction; Other Taxes.

This city shall be empowered to levy any other tax allowed now or hereafter by law, and the specific mention of any right, power or authority in this article shall not be construed as limiting in any way the general powers of this city to govern its local affairs.

Sec. 6.18. - Collection of Delinquent Taxes and Fees.

The city council, by ordinance, may provide generally for the collection of delinquent taxes, fees, or other revenue due the city under Sections 6.10 through 6.17 by whatever reasonable means as are not precluded by law. This shall include providing for the dates when the taxes or fees are due; late penalties or interest; issuance and execution of fi.fa.'s; creation and priority of liens; making delinquent taxes and fees personal debts of the persons required to pay the taxes or fees imposed; revoking city licenses for failure to pay any city taxes or fees; and providing for the assignment or transfer of tax executions.

Sec. 6.19. - General Obligation Bonds.

The city council shall have the power to issue bonds for the purpose of raising revenue to carry out any project, program or venture authorized under this charter or the laws of the state. Such bonding authority shall be exercised in accordance with the laws governing bond issuance by municipalities in effect at the time said issue is undertaken.

Sec. 6.20. - Revenue Bonds.

Revenue bonds may be issued by the city council as state law now or hereafter provides. Such bonds are to be paid out of any revenue produced by the project, program or venture for which they were issued.

Sec. 6.21. - Shortterm Loans.

The city may obtain shortterm loans and must repay such loans not later than December 31 of each year, unless otherwise provided by law.

Sec. 6.22. - Fiscal Year.

The city council shall set the fiscal year by ordinance. This fiscal year shall constitute the budget year and the year for financial accounting and reporting of each and every office, department, agency and activity of the city government.

Sec. 6.23. - Preparation of Budgets.

The city council may prescribe procedures and requirements for the preparation and execution of an annual operating budget, a capital improvement program and a capital budget, including requirements as to the scope, content and form of such budgets and programs.

Sec. 6.24. - Submission of Budget to City Council.

On or before a date fixed by the city council but not later than 45 days prior to the beginning of each fiscal year, the ~~mayor~~ city manager shall submit to the city council a proposed budget for the ensuing fiscal year. The budget may be accompanied by a message from the ~~mayor~~ city manager containing a statement of the general fiscal policies of the city, the important features of the budget, explanations of major changes recommended for the next fiscal year, a general summary of the budget, and such other comments and information as he may deem pertinent. The budget, the budget message, and all supporting documents shall be filed in the office of the city clerk and shall be open to public inspection.

Sec. 6.25. - Action by City Council on Budget.

(a) The city council may amend the budget proposed by the ~~mayor~~city manager, except, that the budget as finally amended and adopted must provide for all expenditures required by state law or by other provisions of this charter and for all debt service requirements for the ensuing fiscal year, and the total appropriations from any fund shall not exceed the estimated fund balance, reserves, and revenues.

(b) The city council by ordinance shall adopt the final budget for the ensuing fiscal year not later than the first day of the new fiscal year. If the city council fails to adopt the budget by this date, the amounts for the ensuing fiscal year on a month-to-month basis, with all items prorated accordingly until such time as the city council adopts a budget for the ensuing fiscal year. Adoption of the budget shall take the form of an appropriations ordinance setting out the estimated revenues in detail by sources and making appropriations according to fund and by organizational unit, purpose, or activity.

(c) The amount set out in the adopted budget for each organizational unit shall constitute the annual appropriation for such, and no expenditure shall be made or encumbrance created in excess of the otherwise unencumbered balance of the appropriations or allotment thereof, to which it is chargeable.

Sec. 6.26. - Tax Levies.

Following adoption of the budget, the city council shall levy by ordinance such taxes as are necessary. The taxes and tax rates set by such ordinance shall be such that reasonable estimates of revenues from such levy shall at least be sufficient, together with other anticipated revenues, fund balances and applicable reserves, to equal the total amount appropriated for each of the several funds set forth in the annual budget for defraying the expenses of the general government of this city.

Sec. 6.27. - Changes in Appropriations.

The city council by ordinance may make changes in the appropriations contained in the current operating budget, at any regular meeting, special or emergency meeting called for such purpose, but any additional appropriations may be made only from any existing unexpended surplus.

Sec. 6.28. - Independent Audit.

There shall be an annual independent audit of all city accounts, funds and financial transactions by a certified public accountant selected by the city council. The audit shall be conducted according to generally accepted accounting principles. Any audit of any funds by the state or federal governments may be accepted as satisfying the requirements of this charter. Copies of all audit reports shall be available at printing costs to the public.

Sec. 6.29. - Contracting Procedures.

All City contracts shall comply with state law and city ordinances.

(Ord. of 2-12-2001, § 1)

Sec. 6.30. - Centralized Purchasing.

The city council may by ordinance prescribe procedures for a system of centralized purchasing for the city.

Sec. 6.31. - Sale of City Property.

(a) The city council may sell and convey any real or personal property owned or held by the city for governmental or other purposes as now or hereafter provided by law.

(b) The city council may quitclaim any rights it may have in property not needed for public purposes upon report by the ~~mayor~~ city manager and adoption of the resolution, both finding that the property is not needed for public or other purposes and that the interest of the city has no readily ascertainable monetary value.

(c) Whenever in opening, extending or widening any street, avenue, alley or public place of the city, a small parcel or tract of land is cut off or separated by such work from a larger tract or boundary of land owned by the city, the city council may authorize the mayor to execute and deliver in the name of the city a deed conveying said cut off or separated parcel or tract of land to an abutting or adjoining property owner or owners in exchange for rights-of-way of said street, avenue, alley or public place when such swap is deemed to be in the best interest of the city. All deeds and conveyances heretofore and hereafter so executed and delivered shall convey all title and interest the city has in such property, notwithstanding the fact that no public sale after advertisement was or is hereafter made.

ARTICLE VII. - GENERAL PROVISIONS

Sec. 7.10. - Bonds for Officials.

The officers and employees of this city, both elective and appointive, shall execute such surety or fidelity bonds in such amounts and upon such terms and conditions as the city council shall from time to time require by ordinance or as may be provided by law.

Sec. 7.11. - Prior Ordinances.

All ordinances, resolutions, rules and regulations now in force in the city not inconsistent with this charter are hereby declared valid and of full effect and force until amended or repealed by the city council.

Sec. 7.12. - Pending Matters.

Except as specifically provided otherwise by this charter, all rights, claims, actions, orders, contracts and legal or administrative proceedings shall continue and any such ongoing work or cases shall be completed by such city agencies, personnel or offices as may be provided by the city council.

Sec. 7.13. - Construction.

(a) Section captions in this charter are informative only and are not to be considered as a part thereof.

(b) The word "shall" is mandatory and the word "may" is permissive.

(c) The singular shall include the plural, the masculine shall include the feminine, and vice versa.

Sec. 7.14. - Severability.

If any article, section, subsection, paragraph, sentence, or part thereof of this charter shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair other parts of this charter unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional, it being the legislative intent in enacting this charter that each article, section, subsection, paragraph, sentence or part thereof be enacted separately and independent of each other.

Sec. 7.15. - Repealer.

An Act incorporating the City of Jonesboro in the County of Clayton approved August 18, 1919, (1919 Ga. Laws, page 1067), as amended by 1937 Ga. Laws, page 1972; 1941 Ga. Laws, page 1569; 1952 Ga. Laws, page 2510; 1957 Ga. Laws, page 2976; 1958 Ga. Laws, page 2619; 1971 Ga. Laws, page 2854; 1972 Ga. Laws, page 3295; 1988 Ga. Laws, page 4656; 1988 Ga. Laws, page 4814; and 1989 Ga. Laws, page 5216; as well as 1939 Ga. Laws, page 1130 are hereby repealed in their entirety. All other laws and parts of laws in conflict with this charter are hereby repealed.

Sec. 7.16. - Effective Date.

This charter shall become effective following approval by the General Assembly and preclearance by the United States Department of Justice.

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PART I - CHARTER[1]

Footnotes:

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Editor's note— Printed herein is the city's Charter as set forth in 1996 Ga. Laws, page 4056. Amendments to the act are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original act. Obvious misspellings have been corrected without notation. For stylistic purposes, a uniform system of headings, catchlines and citations to state statutes has been used. Additions made for clarity are indicated by brackets.

State Law reference— Powers of municipal corporations generally, O.C.G.A. § 36-34-1 et seq.; The Municipal Home Rule Act of 1965, O.C.G.A. § 36-35-1 et seq.

ARTICLE I. - INCORPORATION AND POWERS

Sec. 1.10. - Name.

This city and the inhabitants thereof, are hereby constituted and declared a body politic and corporate under the name and style The City of Jonesboro, Georgia, and by that name shall have perpetual succession.

Sec. 1.11. - Corporate Boundaries.

(a) The boundaries of this city shall be those existing on the effective date of the adoption of this charter with such alternations as may be made from time to time in the manner provided by law. The boundaries of this city at all times shall be shown on a map, a written description or any combination thereof, to be retained permanently in the office of the city clerk and to be designated, as the case may be: "Official Map (or Description) of the corporate limits of the City of Jonesboro, Georgia." Photographic, typed, or other copies of such map or description certified by the city clerk shall be admitted as evidence in all courts and shall have the same force and effect as with the original map or description.

(b) The city council may provide for the redrawing of any such map by ordinance to reflect lawful changes in the corporate boundaries. A redrawn map shall supersede for all purposes the entire map or maps which it is designated to replace.

Sec. 1.12. - Powers and Construction.

(a) This city shall have all powers possible for a city to have under the present or future constitution and laws of this state as fully and completely as though they were specifically enumerated in this charter. This city shall have all the powers of self-government not otherwise prohibited by this charter or by general law.

(b) The powers of this city shall be construed liberally in favor of the city. The specific mention or failure to mention particular powers shall not be construed as limiting in any way the powers of this city.

Sec. 1.13. - Examples of Powers.

(1) *Air and Water Pollution.* To regulate the emission of smoke or other exhaust which pollutes the air, and to prevent the pollution of natural streams which flow within the corporate limits of the city;

(2) *Animal Regulations.* To regulate and 1icense or to prohibit the keeping of or running at-large of animals and fowl, and to provide for the impoundment of same if in violation of any ordinance or lawful order; to provide for the disposition by sale, gift or humane destruction of animals and fowl when not

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redeemed as provided by ordinance; and to provide punishment for violation of ordinances enacted hereunder;

(3) *Appropriations and Expenditures.* To make appropriations for the support of the government of the city; to authorize the expenditure of money for any purposes authorized by this charter and for any purpose for which a municipality is authorized by the laws of the State of Georgia; and to provide for the payment of expenses of the city;

(4) *Building Regulation.* To regulate and to license the erection and construction of buildings and all other structures; to adopt building, housing, plumbing, electrical, gas, and heating and air conditioning codes; and to regulate all housing and building trades;

(5) *Business Regulation and Taxation.* To levy and to provide for the collection of taxes on privileges, occupations, trades and professions; to license and regulate the same; to provide for the manner and method of payment of regulatory fees and taxes; and to revoke such licenses after due process for failure to pay any city regulatory fees;

(6) *Condemnation.* To condemn property, inside or outside the corporate limits of the city, for present or future use and for any corporate purpose deemed necessary by the governing authority, utilizing procedures enumerated in O.C.G.A. tit. 22, or such other applicable laws as are or may hereafter be enacted;

(7) *Contracts.* To enter into contracts and agreements with other governmental entities and with private persons, firms and corporations;

(8) *Emergencies.* To establish procedures for determining and proclaiming that an emergency situation exists within or without the city, and to make and carry out all reasonable provisions deemed necessary to deal with or meet such an emergency for the protection, safety, health or well-being of the citizens of the city;

(9) *Fire Regulations.* To fix and establish fire limits and from time to time to extend, enlarge or restrict the same; to prescribe fire safety regulations not inconsistent with general law, relating to both fire prevention and detection and to fire fighting; and to prescribe penalties and punishment for violation thereof;

(10) *Garbage and Trash; Collection; Fees and Taxes.* To provide for the collection and disposal of garbage, rubbish and refuse, and to regulate the collection and disposal of garbage, rubbish and refuse by others. To provide for the separate collection of glass, tin, aluminum, cardboard, paper, and other recyclable materials, and to provide for the sale of such items. To levy, fix, assess, and collect a garbage, refuse and trash collection and disposal, and other sanitary service charge, tax, or fee, in such amount as is deemed appropriate and established by ordinance and on an annual, quarterly, or monthly basis, for such services as may be necessary in the operation of the city from all individuals, firms, and corporations residing in or doing business therein benefitting from such services. To enforce the payment of such charges, taxes or fees, and to provide for the manner and method of collecting such charges, taxes and fees. To provide for the authority to issue a writ of fieri facias or execution against the property served, to provide that the writ of fieri facias or execution shall have the same lien dignity and priority as a writ of fieri facias or execution issued for city ad valorem or property taxes, to provide that each annual installment shall become a lien against the property served on January 1 of each year in the same manner and the same priority that lien attaches for city ad valorem or property taxes, and to provide that any garbage collection fee that remains unpaid shall accrue penalty, interest, and fieri facias charges in the same manner and the same rate as delinquent city ad valorem or property taxes;

(11) *General Health, Safety and Welfare.* To define, regulate and prohibit any act, practice, conduct or use of property which is detrimental to health, sanitation, cleanliness, welfare, and safety of the inhabitants of the city, and to provide for the enforcement of such standards;

(12) *Gifts.* To accept or refuse gifts, donations, bequests or grants from any source for any purpose related to powers and duties of the city and the general welfare of its citizens, on such terms and conditions as the donor or grantor may impose;

(13) *Recreation.* To create programs, and to manage facilities so as to provide recreational opportunities for the city residents and visitors;

(14) *Jail Sentences.* To provide that persons given jail sentences in the municipal court may work out such sentences in any public works or on the streets, roads, drains and squares in the city, to provide for commitment of such persons to any jail, or to provide for commitment of such persons to any county work camp, county jail or municipal jail by agreement with the appropriate county or municipal officials;

(15) *Motor Vehicles.* To regulate the operation of motor vehicles and exercise control over all traffic, including parking upon or across the streets, roads, alleys and walkways of the city;

(16) *Municipal Agencies and Delegation of Power.* To create, alter or abolish departments, boards, offices, commissions and agencies of the city, and to confer upon such agencies the necessary and appropriate authority for carrying out all the powers conferred upon or delegated to the same;

(17) *Municipal Debts.* To appropriate and borrow money for the payment of debts of the city and to issue bonds for the purpose of raising revenue to carry out any project, program or venture authorized by this charter or the laws of the State of Georgia;

(18) *Municipal Property Ownership.* To acquire, dispose of, and hold in trust or otherwise, any real, personal, or mixed property, in fee simple or lesser interest, inside or outside the property limits of the city;

(19) *Municipal Property Protection.* To provide for the preservation and protection of property and equipment of the city, and the administration and use of same by the public; and to prescribe penalties and punishment for violations thereof;

(20) *Municipal Utilities.* To acquire, lease, construct, operate, maintain, sell and dispose of public utilities, including but not limited to a system of waterworks, sewers and drains, sewage disposal, gas works, electric light plants, transportation facilities, public airports, storm water management facilities and any other public utility; and to fix the taxes, charges, rates, fares, fees, assessments, regulations and penalties, and to provide for withdrawal of service for refusal or failure to pay the same. To levy fee, charge, or sewer tax as necessary to assure the acquiring, constructing, equipping, operating, maintaining, and extending of a sewage disposal plant and sewerage system, and to levy on those to whom sewers and sewerage systems are made available a sewer service fee, charge or sewer tax for the availability or use of the sewers; to provide for the manner and method of collecting such service charges and for enforcing payment of the same; and to charge, impose and collect a sewer connection fee to those connected with the system;

(21) *Nuisance.* To define a nuisance and provide for its abatement whether on public or private property;

(22) *Penalties.* To provide penalties for violation of any ordinances adopted pursuant to the authority of this charter and the laws of the State of Georgia;

(23) *Planning and Zoning.* To provide comprehensive city planning for development by zoning and to provide subdivision regulation and the like as the city council deems necessary and reasonable to ensure a safe, healthy, and aesthetically pleasing community;

(24) *Police and Fire Protection.* To exercise the power of arrest through duly appointed police officers, and to establish, operate, or contract for a police and a firefighting agency;

(25) *Public Hazards: Removal.* To provide for the destruction and removal of any building or other structure which is or may become dangerous or detrimental to the public;

(26) *Public Improvements.* To provide for the acquisition, construction, building operation and maintenance of public ways, parks and playgrounds, recreational facilities, cemeteries, markets and market houses, public buildings, libraries, public housing, airports, hospitals, terminals, docks, parking facilities, or charitable, cultural, educational, recreational, conservation, sport, curative, corrective, detentional, penal and medical institutions, agencies and facilities; and to provide any other public improvements, inside or outside the corporate limits of the city; to regulate the use of public improvements; and for such purposes, property may be acquired by condemnation under O.C.G.A. tit. 22, or such other applicable laws as are or may hereafter be enacted;

(27) *Public Peace.* To provide for the prevention and punishment of drunkenness, riots, and public disturbances;

(28) *Public Transportation.* To organize and operate such public transportation systems as are deemed beneficial;

(29) *Public Utilities and Services.* To grant franchises, make contracts, easements, and rights-of-way over, in, under, and on other property of said city on such terms and conditions as such city council may fix, to grant for public utilities and public services and to prescribe the rates, fares, regulations, standards and conditions of services applicable to the service to be provided by the franchise granted or contractor, insofar as not in conflict with valid regulations of the Public Service Commission as may be applicable;

(30) *Regulation of Roadside Areas.* To prohibit or regulate and control the erection, removal, and maintenance of signs, billboards, trees, shrubs, fences, buildings and any and all other structures or obstructions upon or adjacent to the rights-of-way of streets and roads or within view thereof, within or abutting the corporate limits of the city; and to prescribe penalties and punishment for violation of such ordinances;

(31) *Retirement.* To provide and maintain a retirement plan for officers and employees of the city;

(32) *Roadways.* To lay out, open, extend, widen, narrow, establish or change the grade of, abandon or close, construct, pave, curb, gutter, adorn with shade trees, or otherwise improve, maintain, repair, clean, prevent erosion of, and light the roads, alleys, and walkways within the corporate limits of the city; and to grant franchises and rights-of-way throughout the streets and roads, and over the bridges and Viaducts for the use of public utilities; and to require real estate owners to repair and maintain in a safe condition the sidewalks adjoining their lots or lands, and to impose penalties for failure to do so;

(33) *Special Areas of Public Regulation.* To regulate or prohibit junk dealers, pawn shops, the manufacture, sale or transportation of intoxicating liquors, and the use and sale of firearms; to regulate the transportation, storage and use of combustible, explosive and inflammable materials, the use of lighting and heating equipment, and any other business or situation which may be dangerous to persons or property; to regulate and control the conduct of peddlers and itinerant traders, theatrical performances, exhibitions, and shows of any kind, by taxation or otherwise; and to license, tax, regulate or prohibit professional fortunetelling, palmistry, adult bookstores, and massage parlors;

(34) *Special Assessments.* To levy and provide for the collection of special assessments to cover the costs for any public improvements;

(35) *Taxes: Ad Valorem.* To levy and provide for the assessment, valuation, revaluation, and collection of taxes on all property subject to taxation;

(36) *Taxes: Other.* To levy and collect such other taxes as may be allowed now or in the future by law;

(37) *Taxicabs.* To regulate and license vehicles operated for hire in the city; to limit the number of such vehicles; to require the operators thereof to be licensed; to require public liability insurance on such vehicles in the amounts to be prescribed by ordinance; and to regulate the parking of such vehicles;

(38) *Urban Redevelopment.* To organize and operate an urban redevelopment program;

(39) *Other Powers.* To exercise and enjoy all other powers, functions, rights, privileges and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the city and its inhabitants; and to exercise all implied powers necessary to carry into execution all powers granted in this charter as fully and completely as if such powers were fully stated herein; and to exercise all powers now or in the future authorized to be exercised by other municipal governments under other laws of the State of Georgia; and no listing of particular powers in this charter shall be held to be exclusive of others, nor restrictive of general words and phrases granting powers, but shall be held to be in addition to such powers unless expressly prohibited to municipalities under the constitution or applicable laws of the State of Georgia,

(Ord. of 2-12-2001, § 1; Ord. No. 2014-008, § 1, 10-13-2014)

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Sec. 1.14. - Exercise of Powers.

All powers, functions, rights, privileges, and immunities of the city, its officers, agencies, or employees shall be carried into execution as provided by this charter. If this charter makes no provision, such shall be carried into execution as provided by ordinance or as provided by pertinent laws of the State of Georgia.

ARTICLE II. - GOVERNMENT STRUCTURE

Sec. 2.10. - City Council Creation; Number; Election.

The legislative authority of the government of this city, except as otherwise specifically provided in this charter, shall be vested in a city council to be composed of a mayor and six (6) councilmembers. The mayor and councilmembers shall be elected in the manner provided by this charter.

Sec. 2.11. - City Council Terms and Qualifications for Office.

(a) The mayor and councilmembers shall serve for terms of four years or until their respective successors are elected and qualified.

(b) No person shall be eligible for the office of mayor or councilmember unless he/she, at the time that he/she has qualified to run for office:

(1) Has been a resident of the city for a period of one year;

(2) Has reached the age of 21;

(3) Is a qualified voter; and

(4) Has not been convicted of any crime involving moral turpitude.

(c) No person's name shall be placed on the ballot as a candidate for mayor or councilmember unless such person shall have filed a notice of candidacy and shall have paid the qualifying fee to the city clerk of said city.

(Ord. No. 2016-11 , § 1, 10-10-2016)

Sec. 2.12. - Vacancy; Filling of Vacancies.

(a) *Vacancies.* The office of mayor or councilmember shall become vacant upon the incumbent's death, resignation, forfeiture of office or removal from office in any manner authorized by this charter or the general laws of the State of Georgia.

(b) *Filling of Vacancies.* In the event that the office of mayor or councilman shall become vacant for any cause whatsoever, the city council or those remaining shall order a special election to fill the balance of the unexpired term of such official; provided, however, if such vacancy occurs within six (6) months of the date of the next regular election, the city council or those remaining shall appoint a successor for the remainder of the unexpired term. In all other respects, the special election shall be held and conducted in accordance with the provisions of state law.

(Ord. of 2-12-2001, § 1)

Sec. 2.13. - Compensation and Expenses.

The mayor and councilmembers shall receive compensation and expenses for their services as provided by ordinance.

Sec. 2.14. - Holding Other Office; Voting When Personally Interested.

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(a) Except as authorized by law, the mayor or any councilmember shall not hold any other city office or city employment during the term for which he or she was elected.

(b) Neither the mayor nor any member of the city council shall vote upon, sign or veto any ordinance, resolution, contract or other matter in which he or she is personally interested.

Sec. 2.15. - Inquiries and Investigations.

The city council may make inquiries and investigations into the affairs of the city and the conduct of any department, office or agency thereof, and for this purpose may subpoena witnesses, administer oaths, take testimony, and require the production of evidence. Any person who fails or refuses to obey a lawful order issued in the exercise of these powers by the city council shall be punished as provided by ordinance.

Sec. 2.16. - General Power and Authority of the City Council.

Except as otherwise provided by the charter, the city council shall be vested with all the powers of government of this city as provided by Article I [of this Charter].

Sec. 2.17. - Effective Date of Terms; Oath of Office.

Newly elected governing body members shall assume office effective January 1 following a municipal election. Prior to entering upon their duties, newly elected governing body members shall each take the following oath:

> "I do solemnly swear that I will faithfully execute the office of [councilmember or mayor] of the City of Jonesboro, and will to the best of my ability support and defend the Constitution of the United States, the Constitution of Georgia, and the Charter, ordinances, and regulations of the City Jonesboro. I am not the holder of any unaccounted for public money due this state or any political subdivision or authority thereof. I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding. I am otherwise qualified to hold said office according to the Constitution and laws of Georgia. I have been a resident of my district and the City of Jonesboro for the time required by the Constitution and laws of this state and by the municipal Charter. I will perform the duties of my office in the best interests of the City of Jonesboro to the best of my ability without fear, favor, affection, reward, or expectation thereof.

The oath may be administered any time following the final determination of election results, to be effective on the next immediately following January 1.

Sec. 2.18. - Regular and Special Meetings.

(a) The city shall hold regular meetings at such times and places as prescribed by ordinance.

(b) Special meetings of the city council may be held on call of the mayor or three (3) members of the city council. Notice of such special meetings shall be served on all other members personally, or by telephone personally, at least 48 hours in advance of the meeting. Such notice to councilmembers shall not be required if the mayor and all councilmembers are present when the special meeting is called. Such notice of any special meeting may be waived by a councilmember in writing before or after such a meeting, and attendance at the meeting shall also constitute a waiver of notice on any business transacted in such councilmember's presence. Only the business stated in the call may be transacted at the special meeting.

(c) All meetings of the city council shall be public to the extent required by law and notice to the public of special meetings shall be made fully as is reasonably possible 24 hours prior to such meetings.

Code reference— Regular meetings, § 2-51 et seq.

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Sec. 2.19. - Rules of Procedure.

(a) The city council shall adopt its rules of procedure and order of business consistent with the provisions of this charter and shall provide for keeping a journal of its proceedings, which shall be a public record.

(b) All committees and committee chairpersons of the city council shall be appointed by the city council and shall serve at its pleasure. The city council shall have the power to appoint new members to any committee at any time.

Sec. 2.20. - Quorum; Voting.

The presiding officer and three (3) councilmembers shall constitute a quorum and shall be authorized to transact business of the city council. Voting on the adoption of ordinances shall be by voice vote and the vote shall be recorded in the minutes, but any member of the city council shall have the right to request a roll call vote and such vote shall be recorded in the minutes. Except as otherwise provided in this charter, the affirmative vote of a majority of council members present shall be required for the adoption of any ordinance, resolution, or motion.

(Ord. of 2-12-2001, § 1)

Sec. 2.21. - Ordinance Form; Procedures.

(a) Every proposed ordinance should be introduced in writing and in the form required for final adoption. The enacting clause shall be in substantially the following form: "Be it and it is hereby ordained by the Mayor and Council of the City of Jonesboro…" and every ordinance shall so begin.

(b) An ordinance may be introduced by any councilmember and be read at a regular or special meeting of the city council. Ordinances shall be considered and adopted or rejected by the city council in accordance with the rules which it shall establish. Upon introduction of any ordinance, the clerk shall as soon as possible distribute a copy to the mayor and to each councilmember and shall file a reasonable number of copies in the office of the clerk and at such other public places as the city council may designate.

Code reference— Ordinances; form and procedures, § 2-31.

Sec. 2.22. - Action Requiring an Ordinance.

Acts of the city council which have the force and effect of law shall be enacted by ordinance.

Sec. 2.23. - Codes of Technical Regulations.

The city council may adopt any standard code of technical regulations by reference thereto in an adopting ordinance. The procedure and requirements governing such adopting ordinance shall be as prescribed for ordinances generally except that a copy of each adopted code of technical regulations, as well as the adopting ordinance, shall be authenticated and recorded by the clerk pursuant to Section 2.24.

Sec. 2.24. - Signing; Authenticating; Recording; Codification; Printing.

(a) The clerk shall authenticate by signature and record in full in a properly indexed book kept for that purpose, all ordinances adopted by the council.

(b) The city council shall provide for the preparation of a general codification of all the ordinances of the city having the force and effect of law. The general codification shall be adopted by the city council by ordinance and shall be published promptly, together with all amendments thereto and such codes of technical regulations and other rules and regulations as city council may specify. The compilation shall be known and cited officially as the "Code of Ordinances of Jonesboro, Georgia."

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(c) The city council shall cause each ordinance and each amendment to this charter to be printed promptly following its adoption, and the printed ordinances and charter amendments shall be made available for purchase by the public at reasonable prices to be fixed by the city council. Following publication of the first code under this charter and at all times thereafter, the ordinances and charter amendments shall be printed in substantially the same style as the code currently in effect and shall be suitable in form for incorporation therein. The city council shall make such further arrangements as deemed desirable with reproduction and distribution of any current changes in or additions to codes of technical regulations and other rules and regulations included in the code.

(Ord. of 2-12-2001, § 1)

Sec. 2.25. - Election of Mayor; Forfeiture; Compensation; Voting.

The mayor shall be elected and serve for a term of four (4) years and until a successor is elected and qualified. The mayor shall be a qualified elector of this city and shall have been a resident of the county for one (1) year and the city for six (6) months immediately preceding election. The mayor shall continue to reside in this city during the period of service. The mayor shall forfeit the office on the same grounds and under the same procedure as for councilmembers. The compensation of the mayor shall be established in the same manner as for councilmembers. The mayor shall only vote in the event of a tie.

Sec. 2.26. -Reserved.

Sec. 2.27. - Powers and Duties of Mayor.

The mayor shall:

(1) preside at all meetings of the city council;

(2) be the head of the city for the purpose of service of process and for ceremonial purposes, and be the official spokesperson for the city and the chief advocate of policy;

(3) have the power to administer oaths and to take affidavits;

(4) sign as a matter of course on behalf of the city all written and approved contracts, ordinances, and other instruments executed by the city which by law are required to be in writing.

(5) recommend appointment and removal of officers, department heads, and employees of the city, except as otherwise provided in this charter;

(6) recommend to the city council such measures relative to the affairs of the city, improvement of the government, and promotion of the welfare of its inhabitants;

(7) call special meetings of the city council as provided for in Section 2.18(b);

(8) perform such other duties as may be required by law, this charter, or by ordinance.

Sec. 2.28. - Mayor Pro Tem; Selection; Duties.

By a majority vote, the city council shall elect a councilmember to serve as mayor pro tem at the January council meeting each year. During the sickness, absence or disqualification of the mayor, the mayor pro tem shall assume the duties and powers of the mayor. Upon the sickness, absence or disqualification of the mayor pro tem, any one of the council chosen by a majority vote of the city council shall assume the duties and powers of the mayor. The mayor pro tem while acting as mayor, shall only vote in the event of a tie. Any sickness, absence or disqualification of the mayor or mayor pro tem shall be declared by majority vote of the council members.

(Ord. of 2-12-2001, § 1)

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Sec. 2.29. - Election of Officers by Council; Salaries and Bonds; Removal from Office.

Officers shall be elected or appointed, employed and dismissed by the Mayor and Council in accordance with Article III of this Charter.

(Ord. of 11-10-1997(2), § 1(2.29); Ord. No. 2014-005, § 1, 8-11-2014)

ARTICLE III. - ADMINISTRATIVE AFFAIRS[2]

Footnotes:

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Code reference— Administration, ch. 2.

Sec. 3.10. - Administrative and Service Departments.

(a) Except as otherwise provided in this charter, the city council, by ordinance, shall prescribe the functions or duties, and establish, abolish or alter all nonelective offices, positions of employment, departments, and agencies of the city, as necessary for the proper administration of the affairs and government of the city.

(b) Directors of departments, with the exception of the city manager, are also officers. Each director shall, subject to the direction and supervision of the city manager, be responsible for the administration and direction of the affairs and operations of their department.

(c) Except as otherwise provided by this charter or by law, officers shall be appointed solely on the basis of their respective administrative and professional qualifications. Further, the mayor and council members, at their discretion, may appoint the same person to discharge and perform the duties of more than one office.

(d) The mayor and city council may establish the salaries of such officers, require them to bond, prescribe their duties and oaths, suspend or remove them from office, or impose upon them fines.

(e) Except as otherwise provided by law, all officers shall be suspended or dismissed by either the city manager, the mayor, or the city council, without cause, and without rights to an appeal.

(f) Other employees shall be hired and removed by their supervisors. Such removals are subject to appeal to the mayor or the city manager. The grounds for such appeals are limited to factual errors, removal due to personal or political reasons, and unlawful discrimination prohibited by state and federal law. The mayor's or the city manager's decision on such appeals is subject to review by a writ of certiorari in the Superior Court of Clayton County.

(Ord. of 2-12-2001, § 1; Ord. No. 2014-005, § 2, 8-11-2014; Ord. No. 2017-08 , § 1, 6-12-2017)

Sec. 3.11. - Boards, Commissions and Authorities.

(a) The city council shall create by ordinance such boards, commissions and authorities to fulfill any investigative, quasijudicial or quasilegislative function the city council deems necessary, and shall by ordinance establish the composition, period of existence, duties and powers thereof.

(b) All members of boards, commissions and authorities of the city shall be appointed by the city council for such terms of office and in such manner as shall be provided by ordinance, except where other appointing authority, terms of office, or manner of appointment is prescribed by this charter or by law.

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(c) The city council, by ordinance, may provide for the compensation and reimbursement for actual and necessary expenses of the members of any board, commission or authority.

(d) Except as otherwise provided by charter or by law, no member of any board, commission or authority shall hold any elective office in the city.

(e) Any vacancy on a board, commission or authority of the city shall be filled for the unexpired term in the manner prescribed herein for original appointment, except as otherwise provided by this charter or by law.

(f) No member of a board, commission or authority shall assume office until he has executed and filed with the clerk of the city an oath obligating themself to faithfully and impartially perform the duties of office, and such oath to be prescribed by ordinance and administered by the mayor.

(g) Any member of a board, commission or authority may be removed from office for cause by a vote of four (4) members of the city council.

(h) Except as otherwise provided by this charter or by law, each board, commission or authority of the city shall elect one of its members as chairperson and one member as vice-chairperson, and may elect as its secretary one of its own members or may appoint as secretary an employee of the city. Each board, commission or authority of the city government may establish such bylaws, rules and regulations, not inconsistent with this charter, ordinances of the city, or law, as it deems appropriate and necessary for the fulfillment of its duties or the conduct of its affairs. Copies of such bylaws, rules and regulations shall be filed with the clerk of the city.

Sec. 3.12. - City Attorney.

The mayor shall nominate with the confirmation of the city council a city attorney, together with such assistant city attorneys as may be authorized, and shall provide for the payment of such attorney or attorneys for services rendered to the city. The city attorney shall be responsible for representing and defending the city in all litigation in which the city is a party; may be the prosecuting officer in the municipal court; shall attend the meetings of the council as directed; shall advise the city council, mayor, and other officers and employees of the city concerning legal aspects of the city's affairs; and shall perform such other duties as may be required by virtue of their position as city attorney. The city attorney shall be suspended or dismissed by either the mayor or a majority vote of the city council, without cause, and without rights to an appeal.

(Ord. No. 2014-005, § 3, 8-11-2014)

Sec. 3.13. - City Clerk.

The mayor shall nominate with the confirmation of the city council a city clerk who shall not be a councilmember. The city clerk shall be custodian of the official city seal; maintain city council records required by this charter; attend and preserve minutes of all the actions occurring during each meeting of the city council; and perform such other duties as may be required by the city council. The council may combine the duties of city clerk with other appointed positions in city government. The city clerk shall execute such bond, with good security, condition for the faithful discharge of his or her duties in such sum as may be required of the clerk by the city council. The city clerk shall be suspended or dismissed by either the mayor or a majority vote of the city council, without cause, and without rights to an appeal.

(Ord. of 2-12-2001, § 1; Ord. No. 2014-005, § 4, 8-11-2014)

Sec. 3.14. - Finance Officer.

The mayor shall nominate with the confirmation of the city council a finance officer to collect all taxes, licenses, fees, and other monies belonging to the city subject to the provisions of this charter and the ordinances of the city, and to enforce all laws of Georgia relating to the collection of delinquent taxes

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and sale or foreclosure for nonpayment of taxes by the city. The finance officer shall also be responsible for the general duties of a fiscal officer and shall execute such bond and in such sum as may be required by the city council. He shall also make general and special reports in the manner and at the time when called upon by the city council to do so. The council may combine the duties of finance officer with other appointed positions in city government. The finance officer shall be suspended or dismissed by either the mayor or a majority vote of the city council, without cause, and without rights to an appeal.

(Ord. of 2-12-2001, § 1; Ord. No. 2014-005, § 5, 8-11-2014)

Editor's note— Ord. No. 2014-005, § 5, adopted Aug. 11, 2014, changed the title of § 3.14 from "City Treasurer" to read as set out herein.

Sec. 3.15. - Position Classification and Pay Plans.

The city may adopt a position classification and pay plan. Such plan may apply to all employees of the city and any of its agencies, departments, boards, commissions or authorities. When a pay plan has been adopted, the city council shall not increase or decrease the salary range applicable to any position except by amendment of such pay plan.

Sec. 3.16. - Personnel Policies.

The city council may adopt rules and regulations consistent with this charter concerning:

(1) the method of employee selection and probationary periods of employment;

(2) the administration of the position classification and pay plan, methods of promotion and application of service ratings thereto, and transfer of employees within the classification plan;

(3) hours of work, vacation, sick leave, and other leaves of absence, overtime pay, and the order and manner in which layoffs shall be effected;

(4) such dismissal hearings as due process may require; and

(5) such other personnel notices as may be necessary to provide for adequate and systematic handling of personnel affairs.

Sec. 3.17. - City manager; appointment; compensation; duties.

(a) The mayor shall nominate with the confirmation of the City Council a city manager. The city manager shall be appointed solely on the basis of his/her executive and administrative qualifications.

(b) The City Council shall have the authority to contract with the city manager to serve for a definite period of time, and shall fix his/her compensation and benefits.

(c) In the event the City Council determines that the city will exercise its authority to contract for the services of a city manager as authorized above, no such contract shall be executed within forty-five (45) days prior to a city general election of any year in which the city holds a general election for purposes of electing a mayor or councilpersons.

(d) The city manager shall be suspended or dismissed by either the mayor or a majority vote of the city council, without cause, and without rights to an appeal.

(e) The city manager shall be the chief executive and administrative officer of the city. He/she shall be responsible to the City Council for the administration of all city affairs placed in his/her charge by or under this charter and ordinances of the city. As the chief executive and administrative officer, the city manager shall have the following powers and duties:

(1) He/she shall nominate with the confirmation of the mayor and city council all officers and directors of departments. Except as otherwise provided by law or ordinances of the city, he/she shall appoint and, when the manager deems it necessary for the good fot eh city, suspend or remove

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all city employees and administrative officers that the manager appoints. He/she may authorize any director of a department to exercise these powers with respect to subordinates in that officer's department.

(2) He/she shall direct and supervise the administration of all departments of the city, except as otherwise provided by this charter or by law.

(3) He/she shall attend all city council meetings and shall have the right to take part in discussion but he/she may not vote.

(4) He/she shall see that all laws, provisions of this charter, and acts of the City Council, subject to enforcement by him/her or by officers subject to his/her direction and supervisions, are faithfully executed.

(5) He/she shall prepare and submit all annual operating budgets to the City Council.

(6) He/she shall submit to the City Council and make available to the public a complete report on the finances and administrative activities of the city at the end of each fiscal year.

(7) He/she shall make such other reports as the City Council may require concerning the operations of the city departments, offices and agencies subject to his/her direction and supervision.

(8) He/she shall keep the City Council fully advised as to the financial condition and future needs of the city and make such recommendations to the city council concerning the affairs of the city as he deems desirable.

(9) In the absence of another appointee, he/she shall serve as the purchasing agent for the city.

(10) He/she shall perform such other duties as are specified in this charter or as may be required by the City Council.

(Ord. No. 2017-08 , § 2, 6-12-2017)

ARTICLE IV. - MUNICIPAL COURT[3]

Footnotes:

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Code reference— Courts, ch. 30.

Sec. 4.10. - Creation; Name.

There shall be a court to be known as the Municipal Court of the City of Jonesboro.

Sec. 4.11. - Chief Judge; Associate Judge.

(a) The municipal court shall be presided over by a chief judge and such part-time, full-time, or standby judges as shall be provided by ordinance. The method of selection and terms of such judges shall be provided by ordinance.

(b) No person shall be qualified or eligible to serve as a judge on the municipal court unless he shall have attained the age of 21 years and be admitted to the practice of law in Georgia. All judges shall be appointed by the city council.

(c) Compensation of the judges shall be fixed by ordinance.

(d) Judges may be removed for cause by a vote of four (4) members of the city council.

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(e) Before assuming office, each judge shall take an oath, given by the mayor, that he will honestly and faithfully discharge the duties of the office to the best of their ability and without fear, favor or partiality. The oath shall be entered upon the minutes of the city council journal required in Section 2.19.

Sec. 4.12. - Convening.

The municipal court shall be convened at regular intervals as provided by ordinance.

Sec. 4.13. - Jurisdiction; Powers.

(a) The ..... municipal court shall try and punish violations of this charter, all city ordinances, and such other violations as provided by law.

(b) The municipal court shall have authority to punish those in its presence for contempt, provided that such punishment shall not exceed two hundred dollars ($200.00) or ten (10) days in jail.

(c) The municipal court shall have power to impose fines, costs and forfeitures for the violation of any ordinance of the City of Jonesboro passed in accordance with this charter, in an amount not to exceed One Thousand and 00/100 Dollars ($1,000.00), to imprison offenders for a period of not more than six (6) months, or at labor on the roads and streets or other public works of said city for not more than thirty (30) days; and the said municipal court shall have the power and authority to impose any one or more of these punishments when the court shall find that the facts of the case so justify, or to set out a penalty provided for use for punishment of violations of city ordinances as set out in state law.

(d) The municipal court shall have authority to establish a schedule of fees to defray the cost of operation, and shall be entitled to reimbursement of the cost of meals, transportation, and caretaking of prisoners bound over to superior and state courts for violations of state law.

(e) The municipal court shall have authority to establish bail and recognizance to ensure the presence of those charged with violations before said court, and shall have discretionary authority to accept cash or personal or real property as surety for the appearance of persons charged with violations. Whenever any person shall give bail for his or her appearance and shall fail to appear at the time fixed for trial, his or her bond shall be forfeited by the judge presiding at such time, and an execution issued thereon by serving the defendant and his or her sureties with a rule nisi, at least (2) days before a hearing on the rule nisi. In the event that cash or property is accepted in lieu of bond for security for the appearance of a defendant at trial, and if such defendant fails to appear at the time and place fixed for trial, the cash so deposited shall be on order of the judge declared forfeited to the city, or the property so deposited shall have a lien against it for the value forfeited which lien shall be enforceable in the same manner and to the same extent as a lien for city property taxes.

(f) The municipal court shall have the same authority as superior courts to compel the production of evidence in the possession of any party; to enforce obedience to its orders, judgments and sentences; and to administer such oaths as are necessary.

(g) The municipal court may compel the presence of all parties necessary to a proper disposal of each case by the issuance of summonses, subpoenas, and warrants which may be served as executed by any officer as authorized by this charter or by law.

(h) Each judge of the municipal court shall be authorized to issue warrants for the arrest of persons charged with offenses against any ordinance of the city, and each judge of the municipal court shall have the same authority as a magistrate of the state to issue warrants for offenses against state laws committed within the city.

(i) The municipal court is specifically vested with all the jurisdiction and powers throughout the geographic area of this city granted by law to municipal courts generally, and particularly by such laws as authorize the abatement of nuisances and prosecution of traffic violations.

(Ord. of 2-12-2001, § 1)

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Sec. 4.14. - Certiorari.

The right of certiorari from the decision and judgment of the municipal court shall exist in all criminal cases and ordinance violation cases, and such certiorari shall be obtained under the sanction of a judge of the Superior Court of Clayton County under the laws of the State of Georgia regulating the granting and issuance of writs of certiorari.

Sec. 4.15. - Rules for Court.

The judge shall have full power and authority to make reasonable rules and regulations necessary and proper to secure the efficient and successful administration of the municipal court; provided, however, that the court may adopt in part or in toto the rules and regulations applicable to superior courts. The rules and regulations made or adopted shall be filed with the city clerk, shall be available for public inspection, and, upon request, a copy shall be finished to a defendant in municipal court proceedings.

(Ord. of 2-12-2001, § 1)

ARTICLE V. - ELECTIONS AND REMOVAL[4]

Footnotes:

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Code reference— Polling place, § 2-121.

Sec. 5.10. - Applicability of General Law.

All primaries and elections shall be held and conducted in accordance with the Georgia Municipal Election Code (O.C.G.A. § 21-3-1 et seq.) as now or hereafter amended.

Sec. 5.11. - Election of the City Council and Mayor.

(a) There shall be a municipal general election on the first Tuesday after the first Monday in November in odd-numbered years.

(b) There shall be elected three (3) councilmembers in the 1997 election and at every other election thereafter. The mayor's seat and the remaining city council seats shall be filled at the election alternating with the first election so that a continuing body is created as provided for in the initial election held under this charter.

(c) The mayor and councilmembers holding office on the effective date of this charter shall continue in office as elected officers of the city.

Sec. 5.12. - Nonpartisan Elections.

Political parties shall not conduct primaries for city offices and all names of candidates for city offices shall be listed without party designations.

Sec. 5.13. - Election by Plurality.

All elections in the city shall be determined by plurality. The person receiving a plurality of the votes cast for mayor shall be elected. Councilmembers are elected at large. The number of candidates receiving the highest numbers of votes and corresponding to the number of council seats to be filled shall be elected.

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Sec. 5.14. - Special Elections; Vacancies.

In the event that the office of mayor or councilmember shall become vacant for any cause whatsoever, the city council or those remaining shall order a special election to fill the balance of the unexpired term of such official; provided, however, if such vacancy occurs within six (6) months of the expiration of the term of that office, the city council or those remaining may appoint a successor for the remainder of the term or may allow the office to remain vacant pending the next regular city election. In all other respects, the special election shall be held and conducted in accordance with the Georgia Municipal Election Code, O.C.G.A. § 21-3-1 et seq., as now or hereafter amended.

Sec. 5.15. - Other Provisions.

Except as otherwise provided by this charter, the city council shall, by ordinance, prescribe such rules and regulations it deems appropriate to fulfill any options and duties under the Georgia Municipal Election Code.

Sec. 5.16. - Removal of Officers.

(a) The mayor, council members, or other appointed officers, not including department heads or other officers listed under Section 3.10, as provided for in this charter shall be removed from office for any one or more of the following causes:

(1) incompetence, misfeasance in office;

(2) conviction of a crime involving moral turpitude;

(3) failure at any time to possess any of the qualifications of office as provided by this charter;

(4) knowingly violating any express prohibition of this charter;

(5) abandonment of office or neglect to perform the duties thereof;

(6) failure for any other cause to perform the duties of office as required by this charter or by state law; or,

(b) Removal of an officer pursuant to subsection (a) of this section shall be accomplished by one of the following methods:

(1) By the vote of four (4) council members after an investigative hearing. In the event an elected officer is sought to be removed by the action of the city council, such officer shall be entitled to a written notice specifying the ground or grounds for removal and to a public hearing which shall be held not less than ten (10) days after the service of such written notice. Any elected officer sought to be removed from office as herein provided shall have the right of appeal from the decision of the city council to the Superior Court of Clayton County. Such appeal shall be governed by the same rules as govern appeals to the Superior Court from the municipal court.

(2) By an order of Superior Court of Clayton County following a hearing on a complaint seeking such a removal brought by any resident of the City of Jonesboro.

(Ord. of 2-12-2001, § 1)

ARTICLE VI. - FINANCE[5]

Footnotes:

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Code reference— Finance, § 2-151 et seq.

Sec. 6.10. - Property Tax.

The city council may assess, levy and collect an ad valorem tax on all real and personal property within the corporate limits of the city that is not exempt from such taxation by state law. This tax is for the purpose of raising revenues to defray the costs of operating the city government, of providing governmental services, for the repayment of principal and interest on general obligations, and for any other public purpose as determined by the city council in its discretion.

Sec. 6.11. - Millage Rate; Due Dates; Payments Methods.

The city council, by ordinance, shall establish a millage rate for the city property tax, a due date, and the time period within which these taxes must be paid. The city council, by ordinance, may provide for the payment of these taxes by installments or in one lump sum, as well as authorize the voluntary payment of taxes prior to the time when due.

Sec. 6.12. - Occupation and Business Taxes.

The city council by ordinance shall have the power to levy such occupation or business taxes as are not denied by law. Such taxes may be levied on both individuals and corporations who transact business in this city or who practice or offer to practice any profession or calling therein to the extent such persons have a constitutionally sufficient nexus to this city to be so taxed. The city council may classify businesses, occupations, professions or callings for the purpose of such taxation in any way which may be lawful and may compel the payment of such taxes as provided in Section 6.18.

Sec. 6.13. - Licenses; Permits; Fees.

The city council by ordinance shall have the power to require any individuals or corporations who transact business in this city or who practice or offer to practice any profession or calling therein to obtain a license or permit for such activity from the city and pay a reasonable fee for such license or permit where such activities are not now regulated by general law in such a way as to preclude city regulation. Such fees may reflect the total cost to the city of regulating the activity, and if unpaid, shall be collected as provided in Section 6.18. The city council by ordinance may establish reasonable requirements for obtaining or keeping such licenses as the public health, safety and welfare necessitates.

Sec. 6.14. - Franchises.

The city council shall have the power to grant franchises for the use of this city's streets and alleys for the purposes of railroads, street railways, telephone companies, electric companies, cable television, gas companies, transportation companies and other similar organizations. The city council shall determine the duration, terms, whether the same shall be exclusive or nonexclusive, and the consideration for such franchises; provided, however, no franchise shall be granted for a period in excess of 35 years and no franchise shall be granted unless the city receives just and adequate compensation therefor. The city council shall provide for the registration of all franchises with the city clerk in a registration book kept by the clerk. The city council may provide by ordinance for the registration within a reasonable time of all franchises previously granted.

Sec. 6.15. - Service Charges.

The city council by ordinance shall have the power to assess and collect fees, charges, and tolls for sewers, sanitary and health services, or any other services provided or made available within and without the corporate limits of the city for the total cost to the city of providing or making available such services. If unpaid, such charges shall be collected as provided in Section 6.18.

Sec. 6.16. - Special Assessments.

Attachment: City Charter - Proposed Revisions Sep 22 (3237 : Charter Amendments - Structure of Government)

The city council by ordinance shall have the power to assess and collect the cost of constructing, reconstructing, widening, or improving any public way, street, sidewalk, curbing, gutters, sewers, or other utility mains and appurtenances from the abutting property owners under such terms and conditions as are reasonable. If unpaid, such charges shall be collected as provided in Section 6.18.

Sec. 6.17. - Construction; Other Taxes.

This city shall be empowered to levy any other tax allowed now or hereafter by law, and the specific mention of any right, power or authority in this article shall not be construed as limiting in any way the general powers of this city to govern its local affairs.

Sec. 6.18. - Collection of Delinquent Taxes and Fees.

The city council, by ordinance, may provide generally for the collection of delinquent taxes, fees, or other revenue due the city under Sections 6.10 through 6.17 by whatever reasonable means as are not precluded by law. This shall include providing for the dates when the taxes or fees are due; late penalties or interest; issuance and execution of fi.fa.'s; creation and priority of liens; making delinquent taxes and fees personal debts of the persons required to pay the taxes or fees imposed; revoking city licenses for failure to pay any city taxes or fees; and providing for the assignment or transfer of tax executions.

Sec. 6.19. - General Obligation Bonds.

The city council shall have the power to issue bonds for the purpose of raising revenue to carry out any project, program or venture authorized under this charter or the laws of the state. Such bonding authority shall be exercised in accordance with the laws governing bond issuance by municipalities in effect at the time said issue is undertaken.

Sec. 6.20. - Revenue Bonds.

Revenue bonds may be issued by the city council as state law now or hereafter provides. Such bonds are to be paid out of any revenue produced by the project, program or venture for which they were issued.

Sec. 6.21. - Shortterm Loans.

The city may obtain shortterm loans and must repay such loans not later than December 31 of each year, unless otherwise provided by law.

Sec. 6.22. - Fiscal Year.

The city council shall set the fiscal year by ordinance. This fiscal year shall constitute the budget year and the year for financial accounting and reporting of each and every office, department, agency and activity of the city government.

Sec. 6.23. - Preparation of Budgets.

The city council may prescribe procedures and requirements for the preparation and execution of an annual operating budget, a capital improvement program and a capital budget, including requirements as to the scope, content and form of such budgets and programs.

Sec. 6.24. - Submission of Budget to City Council.

On or before a date fixed by the city council but not later than 45 days prior to the beginning of each fiscal year, the city manager shall submit to the city council a proposed budget for the ensuing fiscal year. The budget may be accompanied by a message from the city manager containing a statement of the general fiscal policies of the city, the important features of the budget, explanations of major changes recommended for the next fiscal year, a general summary of the budget, and such other comments and

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information as he may deem pertinent. The budget, the budget message, and all supporting documents shall be filed in the office of the city clerk and shall be open to public inspection.

Sec. 6.25. - Action by City Council on Budget.

(a) The city council may amend the budget proposed by the city manager, except, that the budget as finally amended and adopted must provide for all expenditures required by state law or by other provisions of this charter and for all debt service requirements for the ensuing fiscal year, and the total appropriations from any fund shall not exceed the estimated fund balance, reserves, and revenues.

(b) The city council by ordinance shall adopt the final budget for the ensuing fiscal year not later than the first day of the new fiscal year. If the city council fails to adopt the budget by this date, the amounts for the ensuing fiscal year on a month-to-month basis, with all items prorated accordingly until such time as the city council adopts a budget for the ensuing fiscal year. Adoption of the budget shall take the form of an appropriations ordinance setting out the estimated revenues in detail by sources and making appropriations according to fund and by organizational unit, purpose, or activity.

(c) The amount set out in the adopted budget for each organizational unit shall constitute the annual appropriation for such, and no expenditure shall be made or encumbrance created in excess of the otherwise unencumbered balance of the appropriations or allotment thereof, to which it is chargeable.

Sec. 6.26. - Tax Levies.

Following adoption of the budget, the city council shall levy by ordinance such taxes as are necessary. The taxes and tax rates set by such ordinance shall be such that reasonable estimates of revenues from such levy shall at least be sufficient, together with other anticipated revenues, fund balances and applicable reserves, to equal the total amount appropriated for each of the several funds set forth in the annual budget for defraying the expenses of the general government of this city.

Sec. 6.27. - Changes in Appropriations.

The city council by ordinance may make changes in the appropriations contained in the current operating budget, at any regular meeting, special or emergency meeting called for such purpose, but any additional appropriations may be made only from any existing unexpended surplus.

Sec. 6.28. - Independent Audit.

There shall be an annual independent audit of all city accounts, funds and financial transactions by a certified public accountant selected by the city council. The audit shall be conducted according to generally accepted accounting principles. Any audit of any funds by the state or federal governments may be accepted as satisfying the requirements of this charter. Copies of all audit reports shall be available at printing costs to the public.

Sec. 6.29. - Contracting Procedures.

All City contracts shall comply with state law and city ordinances.

(Ord. of 2-12-2001, § 1)

Sec. 6.30. - Centralized Purchasing.

The city council may by ordinance prescribe procedures for a system of centralized purchasing for the city.

Sec. 6.31. - Sale of City Property.

(a) The city council may sell and convey any real or personal property owned or held by the city for governmental or other purposes as now or hereafter provided by law.

Attachment: City Charter - Proposed Revisions Sep 22 (3237 : Charter Amendments - Structure of Government)

(b) The city council may quitclaim any rights it may have in property not needed for public purposes upon report by the city manager and adoption of the resolution, both finding that the property is not needed for public or other purposes and that the interest of the city has no readily ascertainable monetary value.

(c) Whenever in opening, extending or widening any street, avenue, alley or public place of the city, a small parcel or tract of land is cut off or separated by such work from a larger tract or boundary of land owned by the city, the city council may authorize the mayor to execute and deliver in the name of the city a deed conveying said cut off or separated parcel or tract of land to an abutting or adjoining property owner or owners in exchange for rights-of-way of said street, avenue, alley or public place when such swap is deemed to be in the best interest of the city. All deeds and conveyances heretofore and hereafter so executed and delivered shall convey all title and interest the city has in such property, notwithstanding the fact that no public sale after advertisement was or is hereafter made.

ARTICLE VII. - GENERAL PROVISIONS

Sec. 7.10. - Bonds for Officials.

The officers and employees of this city, both elective and appointive, shall execute such surety or fidelity bonds in such amounts and upon such terms and conditions as the city council shall from time to time require by ordinance or as may be provided by law.

Sec. 7.11. - Prior Ordinances.

All ordinances, resolutions, rules and regulations now in force in the city not inconsistent with this charter are hereby declared valid and of full effect and force until amended or repealed by the city council.

Sec. 7.12. - Pending Matters.

Except as specifically provided otherwise by this charter, all rights, claims, actions, orders, contracts and legal or administrative proceedings shall continue and any such ongoing work or cases shall be completed by such city agencies, personnel or offices as may be provided by the city council.

Sec. 7.13. - Construction.

(a) Section captions in this charter are informative only and are not to be considered as a part thereof.

(b) The word "shall" is mandatory and the word "may" is permissive.

(c) The singular shall include the plural, the masculine shall include the feminine, and vice versa.

Sec. 7.14. - Severability.

If any article, section, subsection, paragraph, sentence, or part thereof of this charter shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair other parts of this charter unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional, it being the legislative intent in enacting this charter that each article, section, subsection, paragraph, sentence or part thereof be enacted separately and independent of each other.

Sec. 7.15. - Repealer.

An Act incorporating the City of Jonesboro in the County of Clayton approved August 18, 1919, (1919 Ga. Laws, page 1067), as amended by 1937 Ga. Laws, page 1972; 1941 Ga. Laws, page 1569; 1952 Ga. Laws, page 2510; 1957 Ga. Laws, page 2976; 1958 Ga. Laws, page 2619; 1971 Ga. Laws, page 2854; 1972 Ga. Laws, page 3295; 1988 Ga. Laws, page 4656; 1988 Ga. Laws, page 4814; and 1989 Ga. Laws, page 5216; as well as 1939 Ga. Laws, page 1130 are hereby repealed in their entirety. All other laws and parts of laws in conflict with this charter are hereby repealed.

Attachment: City Charter - Proposed Revisions Sep 22 (3237 : Charter Amendments - Structure of Government)

Sec. 7.16. - Effective Date.

This charter shall become effective following approval by the General Assembly and preclearance by the United States Department of Justice.

Attachment: City Charter - Proposed Revisions Sep 22 (3237 : Charter Amendments - Structure of Government)

CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # 13.18
– 18

COUNCIL MEETING DATE
September 12, 2022

Requesting Agency (Initiator)
Office of the City Manager

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Council to consider a Resolution regarding the 2023 Municipal Election.

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)*
No

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.)*

With the recent retirement/resignation of Mayor Day and her unexpired term, the staff is seeking direction from Council regarding the call for the 2023 Special Election. With Mayor Day vacating the office of Mayor, with more than six (6) months remaining in her term, Council must decide on either a March special election or to hold the election in November with the General Election.

Section 2.12(b) and Section 5.14 of the City Charter provide that in the event that the office of mayor or councilman shall become vacant for any cause whatsoever, the city council or those remaining shall order a special election to fill the balance of the unexpired term of such official in accordance with Georgia law. The Georgia Election Code, O.C.G.A. § 21-2-45(c), provides that the governing authority of a municipality may authorize any county within which that municipality wholly or partially lies to conduct any or all elections held pursuant to the Georgia Election Code.

For the last election cycle, the City spent a total of $10,090.92 this includes the following breakdown:

- Dominion Voting Systems (Voting Equipment, Ballots & Support) - $10,090.92
- Election Poll Workers - $900.00
- Meals for Poll Workers - $273.57

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.)

- Mayor Election_Jonesboro dmm

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

Discussion

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Ricky L. Clark, City Manager	September, 12, 2022	
Signature	**City Clerk's Office**	

STATE OF GEOGIA
CITY OF JONESBORO

RESOLUTION NO. 2022-_____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, GEORGIA CALLING A SPECIAL ELECTION TO FILL A VACANCY ON THE JONESBORO CITY COUNCIL; TO AUTHORIZE THE CLAYTON COUNTY BOARD OF ELECTIONS AND REGISTRATION TO CONDUCT SAID SPECIAL ELECTION; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the duly elected governing authority of the City of Jonesboro, Georgia (the "City") is the Mayor and Council thereof; and

WHEREAS, pursuant to Section 2.11(a) of the City Charter, the mayor and councilmembers shall serve for terms of four years or until their respective successors are elected and qualified; and

WHEREAS, Joy Day has vacated the office of Mayor, with more than six (6) months remaining in her term; and

WHEREAS, Section 2.12(b) and Section 5.14 of the City Charter provide that in the event that the office of mayor or councilman shall become vacant for any cause whatsoever, the city council or those remaining shall order a special election to fill the balance of the unexpired term of such official in accordance with Georgia law; and

WHEREAS, the Georgia Election Code, O.C.G.A. § 21-2-45(c), provides that the governing authority of a municipality may authorize any county within which that municipality wholly or partially lies to conduct any or all elections held pursuant to the Georgia Election Code; and

Attachment: Mayor Election_Jonesboro dmm (3238 : 2023 Special Called Municipal Election)

WHEREAS, pursuant to O.C.G.A. § 21-2-45(c), the City desires to authorize the Clayton County Board of Elections and Registration to conduct the City's Special Municipal Elections on March 21, 2023; and

WHEREAS, pursuant to O.C.G.A. § 21-2-131, the governing authority desires to fix and publish a qualifying fee for each municipal office to be filled in the upcoming Special Election.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JONESBORO, GEORGIA THAT:

Section 1: Call for Election. A call is hereby made for a special election to be held in the voting precinct of the City of Jonesboro, Georgia on the 21st day of March 2023, for the purpose of filling a vacancy of the Mayor and City Council.

Section 2: Qualifying Fees. Pursuant to O.C.G.A. § 21-2-131, the City Council hereby sets and publishes the qualifying fees for each City office to be filled in the upcoming Special Election as follows:

Mayor: $ _____

Section 3: Qualifying Period, Location, Date, and Time. The election qualifying period for the office of Mayor shall begin on Monday, January 23, 2023 through Wednesday, January 25, 2023 at Jonesboro City Hall, 124 North Avenue, Jonesboro, GA 30236 at the following times:

- Monday, January 23, 2023: 8:30 a.m. to 4:30 p.m.
- Tuesday, January 24, 2023: 8:30 a.m. to 4:30 p.m.
- Wednesday, January 25, 2023: 8:30 a.m. to 4:30 p.m.

Section 4: Management and Administration of Election. The City Council hereby authorizes the Clayton County Board of Elections and Registration to conduct the election on

Attachment: Mayor Election_Jonesboro dmm (3238 : 2023 Special Called Municipal Election)

March 21, 2023 and shall perform any and all functions of the City or its officials in connection with the conduct of such election or runoff thereof. The Mayor Pro Tem is hereby authorized to enter into an Intergovernmental Agreement with Clayton County, subject to the review by the City Attorney, to accomplish the intent of this Resolution.

Section 5: Appointment of Superintendent The City Clerk of Jonesboro is hereby appointed to serve as the Elections Superintendent for the aforementioned election and is hereby authorized and directed to prepare and publish a notice to call said election, the qualifying fees, and the qualifying period date, time, and place in the official legal organ of Clayton County and such newspapers of general circulation within the City as the City Clerk or City Attorney deem appropriate, which notice shall contain the information required by law.

Section 6. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 7. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Resolution are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Resolution is severable from every other section, paragraph, sentence, clause, or phrase of this Resolution. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Resolution.

Attachment: Mayor Election_Jonesboro dmm (3238 : 2023 Special Called Municipal Election)

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

Section 8. All resolutions and parts of resolutions in conflict herewith are hereby expressly repealed.

Section 9. The effective date of this Resolution shall be the date of adoption unless otherwise specified herein.

SO RESOLVED this _____day of _____, 2022.

CITY OF JONESBORO, GEORGIA

_____
Tracey Messick, Mayor Pro Tem

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Attachment: Mayor Election_Jonesboro dmm (3238 : 2023 Special Called Municipal Election)