



City of Fairburn Council Meeting- Zoom

August 23, 2021, at 7:00 pm

Dial (929) 205-6099

Meeting ID 770 964 2244

Electronic Device

<https://zoom.us/j/7709642244>

The Honorable Mayor Elizabeth Carr-Hurst, Presiding

The Honorable Mayor Pro-Tem Alex Heath
The Honorable Linda J. Davis
The Honorable Pat Pallend

The Honorable Hattie Portis-Jones
The Honorable Ulysses J. Smallwood
The Honorable James Whitmore

Mr. Randy Turner

City Attorney

I. Meeting Called to Order:

The Honorable Mayor Carr-Hurst

II. Roll Call:

**Mrs. Deannia Ray
City Clerk**

III. Invocation:

**Apostle Danita Jones
In His Great Name Worship Center**

IV. Adoption of City Council Minutes:
- July 26, 2021 - City Council Meeting Minutes (Zoom)

Councilmembers

V. Adoption of the City Council Agenda:

Councilmembers

VI. Public Hearings:
Planning & Zoning/Community Development

Ms. Tarika Peeks

1. Comprehensive Plan Update

For the Mayor and Council to Adopt by Resolution the 2040 Comprehensive Plan

2. Rezoning 2021103 DRB Group, LLC & Bartow Properties, LLC – Curry Bend Development Plan with Concurrent Use Permits 2021113 & 2021114 and Concurrent Variances 2021110 & 2021111

For the Mayor and Council to Consider a Rezoning and Development Plan to Allow a Planned Development

VII. Presentation

1. Janet Reed – Southside Theatre Guild

VIII. Discussions:

Office of the Mayor

1. **Middle Chattahoochee Regional Water & Sewer Authority Update**

Presenters: Laura Benz and Andrea Gray, Consultants
Tom Owens, Krebs Engineering

IX. Public Comments: Thirty (30) minutes shall be available for public comments. Each speaker shall be limited to three (3) minutes; however, a speaker may transfer his or her three (3) minutes to another speaker, but no speaker shall be permitted to speak for more than (6) minutes; further in the event, if more than ten (10) speakers desire to speak, each speaker shall be limited to two (2) minutes and no speaker may speak more than four (4) minutes. Issues raised at this time are generally referred to City Administration for review. Responses will be provided at a later date.

X. Agenda Items:

1. **City Attorney**

Mr. Randy Turner

For Mayor and Council to Approve the Resolution to Support the Middle Chattahoochee Regional Water & Sewer Authority to Secure GEFA Funding.

2. **City Attorney**

Mr. Randy Turner

For Mayor and Council to Approve and Accept a Deed of Gift and Limited Warranty Deed with Reversionary Interest from the Bedford School, Inc. in favor of the City of Fairburn.

3. **Human Resources**

Mrs. Linda Johnson

For Mayor and Council to Approve Juneteenth as the City of Fairburn's 11th Holiday.

4. **Community Development**

Mr. Lester Thompson

For Mayor and Council to Approve Task Order #9 with Atlas Technical Consultants (Moreland Altobelli) for Construction Engineering.

5. **Community Development**

Mr. Lester Thompson

For Mayor and Council to Approve the Margaret Street Pedestrian Improvements Project Contract Award to the Corbett Group for an amount of \$303,836.00.

6. **Community Development**

Mr. Lester Thompson

For Mayor and Council to Approve the 2021 Roadway Improvements on Various City Roads Project Contract Award to Blount Construction Company for an amount of \$1,649,113.11.

7. **Community Development**

Mr. Lester Thompson

For Mayor and Council to Approve the Cora Robinson Park Improvements Project Contract Award to Frontier Design Build for an Amount of \$427,637.00.

8. **Community Development**

Mr. Lester Thompson

For Mayor and Council to Approve the Rivertown Road Pedestrian Improvements Project Contract Award to the Corbett Group, LLC., for an Amount of \$760,532.50.

9. City Attorney

Mr. Randy Turner

For Mayor and Council to Discuss and Consider Amendments to and/or Repeal of
City's Mask Mandate in Response to COVID-19 Transmission Data

XI. Council Comments

Councilmembers

XII. Executive Session

Litigation/Real Estate

XIII. Adjournment

Councilmembers

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

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



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: ADOPTION OF THE 2040 COMPREHENSIVE PLAN

<input type="checkbox"/> AGREEMENT	<input type="checkbox"/> POLICY / DISCUSSION	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> ORDINANCE	<input checked="" type="checkbox"/> RESOLUTION	<input type="checkbox"/> OTHER

Submitted: 08/13/21

Work Session: N/A

Council Meeting: 08/23/21

DEPARTMENT: Community Development/Office of Planning and Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: ☒ Yes ☐ No

PURPOSE: For the Mayor and Council to adopt by resolution the 2040 Comprehensive Plan.

HISTORY: In 1989, the Georgia General Assembly passed the Georgia Planning Act, which established a coordinated planning program for the State of Georgia. This program, administered by the Department of Community Affairs (DCA), provides local governments with a framework to create a long-term plan that will address their planning issues and opportunities. The DCA approved the city's 2035 Comprehensive Plan in April 2015, and the plan was adopted by the Mayor and City Council on May 14, 2015. On April 13, 2020, the Planning and Zoning Office announced the start of the planning processing for the Comprehensive Plan five (5) year update.

FACTS AND ISSUES: The Comprehensive Plan acts as a guide for communities in achieving their goals and objectives and as a decision-making guide for city staff and local elected officials over twenty (20) years. A Comprehensive Plan update is required by DCA every five (5) years. Staff began the 5-year comprehensive plan update process in April 2020. The planning process included three (3) steering committee meetings and two (2) public meetings. The plan was submitted to DCA for review on March 11, 2021 and was approved by DCA on May 21, 2021.

RECOMMENDED ACTION: For the Mayor and Council to adopt by resolution the 2040 Comprehensive Plan.

Attachment: 2040 Comprehensive Plan Resolution


Elizabeth Carr-Hurst, Mayor

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3

RESOLUTION NO.:

4 **A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF**
5 **FAIRBURN, GEORGIA, TO ADOPT THE FAIRBURN COMPREHENSIVE PLAN**
6 **2040; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN**
7 **EFFECTIVE DATE; AND FOR OTHER PURPOSES:**
8

9 **WHEREAS**, the Mayor and City Council of the City of Fairburn, Georgia have determined
10 that it is necessary and in the best interest of the City to update the City's Comprehensive
11 Plan as set forth in Exhibit A attached hereto and incorporated herein by this reference; and
12

13 **WHEREAS**, the five-year update document was prepared according to the Minimum
14 Standards and Procedures for Local Comprehensive Planning effective October 1, 2018,
15 and established by the Georgia Planning Act of 1989, and the required public hearing was
16 held on August 23, 2021.
17

18 **NOW THEREFORE BE IT RESOLVED**, that the Mayor and City Council of the City
19 of Fairburn, the governing authority of the City, certify that the minimum public
20 participation and other procedural requirements, as identified in the Minimum Standards
21 and Procedures for Local Comprehensive Planning, have been met or exceeded in
22 preparing the five-year update to the City of Fairburn's Comprehensive Plan 2040.
23

24 **BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Fairburn,
25 Georgia, hereby do adopt the five-year update to the City of Fairburn's Comprehensive
26 Plan 2040.
27

28 **BE IT FURTHER RESOLVED** that any and all resolutions in conflict with this
29 resolution be and the same hereby repealed.
30

31 **BE IT RESOLVED** by the City Council of FAIRBURN, this 23rd day of August 2021.
32

33 CITY OF FAIRBURN, GEORGIA
34

35 This _____ day of _____, 2021.
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37
38

39 _____
Elizabeth Carr-Hurst, Mayor
40

41
42 ATTEST:
43
44

APPROVED AS TO FORM:
45

Deannia Ray, City Clerk

William R. Turner, City Attorney



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: Rezoning 2021103 DRB Group, LLC & Bartow Properties, LLC - Curry Bend Development Plan with Concurrent Use Permits 2021113 & 2021114 and Concurrent Variances 2021110 & 2021111

() AGREEMENT	() POLICY / DISCUSSION	() CONTRACT
(X) ORDINANCE	() RESOLUTION	() OTHER

Submitted: 08/13/21

Work Session: N/A

City Council: 08/23/21

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: (X) Yes () No

PURPOSE: For the Mayor and Council to consider a rezoning and development plan to allow a planned development.

DESCRIPTION: The applicant seeks to rezone 70.17 acres from PD (Planned Development) to PD (Planned Development) with 99 single-family lots, 149 townhouses, commercial uses, and a convalescent center/nursing home/hospice and personal care home/assisted living/hospice facility, with two concurrent use permits and two concurrent variances as follows:

- **Concurrent Use Permit 2021113:** A request to allow a hospice facility [Chapter 80 Zoning, Article IV Section 80-206 Convalescent center/nursing home/hospice]
- **Concurrent Use Permit: 2021114:** A request to allow a personal care home/assisted living facility [Chapter 80 Zoning, Article IV Section 80-224 Personal care home/assisted living]
- **Concurrent Variance 2021110:** A request to allow parking in the minimum front yard setback [Chapter 80 Zoning, Article II, Section 80-206(5) – Convalescent center/nursing home/hospice; Section 80-224(4) – Personal care home/assisted living]
- **Concurrent Variance 2021111:** A request to reduce the side yard setback from 50' to 25' [Chapter 80-224(3) Personal care home/assisted living]

The subject properties were annexed from unincorporated Fulton County and rezoned to PD (Planned Development) on October 26, 2006. A development plan was not included in the approval of the PD rezoning on the subject properties. Section 80-87 - PD (Planned Development) of the City's Code of Ordinances has specific requirements that must be met in order for the proposed rezoning to be considered by Mayor and City Council. Specifically, Section 80-87(e) states:

The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for PD rezoning requests. A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by the city differs in any way from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the planning and zoning department before development related permits may be issued. A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits. The location of all use areas shall be shown on the development plan, and the location on the ground shall be as shown on the development plan.

The PD zoning district is heavily based on the ability to, among other things, have creativity and flexibility in site planning. Further, as stated above, the development plan is to be the controlling zoning document for the proposed development. Since there is no related development plan and site plan that serves as the controlling zoning document for the subject properties, the rezoning process for a PD zoning with the required development plan is required in order to meet the standards of the City's zoning ordinance.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission reviewed the rezoning petition on Tuesday, July 6, 2021, and recommended **Approval Conditional**. See the attached memo.



Mayor Elizabeth Carr-Hurst

APPLICATION INFORMATION

Rezoning 2021103 DRB Group, LLC & Bartow Properties, LLC – Curry Bend Development Plan with Concurrent Use Permits 2021113 & 2021114 and Concurrent Variances 2021110 & 2021111

APPLICANT/PETITIONER INFORMATION

Property Owner	Petitioners
Bartow Properties, LLC	DRB Group, LLC & Bartow Properties, LLC

PROPERTY INFORMATION

Address:	0 Bohannon Road [parcel ID # 07 400001632170] 6560 Bohannon Road [parcel ID # 07 400001800462]
Land Lot and District:	Land Lot 163, 180, District 7

Frontage:	Bohannon Road
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Area of Property:	70.17 acres
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Existing Zoning and Use:	PD (Planned Development)
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Overlay District:	N/A
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Prior Zoning Cases/History:	The subject property was annexed from unincorporated Fulton and rezoned to PD (Planned Development) on October 26, 2006, and 6560 Bohannon Road was rezoned to PD on October 28, 2019.
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2035 Comprehensive Future

Land Use Map Designation:	Greenspace
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MEETING AND HEARING DATES

Planning and Zoning Commission Meeting	Mayor and City Council Public Hearing
Tuesday, July 6, 2021	Monday, August 23, 2021

INTENT

A request to rezone 70.17 acres from PD (Planned Development) to PD (Planned Development) and the development plan for a mixed-use development with 99 single-family lots, 149 townhouses, commercial uses, and a convalescent center/nursing home/hospice and personal care home/assisted living facility, with two concurrent use permits and two concurrent variances as follows:

- Concurrent Use Permit 2021113: A request to allow a hospice facility [Chapter 80 Zoning, Article IV Section 80-206 Convalescent center/nursing home/hospice]
- Concurrent Use Permit: 2021114: A request to allow a personal care home/assisted living facility [Chapter 80 Zoning, Article IV Section 80-224 Personal care home/assisted living]
- Concurrent Variance 2021110: A request to allow parking in the front yard setback [Chapter 80 Zoning, Article II, Section 80-206(5) – Convalescent center/nursing home/hospice; Section 80-224(4) – Personal care home/assisted living]

- Concurrent Variance 2021111: A request to reduce the side yard setback from 50' to 25' [Chapter 80-224(3) Personal care home/assisted living]

SURROUNDING ZONING

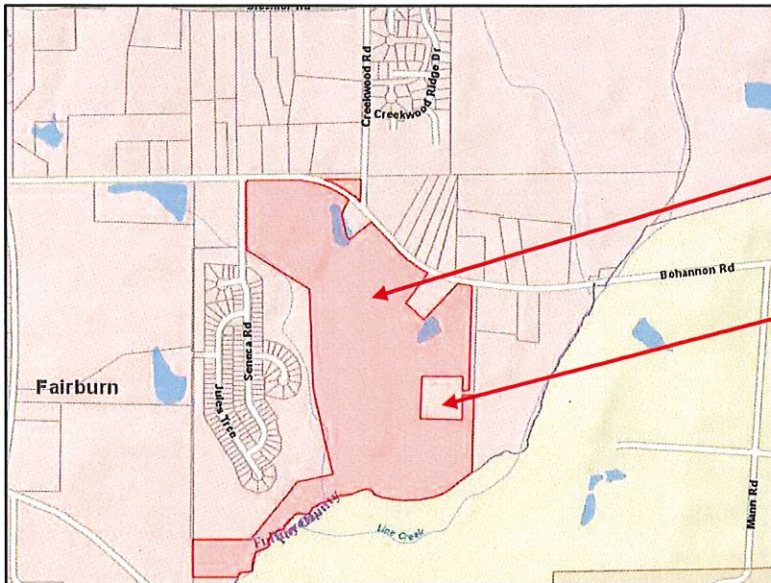
North: AG (Agriculture)

East: AG (Agriculture)

South: Unincorporated Fayette County

West: PD (Planned Development) and AG (Agriculture)

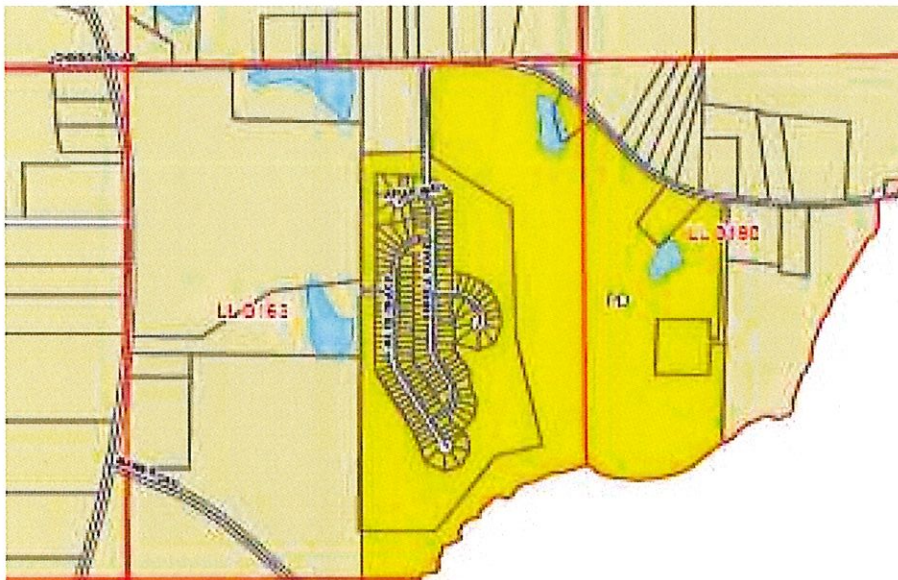
SITE MAP



0 Bohannon Road
[parcel ID # 07 400001632170]

6560 Bohannon Road
[parcel ID # 07 400001800462]

ZONING MAP OF SUBJECT PROPERTIES



PUBLIC PARTICIPATION

The applicants held a public meeting on Monday, June 14, 2021, at 6:30 p.m. The meeting was held at 6760 Johnson Road, Fairburn. Property owners within 500 feet of the subject properties were invited to the meeting. There were approximately 118 letters sent certified mail. Based on the applicant's public participation report, five (5) people attended the meeting.

STAFF COMMENTS

Engineering/Public Works:

1. The proposed development aligns with the current zoning.
2. The installation of a 24" curb & gutter and 5' sidewalk will be required along the entire project frontage, from property line to property line (Sec. 71-37, Sec. 71-45, Sec 71-46).
3. The installation of deceleration lanes and left-turn lanes will be required at the proposed entrances to accommodate access to and from the proposed development and to meet projected traffic demand and/or safe operations unless deemed unwarranted by a traffic study (Sec. 71-38).
4. All entrances/curb cuts are subject to the GDOT Regulations for Driveway and Encroachment Control (Sec. 71-42).
5. In the event that a development has access to a substandard street and if that substandard street provides the primary means of access to the development, the substandard street, except as indicated in subsection (c) of this section, shall be fully upgraded and the full width of the roadway overlaid with asphaltic concrete surface course along the entire property frontage and continuing to the nearest standard paved road along the route of primary access (Sec. 71-39).
6. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback (Sec. 65-233).

Fire:

From Station 22 which currently has the primary responsibility to respond to this area, there is a 10-minute response time. From Station 21 which is the secondary station responsible for this area, there is a 12-minute response time. From Station 23, the newly planned station located on Milam Road (next to the Bedford School), would become the primary station to respond to this area, there would be a 7-minute response time. A station on Johnson Road and Seneca Road would reduce the response time to 1-2 minutes.

Water and Sewer:

1. Water is available along Johnson Road.
2. Sanitary sewer is available. The sanitary sewer line feeds into an existing sanitary sewer pumping station. Pumping station capacity would need to be evaluated.

ZONING IMPACT ANALYSIS

A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

The subject properties are zoned PD (Planned Development). The PD zoning district requires development projects to contain a combination of three (3) or more of the following uses: single-family residential, multi-family residential, commercial, office, institutional, and conservation. The property currently zoned PD is located to the west of the subject properties, and the property zoned AG (Agriculture) is to the north and

east, and the property borders unincorporated Fayette County. Single-family residential uses are adjacent and nearby the subject properties.

B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?

Staff is of the opinion that the proposal if approved will not have an adverse impact on the use or usability of adjacent or nearby properties.

C. Does the property have a reasonable economic use as currently zoned?

Staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Traffic Improvements

The developer will be required to conduct a traffic study to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, and develop conclusions and recommendations to mitigate the project traffic impacts and ensure safe and efficient existing and future traffic conditions in the vicinity of the project. The installation of deceleration lanes and left-turn lanes will be required at the proposed entrances to accommodate access to and from the proposed development and to meet projected traffic demand and/or safe operations unless deemed unwarranted by a traffic study. The installation of 5-ft sidewalks along the street frontage (Bohannon Road) and both sides of internal streets throughout the development will be required.

Impact on Schools

The home schools for the Curry Bend Planned Development are Evoline C. West Elementary, Bear Creek Middle, and Creekside High Schools. At present, the local elementary school and middle school could be slightly over capacity for the 2021-2022 school year. Any residential development on the subject site, whether the site is developed or remains at its current zoning, could increase the elementary and middle schools' populations above the 2021-2022 baseline numbers. The high school population would not be over capacity with or without the proposed residential development. The school system addresses population increases using "portable classrooms or other measures that may be needed to accommodate the instructional needs of the school," as stated in the Fulton County School's Rezoning Impact Statement.

E. Is the proposal in conformity with the policies and intent of the land use plan?

The vision of the 2035 Comprehensive Plan is for the City of Fairburn to be an economically thriving community and a desired destination for residents and visitors of all ages. The applicant's proposed planned development consists of single-family residential lots, townhouse residential units, commercial uses, and a convalescent center/nursing home/hospice and personal care home/assisted living facility. All the proposed land uses will create a mixed-use development that accommodates diverse age groups and housing types, as well as provides passive recreational opportunities. The proposed development includes 17.54 acres of openspace and 3.13 acres of recreational space, as required by the PD zoning district. Also, a pool with a cabana, passive recreational parks, dog parks, a playground, and a 2-mile walking trail are proposed for the mixed-use community.

The Future Land Use Map shows that the proposed planned development lies within the Greenspace Character Area. The Greenspace Character areas are for land dedicated to active or passive recreational uses, as well as for green space and wildlife management. It is in this area that residents have an opportunity to connect with nature through activities that promote physical activity and healthy lifestyles.

The development strategies for the Greenspace Character Area are:

- Creation of a central community park/plaza in Downtown Fairburn.
- Provide accessible and diverse open spaces that allow for Fairburn residents and visitors to meet, interact, and understand the natural environment of the city.
- Connect parks and open spaces with open space corridors and/or a transportation network that is hospitable to and safe for pedestrians and bicyclists.
- Preserve and restore natural drainage patterns and topography that help manage stormwater runoff and maintain or improve water quality.
- Discourage development in the 100-year flood plain.
- Continue to designate riparian buffers for the protection of streams.

F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?

Staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?

Staff is of the opinion that the proposal would not permit a use that could be considered environmentally adverse to the natural resource, environment, or citizens of Fairburn.

USE PERMIT CRITERIA

Concurrent Use Permit 202113 - Convalescent center/nursing home/hospice

The applicant is proposing to develop a 2,500 square foot convalescent center/nursing home/hospice facility. The City of Fairburn Code of Ordinances requires a use permit for this land use.

Section 80-172 Use Permit Considerations: Staff has reviewed said items pertaining to the subject use, and offers the following comments:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council:

The applicants are proposing to develop a 2,500 square foot hospice facility with approximately ten (10) beds. The proposed use is permitted in the PD zoning district. According to the city's Economic Development Strategic Plan (2016), health care services and medical professional with the City of Fairburn, given its continuing population growth, suggests that the health care sector should be included in the City's business attraction and recruitment strategy. The health care industry is projected to grow faster and add more jobs than any other sector. Fairburn has the opportunity to attract and recruit more health care professionals and health care providers but should also look at creating and attracting public and private resources that provide a diverse range of health and wellness programs and services. Pursuing health care as a target industry not only ties into the City's current needs but supports 15% of Fairburn's aging boomer generation.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed:

The area consists of PD (Planned Development) to the west and AG (Agriculture) to the north and east and unincorporated Fayette County to the South. The PD zoning district allows single-family residential, multi-

family residential, commercial, office, institutional, and conservation. The proposed convalescent center/nursing home/hospice use is allowed in the PD zoning district.

3. Whether the proposed use may violate local, state, and/or federal statutes, ordinances, or regulations governing land development:

The proposed use does not violate any known statutes, ordinances, or regulations governing land development. Applicable local, state, and federal regulations and/or permits to operate a hospice facility will be required prior to the issuance of a certificate of occupancy and occupational tax license.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:

The proposed use is not expected to generate many hourly trips. Most of the anticipated traffic flow into the development will consist of employees and visitors. There should be no negative impact on traffic flow along adjacent streets.

5. The location and number of off-street parking spaces:

The off-street parking area is located at the east side of the site with one access point (ingress/egress) proposed on Bohannon Road. There are 36 off-street parking spaces proposed for the development. The applicant will be required to meet the off-street parking requirements.

6. The amount of location of open space: A stream, pond, and wetlands area is located to the rear of the subject property and will serve as a natural open space area.

7. Protective screening: Located in the rear of the site are a stream, pond, and wetlands area which serves as a natural buffer from the single-family residential lots.

8. Hours and manner of operation: The facility will operate 24 hours and 7 days a week.

9. Outdoor lighting: The parking lot lighting will be required to meet the minimum requirements of the ordinance. Outside lighting will not impose any negative effects on the surrounding residential uses.

10. Ingress and egress to the property: The proposed use will have one access point (ingress/egress) on Bohannon.

USE PERMIT CRITERIA

Concurrent Use Permit 202114 - Personal care home/assisted living

The applicant is proposing to develop a 10,000 square foot personal care home/assisted living facility. The City of Fairburn Code of Ordinances requires a use permit for this land use.

Section 80-172 Use Permit Considerations: Staff has reviewed said items pertaining to the subject use, and offers the following comments:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council:

The applicants are proposing to develop a 10,000 square foot personal care home/assisted living facility with approximately twenty-four (24) beds. The proposed use is permitted in the PD zoning district. According to the city's Economic Development Strategic Plan (2016), "health care services and medical

professional with the City of Fairburn, given its continuing population growth, suggests that the health care sector should be included in the City's business attraction and recruitment strategy. The health care industry is projected to grow faster and add more jobs than any other sector. Fairburn has the opportunity to attract and recruit more health care professionals and health care providers but should also look at creating and attracting public and private resources that provide a diverse range of health and wellness programs and services. Pursuing health care as a target industry not only ties into the City's current needs but supports 15% of Fairburn's aging boomer generation."

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed:

The area consists of PD (Planned Development) to the west and AG (Agriculture) to the north and east and unincorporated Fayette County to the South. The PD zoning district allows single-family residential, multi-family residential, commercial, office, institutional, and conservation. The proposed personal care home/assisted living use is allowed in the PD zoning district.

3. Whether the proposed use may violate local, state, and/or federal statutes, ordinances, or regulations governing land development:

The proposed use does not violate any known statutes, ordinances, or regulations governing land development. Applicable local, state, and federal regulations and/or permits to operate a personal care home/assisted living facility will be required prior to the issuance of a certificate of occupancy and occupational tax license.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

The proposed use is not expected to generate many hourly trips. There should be no negative impact on traffic flow along adjacent streets.

5. The location and number of off-street parking spaces:

The off-street parking area is located on Bohannon Road with one access point [ingress/egress] proposed on Bohannon Road. There are 36 off-street parking spaces proposed for the development.

6. The amount and location of open spaces: A stream, pond, and wetlands area is located to the rear of the subject property and will serve as a natural open space area.

7. Protective screening: Located in the rear of the site are a stream, pond, and wetlands area which serves as a naturally vegetated buffer from the single-family residential lots.

8. Hours and manner of operation: The facility will operate 24 hours and 7 days a week.

9. Outdoor lighting: The parking lot lighting will be required to meet the minimum requirements of the ordinance. Outside lighting will not impose any negative effects on the surrounding residential uses.

10. Ingress and egress to the property: The proposed use will have one access point (driveway) on Bohannon.

VARIANCE CONSIDERATIONS

Standards for Variance Consideration

Section 80-287 of the City's Zoning Ordinance includes one or more criteria, which must be met before a variance can be approved.

Concurrent Variance - 2021110 - A request to allow parking in the minimum front yard setback [Chapter 80 Zoning, Article II, Section 80-206(5) - Convalescent center/nursing home/hospice; Section 80-224(4) – Personal care home/assisted living]

The use permit standards for convalescent center/nursing home/hospice and personal care home/assisted living facilities do not allow parking in the minimum front yard setback. The front yard setback for the proposed development is 30' and two parking spaces are encroaching in the 30' front yard setback.

- A. *“Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.”*

Not applicable.

- B. *“The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.”*

The applicant is requesting relief from the convalescent center/nursing home/hospice and personal care home/assisted living use permit standards that prohibit parking in the minimum front yard setback. Only two of the thirty-six (36) proposed parking spaces are encroaching in the 30' front yard setback. The off-street parking area is located on the east side of the building which places most of the parking spaces outside of the front yard setback.

The subject property is approximately three (3) acres and to the rear of the site is a stream, pond, and wetlands area. The buildable area of the proposed site is limited due to the location of the wetlands and the stream. Therefore, the only appropriate location for the off-street parking area is on the east side of the site, which positions a very small portion of the parking lot (2 parking spaces) within the front yard setback.

Based on these considerations, the staff believes this condition has been satisfied.

- C. *“Conditions resulting from existing foliage or structure brings about a hardship whereby a sign meeting minimum letter size, square footage, and height requirements cannot be read from adjoining public road”.*

Not applicable.

Concurrent Variance - 2021111 - A request to reduce the side yard setback from 50' to 25' [Chapter 80-224(3) Personal care home/assisted living]

The use permit standards for personal care home/assisted living facilities require a 50-foot building setback from single-family districts and/or the AG (Agriculture) districts when used for single-family. The proposed side yard setback for the proposed personal care home/assisted living facility is 25'.

- A. *“Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.”*

Not applicable.

B. "The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape or topography, would create an unnecessary hardship for the owner while causing no detriment to the public."

The applicant is requesting to develop the personal care home/assisted living facility with a 25' side yard setback. Adjacent to the subject property is an AG (Agriculture) zoned parcel that is currently used as a single-family residential home. The use permit standards require a 50' setback from AG districts when used for single-family. The buildable area for the proposed personal care home/assisted living facility is limited due to the stream, pond, and wetlands areas located in the rear of the site. The proposed building is approximately 22,500 square feet and if the building is shifted by an additional 25' it will impede into the off-street parking area, which will reduce the number of parking spaces. To provide a visual buffer between the facility and AG zoned property, an undisturbed vegetated buffer, and a berm with trees will be planted to screen the facility from the view of the adjacent lot and mitigate any negative effects on the adjacent property.

Based on these considerations, the staff believes this condition has been satisfied.

C. "Conditions resulting from existing foliage or structure brings about a hardship whereby a sign meeting minimum letter size, square footage, and height requirements cannot be read from adjoining public road"

Not applicable.

STAFF RECOMMENDATION

APPROVAL CONDITIONAL of the Curry Bend Development Plan [Rezoning 2021103].

APPROVAL of Concurrent Use Permit 2021113: To allow a convalescent center/nursing home/hospice.

APPROVAL of Concurrent Use Permit: 2021114: To allow a personal care home/assisted living.

APPROVAL of Concurrent Variance 2021110: To allow parking in the minimum front yard setback.

APPROVAL of Concurrent Variance 2021111: To reduce the side yard setback from 50' to 25'.

Should the Mayor and City Council decide to approve the development plan, staff recommends the conditions listed below. The applicant's agreement to these conditions would not change the staff's recommendations. These recommended conditions shall prevail unless otherwise stipulated by the Mayor and City Council:

A. To restrict the use of the subject property as follows:

1. Single-family lots:

- a. A minimum of 99 lots shall have a minimum lot square footage of 5,000 square feet (0.11 acres)
- b. The minimum heated floor area shall be a minimum of 1,700 square feet.

2. Townhouse units:

- a. A maximum of 149 units shall have a minimum lot square footage of 2,000 square feet and no building shall contain no more than eight (8) units
- b. The minimum heated floor area shall be a minimum of 1,500 square feet.

3. Commercial:

- a. Permitted uses under C-1 (Neighborhood Commercial)
- b. Permitted uses under C-2 (General Commercial) except liquor stores, car/truck rental or sale/leasing, auto repair/tire/body shop, auto supply store, parking lot/garage, recycling center, gasoline service station, and funeral services are specifically prohibited.

4. Convalescent center/nursing home/hospice and personal care home/assisted living/hospice facility.

- a. Not to exceed thirty-four (34) beds in the facility
- b. Provide applicable local, state, and federal regulations and permits to the Community Development/Building Department prior to the issuance of a certificate of occupancy.

B. To abide by the following:

1. The property shall be developed in conformity with the Development Plan prepared by Moore Bass stamped received June 28, 2021, and attached as Exhibit B. The Development Plan shall become the zoning control document for features and development standards depicted on the plan. Any deviation from the development plan shall be approved by the Director of Planning and Zoning.
2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all individual lots and all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development considerations:

1. Building setbacks for the single-family lots are as follows:

- a. Front: 15 feet
- b. Side: 10 feet
- c. Rear: 25 feet

2. Building setbacks for the townhouse units are as follows:

- a. Front: 20 feet
- b. Side: 0 feet
- c. Rear: 18 feet
- d. Separation between buildings: 25 feet

3. Building setbacks for the commercial use are as follows:

- a. Front: 30 feet
- b. Side: 25 feet
- c. Rear: 25 feet

4. Building setbacks for the personal care/assisted living/hospice use are as follows:

- a. Front: 30 feet

- b. Side: 25 feet
- c. Rear: 25 feet

5. Minimum lot widths as follows:
 - a. Single-family lot width shall be fifty (50) feet
 - b. Townhouse lot width shall be twenty (20) feet
 - c. Commercial lot width shall be eighty (80) feet
 - d. Convalescent center/nursing home/hospice and Personal care/assisted living/hospice lot width shall be eight (80) feet
6. Amenity package to include a pool with cabana, passive recreation parks, dog parks, walking trail system, greenspace, playground, and mail kiosk (CBU).
7. Facades of the homes and townhouses shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades shall consist of at least 25% brick or stone.
8. Two-car garages shall be provided for each single-family house lot. Fifteen (15) two-car garages shall be provided for select townhouse units. Upgraded garage doors with architectural elements shall be utilized.
9. Sidewalks on all street frontages shall be a minimum of five-foot and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
10. Pedestrian-scales street lighting shall be provided along both sides of internal streets throughout the development.
11. All utilities shall be installed underground throughout the development area.
12. The Developer shall conduct a traffic study and submit the study to the Community Development Department prior to the issuance of the land disturbance permit.
13. Turning lanes shall be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic study. When provided, turning lanes shall meet the following criteria:
 - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
 - b. Provide taper lengths of not less than 100 feet.
 - c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
14. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage) along the existing road across the entire property frontage where required, at no cost to the city.

15. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. The front and rear yards of the single-family lots and townhouse units shall be sodded.
16. Fencing of at least six (6) feet shall be installed along the outer perimeter of the tract designated for commercial and institutional use adjacent to residentially used properties to maximize screening and sound remediation.
17. A 50-foot undisturbed vegetated buffer shall be installed to provide a visual buffer between the commercial use and residentially used properties. A combination of existing trees and newly planted trees (where insufficient vegetation exists) shall be installed to establish the buffer. New trees shall be 8'-10' in height at the time of installation. Newly planted trees shall consist of one or a combination of the following trees: Leyland Cypress, Easter Red Cedar, Southern Magnolia, Virginia Pine, Arborvitae, Savannah Holly, Nellie R. Stevens Holly. In addition to tree planting, a vegetated earthen berm shall be installed to screen the commercial use from the view of adjacent residents as much as reasonably possible.
18. A 25-foot undisturbed vegetated buffer shall be installed to provide a visual buffer between the adjacent property and personal care home/assisted living/hospice facility. A combination of existing trees and newly planted trees (where insufficient vegetation exists) shall be installed to establish the buffer. New trees shall be 8'-10' in height at the time of installation. Newly planted trees shall consist of one or a combination of the following trees: Leyland Cypress, Easter Red Cedar, Southern Magnolia, Virginia Pine, Arborvitae, Savannah Holly, Nellie R. Stevens Holly. In addition, a berm shall be installed to screen the facility from the view of the adjacent lot as much as reasonably possible.
19. Lighting on the exterior of the commercial and institutional used properties shall be directed downward and internal to the subject property.
20. Roof-mounted equipment of the commercial and institutional used properties shall be located and/or screened to minimize visibility from public streets and surrounding residentially used properties.

ATTACHMENTS

Planning and Zoning Commission Transmittal of Recommendation to Mayor and City Council
Letter of Intent
Development Plan dated, June 28, 2021
Elevations and Floor Plans



**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
TRANSMITTAL OF RECOMMENDATION TO MAYOR AND CITY COUNCIL**

Date: August 13, 2021
To: Mayor and City Council
From: Elise Stoney, Chair of the Planning and Zoning Commission
Agenda Item: Rezoning 2021103 DRB Group, LLC & Bartow Properties, LLC - Curry Bend
Development Plan with Concurrent Use Permits 2021113 & 2021114 and
Concurrent Variances 2021110 & 2021111

Pursuant to Section 80-287 of the City of Fairburn Zoning Ordinance, the Planning and Zoning Commission recommendation to the Mayor and City Council is for this agenda item to be **Approved Conditionally.**



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August 16, 2021

Tarika Peeks
Director of Planning and Zoning
City of Fairburn
Community Development Department, Office of Planning and Zoning
26 W. Campbellton Street
Fairburn, GA 30213

RE: Letter of Intent for Curry Bend (Bohannon Road / Curry Site) Planned Development

Dear Ms. Peeks:

Please allow this letter to serve as the required "Letter of Intent" for the above referenced property in the City of Fairburn.

As you know, in 2006, the subject property was annexed into the City of Fairburn and assigned a zoning category of PD. However, at the time of annexation, no development plan was provided or approved as part of the assignment of the PD zoning district.

The purpose for our request is to provide the required PD development plan, which will govern development uses, densities, lot sizes, etc. for the property as outlined in Section 80-87 – Planning Development Zoning District of the City of Fairburn Code of Ordinances. In addition to the PD Development Plan, the applicant has submitted separate use permits for the proposed Personal Care / Assisted Living and Hospice Care Facility.

Sec 80-87 (a) requires a minimum of three (3) uses. Our plan proposes five (5) total uses which are each described below. The items listed below respond to the requirements of Section 80-87 in detail. For clarity and continuity, the items below are lettered in accordance with the above-referenced code section:

a) **Intent.** The PD Planned Development Planned Development Zoning District is defined and is mandated as land areas and projects containing a combination of three or more of the following uses: Single-family residential, multi-family residential, commercial, office, institutional, industrial, and conservation. The PD district is intended to:

- 1) "Encourage the development of large tracts of land as planned communities."
 - The total area of this project within the City of Fairburn zoned PD is 70.17 acres.
- 2) "Encourage flexible and creative concepts in site planning."
 - The mixture of land uses described below meets demands for residential home sites as well as other uses that will benefit the surrounding community.
- 3) "Preserve the natural amenities of the land by encouraging scenic and functional open space."
 - There are two existing ponds, 100-year floodplain areas and streams onsite that will be protected and preserved in open space and will provide for usable open space areas throughout the development.



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- 4) "Provide for an efficient use of land."
 - The large amount of road frontage in conjunction with being located at the intersection of Johnson Road and Seneca Road lend this property to be developed in a variety of land uses viable with PD zoning. Development has been concentrated to those portions of the property that are for the most part unincumbered by environmental constraints.
 - 5) "Provide for a stable residential environment compatible with surrounding residential areas."
 - The lot sizes proposed within this development are compatible with the Asbury Park subdivision, which is immediately west of the subject property, and comprised of 40' wide lots. Curry bend proposes 50' wide lots for single-family and 20 to 32' wide townhome lots. The proposed neighborhood commercial use will serve the existing communities in the area as well as the residents of this new community. The proposed personal care facility will provide much needed services to the senior community of Fairburn.
 - 6) "Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments."
 - To protect neighboring properties, the applicant has proposed a 25' wide landscape buffer around the perimeter of the site. In addition, most of the property along the western, eastern and southern boundaries are naturally buffered by streams, wetlands and 100-year floodplain areas.
- b) **Use regulations.** Within the PD district, land and structures shall be used in accordance with the standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by use permit shall be prohibited.
- All the proposed land uses are allowed in section (c). This letter and development plan outline where certain dimensional and graphical features differ from the requirements of the City of Fairburn Code of Ordinances. This is in accordance with the intent of the PD Zoning District.
- c) **Permitted uses.** All uses in the R-1, R-2, R-3, R-4, R-CT, RM-12, RM-36, O&I, P&O, C-1, and C-2 are permitted as provided in those respective districts.
- The development plan proposes a mixture of uses allowed under the above zoning districts, further described in Table 1 below.
- d) **Accessory uses and structures.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation. Retail and service uses, and club's accessory to recreation facilities are allowed subject to the following conditions:
- a. Accessory retail and service uses shall be located wholly within a building with a majority of the floor area designed for recreation uses. No outdoor advertising is allowed.
 - Any accessory uses proposed within the project will follow the requirements stated above.
 - b. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - Project will comply with this requirement.



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e) **Development plan.** The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for PD rezoning requests. A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by the city differs in any way from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the planning and zoning department before development related permits may be issued. A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits. The location of all use areas shall be shown on the development plan, and location on the ground shall be as shown on the development plan.

- The attached site plan is prepared in accordance with these requirements.

f) **Development standards.** Unless otherwise provided in this chapter, uses permitted in the PD zoning district shall conform to the following standards:

- Table 1 outlines the proposed uses in detail.

Criteria	Code Requirement	Applicant's Proposal
Minimum lot area per unit	6,000 square feet	5,000 square feet for Single Family 2,000 square feet for Townhomes
Minimum land area per unit	As specified in conditions	5,000 square feet for Single Family 2,000 square feet for Townhomes
Minimum PD size	Five contiguous acres	70.17 Acres for PD District
Residential Density: Residential development shall not exceed allowable densities for similar development as contained in the residential zoning classifications of this section. Residential project density shall be calculated by considering land designated for residential development together with associated and adjacent common open space and recreation areas.		Gross Density = 3.53 Units/AC Net Density = 4.27 Units/AC
a. Width of lot frontage	As specified in conditions	50' for Single Family 20' for Townhomes
b. Minimum heated floor area per unit	As specified in conditions	1,700 for Single Family 1,500 for Townhomes
c. Minimum front yard setback	As specified in conditions	15' for Single Family 20' for Townhomes
d. Minimum side yard setback	As specified in conditions	10' for Single Family 0' for Townhomes (25' between buildings)
e. Minimum rear yard setback	As specified in conditions	25' for Single Family 18' for Townhomes



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Table 1: Proposed Land Use Details:

Land Use	Description	Unit Width	Unit Count	Lot Area	Building Setbacks			
					Front	Rear	Side	Side Corner
1	Townhomes (1-car garage)	20'	134	2,000 SF	20'	18'	0'	15'
	Townhomes (2-car garage)	24'	15	2,400 SF	20'	18'	0'	15'
2	Single-Family	50'	99	5,000 SF	15'	25'	10'	15'
3	Personal Care and Assisted Living Facility	80'	24 Beds	3.0 AC.	30'	25'	25'	30'
4	Hospice Care	80'	10 Beds	3.0 AC.	30'	25'	25'	30'
5	Neighborhood Commercial	80'	N/A	1.0 AC.	30'	25'	25'	30'
Total Residential Units			248					
Total number of Beds			34					

Parking Summary:

*1-Car Garage Townhomes: 134 units x 3 spaces per unit = 402 spaces
 *2-Car Garage Townhomes: 15 units x 4 spaces per unit = 60 spaces
 Single-Family Homes: 99 units x 4 spaces per unit = 396 spaces
 Guest Parking: 60 spaces
 Total Residential Parking Provided: 918 spaces

* All residential driveways will accommodate 2-cars parked side-by-side, plus either one or two cars in each garage, depending on unit type.

Surface parking will be provided for Land Uses 3, 4 and 5 in accordance with requirements of the City zoning ordinance.

g) Minimum accessory structure requirements. Single-family and two-family uses:
 "Accessory structures may be located within the side or rear yards subject to minimum yard setbacks."

- Any structure proposed within the project will follow the requirements state above.

h) Building height and form.

a. Maximum height (unless approved by the fire marshal)	48 feet
b. Minimum building separation. All building separations shall be as specified by the international Code Council.	



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i) Other minimum standards.

- 1) "Common outdoor area consisting of not less than 550 square feet per unit shall be provided for recreation in all developments of 15 or more acres."
 - Based on the above calculation, the project requires 3.13 acres of recreation area (550 square feet x 248 units = 136,400 SF / 43,560 SF / Acre = 3.13 acres of recreation area).
 - The PD Development Plan proposes 6.22 acres of recreation area, consisting of a central amenity with cabana and swimming pool, pocket parks, dog parks, and other recreation areas throughout the community.
- 2) "Land area proposed for open space or recreation shall be allocated among the use areas in proportion to the ratio of a neighborhood populations to the total PD population so that acreage devoted to open space is reasonably accessible to all residents."
 - The development plan shows interconnected open space throughout the community, which accesses several pocket parks and other amenity areas. A trail network is proposed throughout the open space areas, which provides internal connectivity from the subdivision streets to the open space system.
- 3) "Multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multi-family or more intense use."
 - No multi-family is proposed with this development plan.
- 4) "Agreements, covenants, declarations, and other contracts which govern the use, maintenance, and protection of a PD development among its owner's area shall be part of the official final plat."
 - The above requirements will be provided at time of final plat.
- 5) "Multi-family units shall not exceed 25 percent of the total number of dwelling units in a PD."
 - No multi-family is proposed with this development plan.
- 6) "Minimum common outdoor area. Twenty-five percent of the total site area shall be common outdoor area."
 - Based on the above calculation, the project requires 17.54 acres of common outdoor area (70.17 acres x 25% = 17.54 acres).
 - The PD Development Plan proposes the dedication of a total of 35.16 acres, consisting of landscape / recreation areas as well as common outdoor areas.
- 7) "Pedestrian connectivity. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwelling units, appropriate facilities within the development, and principle off site pedestrian destinations All pedestrian facilities shall conform to the provisions of the Americans with Disabilities Act."
 - 4' wide Sidewalks will be provided along both sides of all internal subdivision street. ADA requirements will be met where applicable.



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- 8) "Intermodal transportation. The development plan shall provide for vehicular, bicycle and pedestrian circulation within the PD district. Routes shall be designed to connect to existing or future routes adjoining the PD district."
- The proposed development plan provides an internal pedestrian network consisting of 4' wide sidewalks along the proposed streets, connecting to the proposed walking trail network. This internal pedestrian network will also connect to the existing sidewalks along Seneca Road.

I trust this letter along with the information included in the submittal package provides you with the details needed to evaluate the proposed request. Should you have any questions or require any additional information, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Moore Bass Consulting, Inc.

A handwritten signature in black ink, appearing to be 'SDM', followed by a horizontal line.

Stephen D. Moore

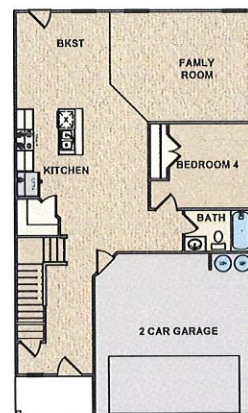
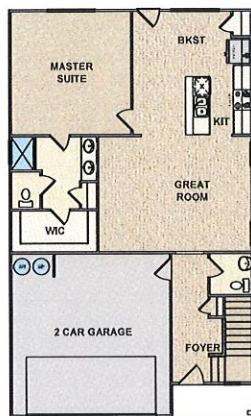
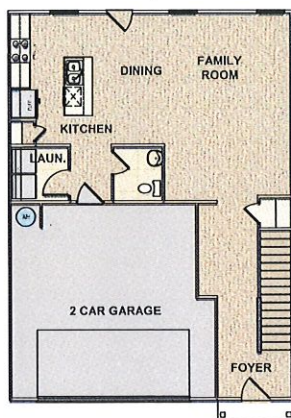
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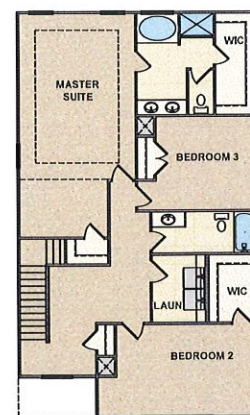
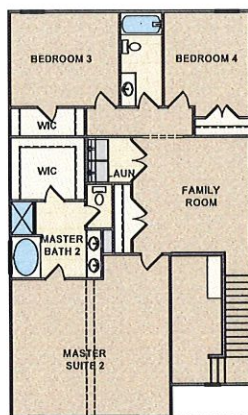
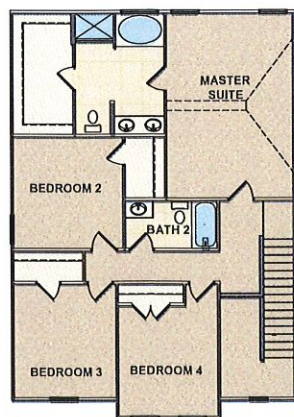
ZOEY II

NOTE: ELEVATIONS SHOWN WITH OPTIONAL FEATURES

MAIN LEVEL



UPPER LEVEL



APPROXIMATE SQ. FT. 2,475

APPROXIMATE SQ. FT. 2,375

APPROXIMATE SQ. FT. 2.475

Curry Bend Planned Development

Pool Amenity



Re: REZONING ORDINANCE 2021103
Property of Bartow Properties, LLC
0 Bohannon Road (Parcel ID No.: 07400001632170)
6560 Bohannon Road (Parcel ID No.: 07400001800462)
70.17 acres; Land Lot 163 & 180
District 7
CONCURRENT USE PERMITS 2021113 & 2021114
Property of Bartow Properties, LLC
0 Bohannon Road (Parcel ID No.: 07400001632170)
6560 Bohannon Road (Parcel ID No.: 07400001800462)
70.17 acres; Land Lot 163 & 180
District 7
CONCURRENT VARIANCES 2021110 & 2021111

**STATE OF GEORGIA
COUNTY OF FULTON**

AN ORDINANCE TO REZONE CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF FAIRBURN FROM PD (PLANNED DEVELOPMENT) ZONING DISTRICT TO PD (PLANNED DEVELOPMENT) ZONING DISTRICT WITH TWO CONCURRENT USE PERMITS AND TWO CONCURRENT VARIANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FAIRBURN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY OF THE SAME:

Section 1. That the City of Fairburn Zoning Ordinance be amended, and the official maps established in connection therewith be changed so that the property located in the City of Fairburn as indicated on Exhibit "A" to this Ordinance be changed from PD (Planned Development) Zoning District to PD (Planned Development) Zoning District with two concurrent use permits, 2021113 and 2021114 and two concurrent variances, 2021110 and 2021111, subject to the following conditions:

A. To restrict the use of the subject property as follows:

1. Single-family lots:

- a. A minimum of 99 lots shall have a minimum lot square footage of 5,000 square feet (0.11 acres)
- b. The minimum heated floor area shall be a minimum of 1,700 square feet.

2. Townhouse units:

- a. A maximum of 149 units shall have a minimum lot square footage of 2,000 square feet and no building shall contain no more than eight (8) units
- b. The minimum heated floor area shall be a minimum of 1,500 square feet.

3. Commercial:
 - a. Permitted uses under C-1 (Neighborhood Commercial)
 - b. Permitted uses under C-2 (General Commercial) except liquor stores, car/truck rental or sale/leasing, auto repair/tire/body shop, auto supply store, parking lot/garage, recycling center, gasoline service station, and funeral services are specifically prohibited.

B. To abide by the following:

1. The property shall be developed in conformity with the Development Plan prepared by Moore Bass stamped received June 28, 2021, and attached as Exhibit B. The Development Plan shall become the zoning control document for features and development standards depicted on the plan. Any deviation from the development plan shall be approved by the Director of Planning and Zoning.
2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all individual lots and all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development considerations:

1. Building setbacks for the single-family lots are as follows:
 - a. Front: 15 feet
 - b. Side: 10 feet
 - c. Rear: 25 feet
2. Building setbacks for the townhouse units are as follows:
 - a. Front: 20 feet
 - b. Side: 0 feet
 - c. Rear: 18 feet
 - d. Separation between buildings: 25 feet
3. Building setbacks for the commercial use are as follows:
 - a. Front: 30 feet
 - b. Side: 25 feet
 - c. Rear: 25 feet
4. Building setbacks for the personal care/assisted living/hospice use are as follows:
 - a. Front: 30 feet
 - b. Side: 25 feet
 - c. Rear: 25 feet
5. Minimum lot widths as follows:
 - a. Single-family lot width shall be fifty (50) feet

- b. Townhouse lot width shall be twenty (20) feet
 - c. Commercial lot width shall be eighty (80) feet
 - d. Convalescent center/nursing home/hospice/ Personal care/assisted living/hospice lot width shall be eight (80) feet.
6. Amenity package to include a pool with cabana, passive recreation parks, dog parks, walking trail system, greenspace, playground, and mail kiosk (CBU).
 7. Facades of the homes and townhouses shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades shall consist of at least 25% brick or stone.
 8. Two-car garages shall be provided for each single-family house lot. Fifteen (15) two-car garages shall be provided for select townhouse units. Upgraded garage doors with architectural elements shall be utilized.
 9. Sidewalks on all street frontages shall be a minimum of five-foot and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
 10. Pedestrian-scales street lighting shall be provided along both sides of internal streets throughout the development.
 11. All utilities shall be installed underground throughout the development area.
 12. The Developer shall conduct a traffic study and submit the study to the Community Development Department prior to the issuance of the land disturbance permit.
 13. Turning lanes shall be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic study. When provided, turning lanes shall meet the following criteria:
 - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
 - b. Provide taper lengths of not less than 100 feet.
 - c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
 14. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage) along the existing road across the entire property frontage where required, at no cost to the city.

15. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. The front and rear yards of the single-family lots and townhouse units shall be sodded.
16. Fencing of at least six (6) feet shall be installed along the outer perimeter of the tracts designated for commercial and institutional uses adjacent to residentially used properties to maximize screening and sound remediation.
17. A 50-foot undisturbed vegetated buffer shall be installed to provide a visual buffer between the commercial use and residentially used properties. A combination of existing trees and newly planted trees (where insufficient vegetation exists) shall be installed to establish the buffer. New trees shall be 8'-10' in height at the time of installation. Newly planted trees shall consist of one or a combination of the following trees: Leyland Cypress, Easter Red Cedar, Southern Magnolia, Virginia Pine, Arborvitae, Savannah Holly, Nellie R. Stevens Holly. In addition to tree planting, a vegetated earthen berm shall be installed to screen the commercial use from the view of adjacent residents as much as reasonably possible.
18. A 25-foot undisturbed vegetated buffer shall be installed to provide a visual buffer between the adjacent property and personal care home/assisted living/hospice facility. A combination of existing trees and newly planted trees (where insufficient vegetation exists) shall be installed to establish the buffer. New trees shall be 8'-10' in height at the time of installation. Newly planted trees shall consist of one or a combination of the following trees: Leyland Cypress, Easter Red Cedar, Southern Magnolia, Virginia Pine, Arborvitae, Savannah Holly, Nellie R. Stevens Holly. In addition, a berm shall be installed to screen the facility from the view of the adjacent lot as much as reasonably possible.
19. Lighting on the exterior of the commercial and institutional used properties shall be directed downward and internal to the subject property.
20. Roof-mounted equipment of the commercial and institutional used properties shall be located and/or screened to minimize visibility from public streets and surrounding residentially used properties.

Section 2. That the granted concurrent use permits shown as 2021113 & 2021114 are subject to the following conditions:

1. Convalescent center/nursing home/hospice and personal care home/assisted living/hospice facility.
 - a. Not to exceed thirty-four (34) beds in the facility
 - b. Provide applicable local, state, and federal regulations and permits to the Community Development/Building Department prior to the issuance of a certificate of occupancy.

Section 3. That the concurrent variances to the rezoning are as follows:

1. Variance 2021110 - A variance from Section 80-206(5) to allow parking in the minimum front yard setback [Chapter 80 Zoning, Article, Article II, Section 80-206(5) – Convalescent center/nursing home/hospice; Section 80-224(4) – Personal care home/assisted living].

2. Variance 2021111 - A variance from Section 80—224(3) to reduce the side yard setback from 50' to 25' [Personal care home/assisted living].

Section 4. That the property shall be developed in compliance with the conditions of approval as stated in this Ordinance. Any conditions hereby approved do not authorize the violation of any district regulations; and

Section 5. That the official maps referred to on file in the Office of the City Clerk, be changed to conform with the terms of this Ordinance; and

Section 6. In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part of parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 7. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 23rd day of August, 2021; and

Section 8. This Ordinance shall become effective on the 23rd day of August, 2021.

Section 9. All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed.

APPROVED this 23rd day of August, 2021, by the Mayor and Council of the City of Fairburn, Georgia.

Elizabeth Carr-Hurst, Mayor

ATTEST:

Deannia Ray, City Clerk

APPROVED AS TO FORM:

William R. (Randy) Turner, City Attorney



CITY OF FAIRBURN
CITY COUNCIL AGENDA ITEM

SUBJECT:

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE (X) RESOLUTION () OTHER

Submitted: 08/23/2021 Work Session: None Council Meeting: 08/23/2021

DEPARTMENT: Office of the Mayor

BUDGET IMPACT: TBD as function of (a) Total amount of new debt; (b) Total debt service and repayment of principal; and (c) City of Fairburn's population-based share of same.

PUBLIC HEARING? () Yes (X) No

PURPOSE: To discuss and approve a Resolution of the City of Fairburn acknowledging the City's participation in and obligation to support efforts by the Water Authority to obtain additional financing through the Georgia Environmental Finance Authority ("GEFA").

HISTORY: In 2003, the Cities of Fairburn, Union City and Palmetto entered into a 50-year contract through which each City committed its assistance and full faith and credit to ensure financing for the Water Authority's mission, which was to obtain a permit to withdraw water from the Chattahoochee River and create infrastructure and a physical plant that will treat said water and make it available to the three (3) member cities as potable water. The Chattahoochee Regional Water and Sewer Authority (formerly known as the South Fulton Municipal Regional Water and Sewer Authority) has now obtained necessary permits and approvals to commence the withdrawal of approximately 8.55 mgd and is now taking steps through its member Cities to obtain financing through GEFA's revolving loan fund.

RECOMMENDED ACTION: Approval of the Resolution.



Mayor Elizabeth Carr-Hurst

CITY OF FAIRBURN

STATE OF GEORGIA

RESOLUTION NO.

2021-__

A RESOLUTION OF THE MAYOR AND COUNCIL FOR THE CITY OF FAIRBURN, GEORGIA, TO OFFER SUPPORT TO THE MIDDLE CHATTAHOOCHEE REGIONAL WATER AND SEWER AUTHORITY IN ITS EFFORTS TO SECURE FUNDING THROUGH THE GEORGIA ENVIRONMENTAL FINANCE AUTHORITY; TO PROMOTE THE PUBIC HEALTH, SAFETY, AND WELFARE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

WHEREAS, the City of Fairburn, Georgia (the “City”) is a member of the Middle Chattahoochee Regional Water & Sewer Authority (the “Authority”) along with the City of Union City and the City of Palmetto (collectively referred to as the “Member Cities”); and

WHEREAS, the South Fulton Municipal Regional Water & Sewer Authority was created in 2000 by the Georgia General Assembly (House Bill 1421) for the purpose of developing water supply and sewer capacity for the cities of Fairburn, Palmetto, and Union City; and

WHEREAS, on June 30, 2020 by House Bill 1217, the Authority was renamed the Middle Chattahoochee Regional Water & Sewer Authority; and

WHEREAS, on March 11, 2003, the Authority, Fairburn, Palmetto, and Union City entered a 50-year “Operations and Finance Agreement” (“Operations Agreement”) for the purpose of providing a basis upon which “raw water transmission facilities, water treatment plant

and potable water transmission lines . . . may be financed and constructed for the Authority”.

The Operations Agreement is attached hereto as **Exhibit A**; and

WHEREAS, paragraph 4 of the Operations Agreement states that the control of daily operations of the water and sewer projects is allocated to the Authority; and

WHEREAS, paragraph 5 of the Operations Agreement states that the Member Cities have committed to collectively “acquire all of their respective potable water requirements from the Authority”; and

WHEREAS, the Authority has obtained the necessary permits and approvals to secure a water supply source for the Member Cities including the receipt of a certification of water supply need from the Georgia Environmental Protection Division (“EPD”) for 13.25 mgd and a water withdrawal permit for a monthly average of 8.55 mgd; and

WHEREAS, the Authority selected Krebs Engineering to prepare a Preliminary Engineering Report to provide a preliminary scope, schedule and budget for the infrastructure needed to construct a wholesale water supply system utilizing the permitted direct withdrawal on the Chattahoochee River; and

WHEREAS, in 2013, the Authority secured a \$10.5 million Georgia Fund loan from the Georgia Environmental Finance Authority (“GEFA”) for the project and support of that \$10.5 million loan, each of the Member Cities obligated their full faith and credit as security for the loan (“Prior GEFA Loan”); and

WHEREAS, the Authority must pursue additional funding sources to design and construct the direct withdrawal project; and

WHEREAS, the Authority desires to file an application with GEFA for a \$25,000,000 Drinking Water State Revolving Fund loan; and

WHEREAS, the Authority will fund debt service for the loan through revenues from water sales to the Member Cities; and

WHEREAS, the Authority requires the full support of the Member Cities to file the application.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council for the City of Fairburn, Georgia, that it:

1. Acknowledges that it participated in the Prior GEFA Loan and received associated loan benefits of a less than market interest rate, favorable payback terms, and interest payments based only on drawn funds; and
2. Acknowledges that as a participant in the Prior GEFA Loan, it pledged its full faith and credit as required by GEFA; and
3. Acknowledges that additional funding is currently available through GEFA with favorable terms as the Prior GEFA Loan including a below-market interest rate and the ability to make interest payments only on amounts drawn; and
4. Confirms its support for the Authority to file an application with GEFA for a \$25,000,000 Drinking Water State Revolving Fund loan to use toward the wholesale water supply project; and
5. Authorizes the City staff to provide any financial information or other documentation required by GEFA to include in said application; and
6. Understands that GEFA requires all Member Cities to pledge their full faith and credit as backup security to the Authority's pledge of water sale revenues; and
7. If awarded the GEFA loan, the City agrees to pledge its full faith and credit as security for the loan as a backup to the Authority's pledge of water sale revenues.

SO RESOLVED, this ____ day of _____, 2021.

MAYOR AND COUNCIL FOR THE
CITY OF FAIRBURN, GEORGIA

(SEAL)

By: _____
Elizabeth Carr-Hurst, Mayor

ATTEST:

Deannia Ray, City Clerk

Approved as to form:

City Attorney

STATE OF GEORGIA

COUNTY OF FULTON

OPERATIONS AND FINANCE AGREEMENT

This Agreement entered into this 11 day of March, 2003, by and between the South Fulton Municipal Regional Water and Sewer Authority, through its Board of Directors, hereinafter the "Authority", the City of Union City, through its Mayor and Council, hereinafter "Union City", the City of Palmetto, through its Mayor and Council, hereinafter "Palmetto", and the City of Fairburn, through its Mayor and Council, hereinafter "Fairburn", collectively the three cities may be referred to as "Member Cities", for the purpose of providing a basis upon which a reservoir, or reservoirs, raw water transmission facilities, water treatment plant and potable water transmission lines, and/or a wastewater treatment facility, or wastewater treatment facilities, may be financed and constructed for the Authority.

WITNESSETH:

WHEREAS, the Act Number 540 of the 2000 Georgia General Assembly (Ga. L. 2000, p. 3739 et seq.) created the South Fulton Municipal Regional Water and Sewer Authority comprised of representatives from Union City, Palmetto, and Fairburn; and

WHEREAS, Union City, Palmetto, and Fairburn entered into an agreement dated May 16, 2000 thereby creating the South Fulton Municipal Regional Water and Sewer Authority, hereinafter the "Authority"; and

WHEREAS, the Authority must necessarily obtain a commitment enabling the Authority an opportunity to finance the construction of a Project or Projects as defined herein; and

WHEREAS, Palmetto will engage an independent qualified person or firm to establish a fair market value of its existing waste water treatment plant, its water treatment plant, and its water reservoir for the purpose of offering the same for sale to the Authority.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein and for other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged by all parties, the four parties to this Agreement hereby agree as follows:

1.

Union City, Palmetto, and Fairburn recognize that the Authority, in order to fund the construction and operation of a water reservoir or reservoirs, raw water transmission facilities, water treatment plant and potable water transmission lines, and/or a wastewater treatment facility or wastewater treatment facilities, hereinafter the "Project", or "Projects", will issue revenue bonds in an amount sufficient to achieve these objectives. Part of the proceeds from the revenue bonds may be used to purchase Palmetto's existing waste water treatment plant, its water treatment plant, and its water reservoir provided that same is offered for sale to the Authority at a fair market value established by an independent qualified person or firm and agreed to by Palmetto and the Authority. The transmission lines for the raw water, potable water, and waste water will not be purchased by the Authority. The transmission lines for the raw water, potable water, and waste water will remain the property of Palmetto.

2.

Union City, Palmetto, and Fairburn covenant to obligate their tax bases to provide necessary funds should revenues from the Project, or Projects, be insufficient to regularly meet the debt service requirements of the originally issued revenue bonds. The extent of the obligation of

Union City, Palmetto, and Fairburn is to make up any shortfall created by a lack of revenues to support the debt service requirements for the originally issued revenue bonds. The shortfall, if due to the raw and/or potable water facilities, will be apportioned among the three cities based upon the percentage of water used in each city as compared to the total number of water used in all three cities combined. This proposed formula for addressing the shortfall shall be updated on at least a semi-annual basis beginning six (6) months after the date of the execution of this Agreement. The shortfall, if due to wastewater treatment facilities, will be apportioned to the Member Cities based on the percentage of capacity of the wastewater treatment facilities that is agreed to and approved by the governing bodies of each of the Member Cities.

3.

The Authority, consistent with Act Number 540 of the 2000 Georgia General Assembly, shall serve Union City, Palmetto, and Fairburn only with the Project or Projects. In the event Act Number 540 is amended by the Georgia General Assembly authorizing the provisions of services to customers other than the residents of Union City, Palmetto, and Fairburn, the Authority shall serve those customers consistent with the authorization of Act Number 540, as amended.

4.

The Authority, Union City, Palmetto, and Fairburn agree that the daily operations of the Project or Projects will be controlled by the Authority.

5

Once the Project, or Projects, are completely operational, Union City, Palmetto, and Fairburn agree to purchase all of their respective potable water requirements from the Authority. For purposes of this Agreement, the "water requirements" of the Member Cities represents the

amount of potable water that customers located within the corporate limits of the respective Member Cities require on a daily basis. Water requirements is not intended to refer to the amount of potable water that persons or entities who reside outside the corporate limits of the Member Cities require on a daily basis. Sales of potable water by a Member City may only occur to the persons or entities located within the corporate limits of that particular Member City. A Member City may not sell potable water to persons or entities located within the corporate limits of another Member City except as set forth herein. Should any of the Member Cities desire to purchase potable water from the Authority to be sold to other than a customer located within the corporate limits of the particular Member City, the other two Member Cities must consent to this type of purchase. Failure on behalf of the other two Member Cities to consent to this type of purchase prohibits the sale of water to other than customers located within the corporate limits of the Member Cities. A majority vote of the five remaining members of the Authority (the representatives of the other two Member Cities and the at-large member) shall be required for consent to be granted.

6.

The term of this Agreement shall be for fifty (50) years from the date first above signed.

7.

Any amendment to this Agreement must be in written form and executed by each of the four (4) signatories to this Agreement. As long as the Authority's revenue bonds are outstanding, this Agreement shall not be amended in any way that would materially adversely affect the owners of the revenue bonds without the consent of the owners of the revenue bonds as provided in the authorizing resolution or trust indenture.

8.

This Agreement embodies the entire Agreement between the parties. No representations not contained in the body of this Agreement have been relied upon or shall be binding upon any of the parties hereto.

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IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement on the day and year first above written.

(SEAL)

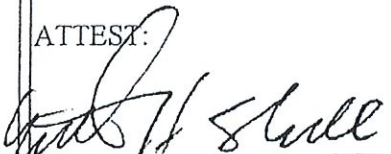
ATTEST:


James Williams, Secretary
(SEAL)

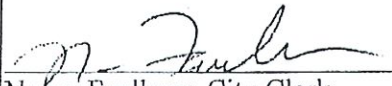
ATTEST:


Barbara Steward, City Clerk
(SEAL)

ATTEST:


William H. Shell, City Clerk
(SEAL)

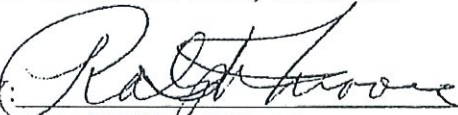
ATTEST:


Nancy Faulkner, City Clerk

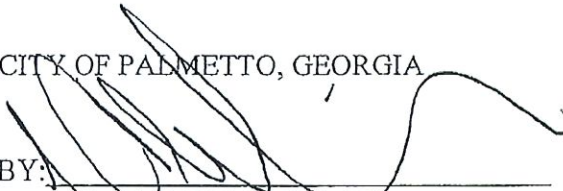
SOUTH FULTON MUNICIPAL REGIONAL
WATER AND SEWER AUTHORITY

BY: 
RALPH MOORE, Chairman

CITY OF UNION CITY, GEORGIA

BY: 
RALPH MOORE, Mayor

CITY OF PALMETTO, GEORGIA

BY: 
J. CLARK BODDIE, Mayor

CITY OF FAIRBURN, GEORGIA

BY: 
BETTY HANNAH, Mayor

Middle Chattahoochee Regional Water Authority

Project Funding Plan for GEFA Loan and Grant Applications – August 16, 2021

Prepared by Raymond James & Associates, Inc. as Municipal Advisor to the Authority

This report is preliminary analysis which extrapolates potential operating revenue of the Authority using recent annual consumption levels of the three Authority member cities assuming a suggested wholesale rate. Operating expenses have been estimated by the Authority's engineers and escalated using annual growth rates as indicated within. Debt Service schedules have been estimated using current market rates assuming an "A"-category bond rating and current GEFA loan rates. Project costs and construction timetables have been estimated by the Authority's engineers.

This report is not a feasibility study and should not be used as such nor is this represented to be an exhaustive investigation into the underlying assumptions, market conditions or other underlying critical factors. The Municipal Advisor has not independently verified information provided for use in this report. Any user of this report is responsible for performing their own due diligence and should make its own investigation into factors which it considers critical to their decision to lend to the Authority or otherwise participate in the proposed project.

Further, the Municipal Advisor is not an engineer and is not capable of analyzing the project design, operational sufficiency or other components which may be critical to the successful operation of the project.

Introduction

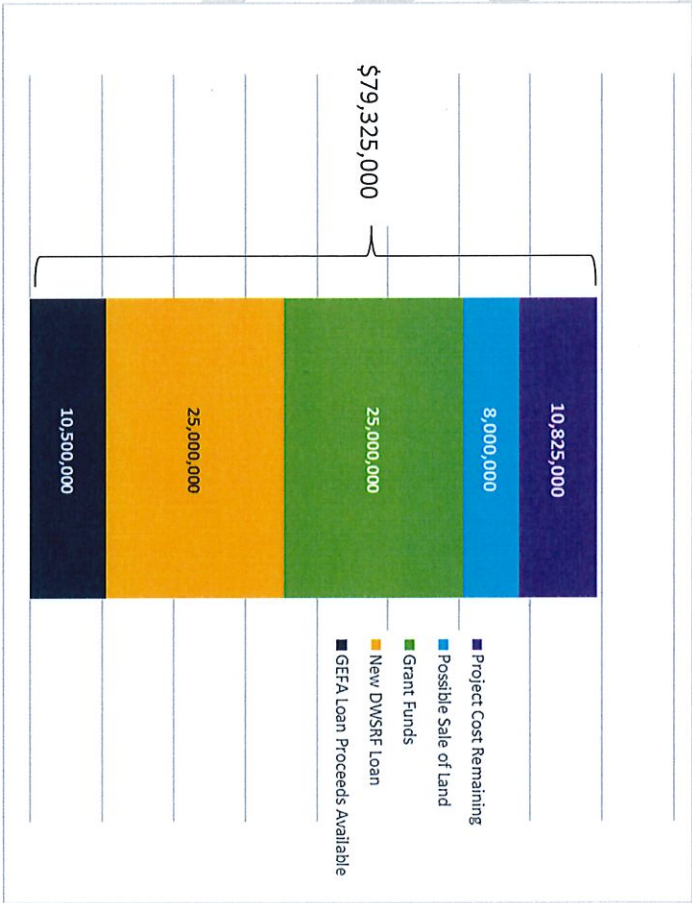
The Authority has retained the services of Krebs Engineering, Inc. (Krebs) to provide preliminary project engineering services for the development of a wholesale water system (the "Project"). The Project elements and preliminary design are further detailed in Krebs Preliminary Engineering Report. The basic components of the Project are a raw water intake, pumping station, treatment facilities, transmission mains, storage, etc. The Project is designed to produce and distribute up to 6 MGD of treated wholesale water for use by the cities of Fairburn, Palmetto and Union City (the "Member Cities") for final distribution via their respective retail water systems.

Project Cost

Krebs has estimated the cost of the Project to be approximately **\$79.325 million**. The Authority intends to fund the project using the following sources:

- 1) \$8 million of cash presently generated from the sale of property (real estate),
- 2) \$10.5 million from a previously awarded GEFA Loan,
- 3) \$25 million from an additional GEFA DWSRF loan,
- 4) \$25 million from Grant Funds, and
- 5) \$10.825 million from water revenue bonds.

Additionally, the Authority has outstanding Series 2014 revenue bonds which are not secured by a pledge of system revenues.



In order to complete an effectively functioning, the Member Cities will need to independently make certain retail system improvements. The scope and expense of those improvements is not included within this report.

Consumption and Revenue

The cities of Fairburn and Union City presently purchase wholesale water from the City of Atlanta. The City of Palmetto produces water from a small treatment plant which will be phased out following the completion of the Authority's proposed project. The tables below present historical consumption information as provided by the Authority for the past three years. The City of Atlanta has indicated its intent to charge a wholesale rate of \$5.21 per kgal for fiscal years 2024, 2025 and 2026. The forecast below projects base year revenue using actual aggregate demand for the twelve month period ending December 2020, assuming an initial wholesale rate of \$5.21 per kgal.

The tables below present three scenarios:

- 1) No demand growth, no rate increases;
- 2) No demand growth, annual 3.0% wholesale rate increases;
- 3) Annual 1% demand growth, annual 3.0% wholesale rate increases.

The initial wholesale rate is expected to be \$5.21/kgal. The Authority has adopted an automatic annual wholesale rate increase of 3.0%. The project is anticipated to be put into service in calendar year 2025, with the first stabilized year of operation being calendar year 2026.

Table 1 – Estimated Revenue

Historical Consumption Data (kgal)			
	2018	2019	2020
Fairburn	365,458	382,601	422,705
Palmetto	100,883	99,539	100,113
Union City	463,061	597,641	590,312
Total	929,402	1,079,781	1,113,130

Source: Cost Allocation Information provided by Post & Associates.

City of Atlanta - Advertised Wholesale Rates											
	6/30/2021	6/30/2022	6/30/2023	6/30/2024	6/30/2025	6/30/2026					
All Usage (CCF)	\$ 3.70	\$ 3.70	\$ 3.82	\$ 3.90	\$ 3.90	\$ 3.90					
Per kgal	\$ 4.95	\$ 4.95	\$ 5.11	\$ 5.21	\$ 5.21	\$ 5.21					

Source: City of Atlanta, Water and Wastewater Refunding Bonds, Series 2020 Feasibility Report, September 2020

No Demand Growth, No Rate Increases		Base Year ^{1,2}											
	Fiscal Year	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034		
Estimated Consumption		463,804	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130
Assumed Wholesale Rate (per kgal)	0.00%	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21
Forecasted Revenue		\$ 2,418,230	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753	\$ 5,803,753

No Demand Growth, Annual 3.0% Rate Increases		Fiscal Year											
		12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034		
Estimated Consumption	0.00%	463,804	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130	1,113,130
Assumed Wholesale Rate (per kgal)	3.00%	5.21	5.37	5.53	5.69	5.86	6.04	6.22	6.41	6.60	6.80	6.80	6.80
Forecasted Revenue		\$ 2,416,420	\$ 5,973,390	\$ 6,152,591	\$ 6,337,169	\$ 6,527,284	\$ 6,723,103	\$ 6,924,796	\$ 7,132,539	\$ 7,346,516	\$ 7,566,911	\$ 7,566,911	\$ 7,566,911

1% Annual Demand Growth, Annual 3.0% Rate Increases		Fiscal Year											
		12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034		
Estimated Consumption	1.00%	463,804	1,124,261	1,135,504	1,146,859	1,158,328	1,169,911	1,181,610	1,193,426	1,205,360	1,217,414	1,217,414	1,217,414
Assumed Wholesale Rate (per kgal)	3.00%	5.21	5.37	5.53	5.69	5.86	6.04	6.22	6.41	6.60	6.80	6.80	6.80
Forecasted Revenue		\$ 2,416,420	\$ 6,033,123	\$ 6,276,258	\$ 6,529,191	\$ 6,792,318	\$ 7,066,048	\$ 7,350,810	\$ 7,647,048	\$ 7,955,224	\$ 8,275,819	\$ 8,275,819	\$ 8,275,819

Operating Expense

Base year operating expenses have been projected by Krebs Engineering to be \$2,490,000 using 2021 prices. The tables below project expenses with annual cost increases of 3.5% assuming 1) no increase in consumption and 2) assuming a 1% annual increase in consumption (total 4.5% annual cost increase).

Table 2 – Estimated Expense

	Budgeted Cost (2021\$), Rounded ¹	Consumption Volume Increase	Cost Increase	12/31/25 ²	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034
No Demand Growth, Annual 3.5% Cost Increases													
Personnel	750,000	0.00%	3.50%	645,482	880,765	921,941	954,209	987,607	1,022,173	1,057,949	1,094,977	1,133,301	1,172,967
Utilities	745,000	0.00%	3.50%	641,178	884,826	915,795	947,848	981,023	1,015,359	1,050,896	1,087,677	1,125,746	1,165,147
Water Treatment Chemicals	310,000	0.00%	3.50%	266,799	368,183	381,069	394,407	408,211	422,498	437,286	452,591	468,431	484,826
Supplies	100,000	0.00%	3.50%	86,064	118,769	122,926	127,228	131,681	136,290	141,060	145,997	151,107	156,396
Contracted Services	260,000	0.00%	3.50%	223,767	308,798	319,606	330,798	342,370	354,353	366,756	379,592	392,878	406,629
LongTerm Maintenance Projects	100,000	0.00%	3.50%	86,064	118,769	122,926	127,228	131,681	136,290	141,060	145,997	151,107	156,396
Contingency	225,000	0.00%	3.50%	193,645	267,229	276,582	286,263	296,282	306,652	317,385	328,493	339,990	351,890
Total Operating Expenses	2,490,000			2,142,999	2,957,399	3,060,946	3,167,975	3,278,855	3,393,614	3,512,391	3,635,325	3,762,561	3,894,251
					38.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
1% Annual Demand Growth, Annual 3.5% Cost Increases													
Personnel	750,000	1.00%	3.50%	671,691	936,203	978,659	1,023,042	1,069,437	1,117,936	1,168,634	1,221,632	1,277,032	1,334,946
Utilities	745,000	1.00%	3.50%	667,213	929,961	972,135	1,016,221	1,062,307	1,110,483	1,160,843	1,213,487	1,268,519	1,326,046
Water Treatment Chemicals	310,000	1.00%	3.50%	277,632	386,964	404,513	422,857	442,034	462,080	483,035	504,941	527,840	551,778
Supplies	100,000	1.00%	3.50%	89,559	124,827	130,488	136,406	142,592	149,058	155,818	162,884	170,271	177,993
Contracted Services	260,000	1.00%	3.50%	232,853	324,550	339,269	354,654	370,738	387,551	405,126	423,499	442,705	462,781
LongTerm Maintenance Projects	100,000	1.00%	3.50%	89,559	124,827	130,488	136,406	142,592	149,058	155,818	162,884	170,271	177,993
Contingency	225,000	1.00%	3.50%	201,507	280,861	293,598	306,913	320,831	335,381	350,590	366,489	383,110	400,484
Total Operating Expenses	2,490,000			2,230,014	3,108,193	3,249,149	3,396,498	3,550,530	3,711,546	3,879,865	4,055,817	4,239,748	4,432,020
					39.4%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%

¹ Base Year Operating Expenses provided by Krebs Engineering, Preliminary Engineering Report
² Assumes Operating Expenses being in April 2025 (Nine Months)

Table 3 – Estimated Net Income Available for Debt Service – No Demand Increase, 3.5% Annual Operating Cost Increase, 3.0% Annual Rate Increase

<u>No Demand Increase, 3.0% Annual Rate Increase, 3.5% Operating Cost Increase</u>													
	12/31/2025 ^{1,2}	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034			
Operating Revenue	2,416,420	5,973,390	6,152,591	6,337,169	6,527,284	6,723,103	6,924,796	7,132,539	7,346,516	7,566,911			
Operating Expense	2,142,999	2,957,339	3,060,846	3,167,975	3,278,855	3,393,614	3,512,391	3,635,325	3,762,561	3,894,251			
Net Income Available for Debt Service	273,421	3,016,051	3,091,745	3,169,194	3,248,430	3,329,488	3,412,405	3,497,215	3,583,955	3,672,661			
Net Bond Debt Service													
Principal	-	-	205,000	215,000	230,000	240,000	250,000	265,000	275,000	290,000			
Interest	-	250,000	501,138	490,888	480,138	468,638	456,638	444,138	430,888	417,138			
Total	-	250,000	706,138	705,888	710,138	708,638	706,638	709,138	705,888	707,138			
Sr. Lien Coverage	---	12.06	4.38	4.49	4.57	4.70	4.83	4.93	5.08	5.19			
Net Income Remaining After Sr. Lien	273,421	2,766,051	2,385,608	2,463,306	2,538,292	2,620,851	2,705,767	2,788,077	2,878,067	2,965,523			
GEFA Loan (\$10.5 million)													
Principal	-	241,976	247,878	253,862	260,022	266,332	272,795	279,414	286,195	293,139			
Interest	249,350	249,350	243,478	237,464	231,304	224,994	218,531	211,912	205,131	198,187			
Total	249,350	491,326	491,356	491,326	491,326	491,326	491,326	491,326	491,326	491,326			
GEFA Loan (\$25 million)													
Principal	-	704,076	712,074	720,162	728,342	736,615	744,982	753,444	762,002	770,658			
Interest	278,861	278,861	270,864	262,775	254,595	246,322	237,955	229,493	220,935	212,280			
Total	278,861	982,937	982,938	982,937	982,937	982,937	982,937	982,937	982,937	982,937			
Total GEFA Payments	528,211	1,474,263	1,474,294	1,474,263	1,474,263	1,474,263	1,474,263	1,474,263	1,474,263	1,474,263			
GEFA Coverage	---	1.88	1.62	1.67	1.72	1.78	1.84	1.89	1.95	2.01			
All Debt "Net" Payments	528,211	1,774,263	2,180,432	2,180,151	2,184,401	2,182,901	2,180,901	2,183,401	2,180,151	2,181,402			
Coverage on All Debt	---	1.75	1.42	1.45	1.49	1.53	1.56	1.60	1.64	1.68			
Funds Remaining After Opex and DS	(254,790)	1,291,788	911,314	989,043	1,064,029	1,146,588	1,231,504	1,313,814	1,403,804	1,491,259			
Cumulative	(254,790)	1,036,997	1,948,311	2,937,354	4,001,383	5,147,971	6,379,475	7,693,289	9,097,094	10,588,353			

¹ Assumes Wholesale Revenues begin August 2025 (Four Months in 2025)

² Assumes Operating Expenses being in April 2025 (Nine Months)

Calendar Year Debt Service shown relates to a Bond Year ending the following January 1. Example: Fiscal 12/31/26 reflects bond Payments for the year ending 1/1/27.

Excludes Series 2014 Bonds which are not secured by a pledge of system net revenue.

Table 4 – Estimated Net Income Available for Debt Service – 1% Annual Demand Increase, 3.5% Annual Operating Cost Increase, 3.0% Annual Rate Increase

1% Annual Demand Increase, 3.0% Annual Rate Increase, 3.5% Operating Cost Increase

	12/31/2025 ^{1,2}	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034
Operating Revenue	2,416,420	6,033,123	6,276,258	6,529,191	6,792,318	7,066,048	7,350,810	7,647,048	7,955,224	8,275,819
Operating Expense	2,230,014	3,108,193	3,249,149	3,396,498	3,550,530	3,711,546	3,879,865	4,055,817	4,239,748	4,432,020
Net Income Available for Debt Service	186,406	2,924,931	3,027,109	3,132,693	3,241,788	3,354,502	3,470,945	3,591,231	3,715,476	3,843,799
Net Bond Debt Service										
Principal	-	-	205,000	215,000	230,000	240,000	250,000	265,000	275,000	290,000
Interest	-	250,000	501,138	490,888	480,138	468,638	456,638	444,138	430,888	417,138
Total	-	250,000	706,138	705,888	710,138	708,638	706,638	709,138	705,888	707,138
Sr. Lien Coverage	---	11.70	4.29	4.44	4.57	4.73	4.91	5.06	5.26	5.44
Net Income Remaining After Sr. Lien	186,406	2,674,931	2,320,971	2,426,806	2,551,651	2,645,865	2,764,308	2,882,094	3,009,588	3,136,661
GEFA Loan (\$10.5 million)										
Principal	-	241,976	247,878	253,862	260,022	266,332	272,795	279,414	286,195	293,139
Interest	249,350	249,350	243,478	237,464	231,304	224,994	218,531	211,912	205,131	198,187
Total	249,350	491,326	491,356	491,326	491,326	491,326	491,326	491,326	491,326	491,326
GEFA Loan (\$25 million)										
Principal	-	704,076	712,074	720,162	728,342	736,615	744,982	753,444	762,002	770,658
Interest	278,861	278,861	270,864	262,775	254,595	246,322	237,955	229,493	220,935	212,280
Total	278,861	982,937	982,938	982,937	982,937	982,937	982,937	982,937	982,937	982,938
Total GEFA Payments	528,211	1,474,263	1,474,294	1,474,263	1,474,263	1,474,263	1,474,263	1,474,263	1,474,263	1,474,264
GEFA Coverage	---	1.81	1.57	1.65	1.72	1.79	1.88	1.95	2.04	2.13
All Debt "Net" Payments	528,211	1,724,263	2,180,432	2,180,151	2,184,401	2,182,901	2,180,901	2,183,401	2,180,151	2,181,402
Coverage on All Debt	---	1.70	1.39	1.44	1.48	1.54	1.59	1.64	1.70	1.76
Funds Remaining After Opex and DS	(341,805)	1,200,668	846,677	952,543	1,057,388	1,117,602	1,290,045	1,407,831	1,535,325	1,662,397
Cumulative	(341,805)	858,863	1,705,540	2,658,083	3,715,470	4,887,072	6,177,117	7,584,948	9,120,273	10,782,670

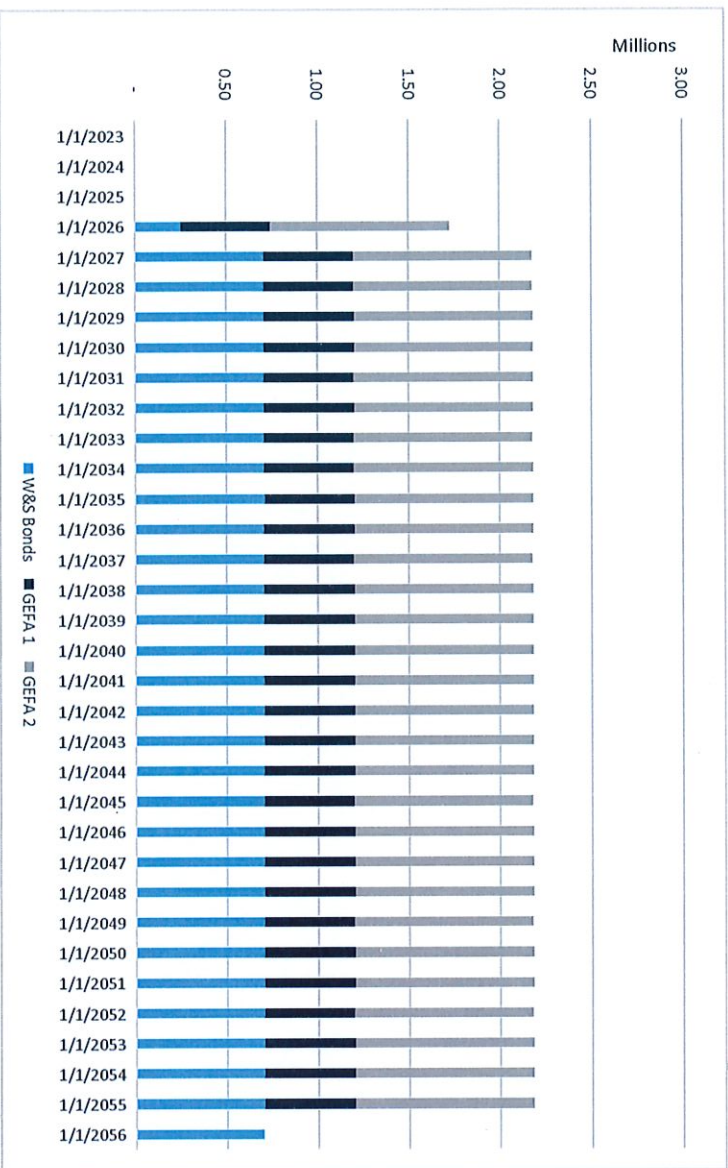
¹ Assumes Wholesale Revenues begin August 2025 (Four Months in 2025)

² Assumes Operating Expenses being in April 2025 (Nine Months)

Calendar Year Debt Service shown relates to a Bond Year ending the following January 1. Example: Fiscal 12/31/26 reflects bond Payments for the year ending 1/1/27.

Excludes Series 2014 Bonds which are not secured by a pledge of system net revenue.

Estimated Revenue Secured Obligations – “Net” Payments



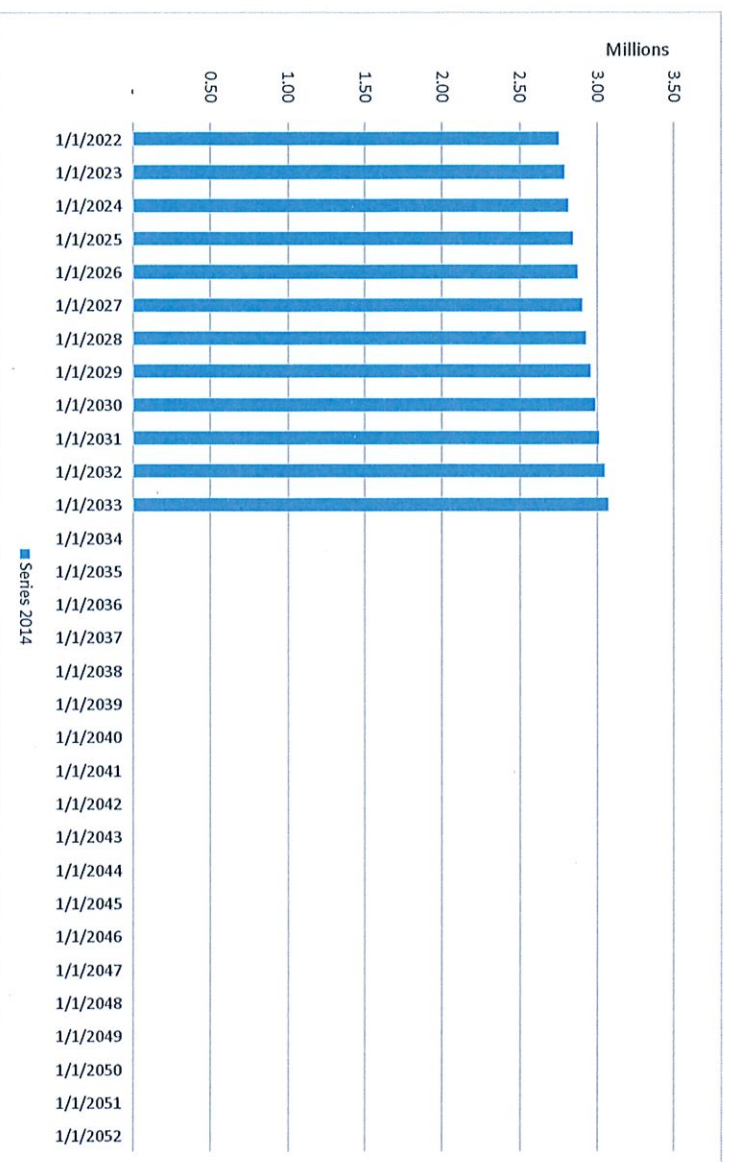
The Authority is anticipated to have three obligations supported by a direct pledge of net income generated from the wholesale system.

Revenue Supported Debt Obligations

- Series 2022 Water Revenue Bonds
- \$10.5 Million GEFA Loan (Loan #1)
- \$25 Million GEFA Loan (Loan #2)

These obligations are supported by a net revenue pledge of the system. The GEFA loans are additional supported by intergovernmental contract pledges of the three member cities, Fairburn, Palmetto and Union City.

Estimated Intergovernmental Contract Secured Obligations



The Authority is has existing Series 2014 Bonds supported solely by an intergovernmental contract pledge with no claim on net income generated from the wholesale system.

Intergovernmental Contract Obligations

- Existing Series 2014 Intergovernmental Contract Bonds

These obligations are supported by intergovernmental contract pledges of the three member cities, Fairburn, Palmetto and Union City. They have no claim on net income produced by the system.

The Authority would have the option to pay these bonds from net revenues produced by operating the system, but is not required to do so.

Estimated GEFA Loan Amortization Schedules – Monthly Payments (Presented on Annual Basis)

Year	Principal	Interest	Total	Balance
0				10,500,000
1	241,976	249,350	491,326	10,258,024
2	247,848	243,478	491,326	10,010,176
3	253,862	237,464	491,326	9,756,313
4	260,022	231,304	491,326	9,496,291
5	266,332	224,994	491,326	9,229,959
6	272,795	218,531	491,326	8,957,164
7	279,414	211,912	491,326	8,677,749
8	286,195	205,131	491,326	8,391,555
9	293,139	198,187	491,326	8,098,415
10	300,253	191,073	491,326	7,798,163
11	307,538	183,788	491,326	7,490,624
12	315,001	176,325	491,326	7,175,623
13	322,645	168,681	491,326	6,852,978
14	330,474	160,852	491,326	6,522,504
15	338,493	152,833	491,326	6,184,011
16	346,707	144,619	491,326	5,837,304
17	355,120	136,206	491,326	5,482,183
18	363,738	127,589	491,326	5,118,446
19	372,564	118,762	491,326	4,745,882
20	381,604	109,722	491,326	4,364,278
21	390,864	100,462	491,326	3,973,413
22	400,349	90,977	491,326	3,573,064
23	410,064	81,262	491,326	3,163,000
24	420,014	71,312	491,326	2,742,986
25	430,206	61,120	491,326	2,312,780
26	440,646	50,681	491,326	1,872,134
27	451,338	39,988	491,326	1,420,796
28	462,290	29,036	491,326	958,506
29	473,508	17,818	491,326	484,998
30	484,998	6,328	491,326	-
	10,500,000	4,239,784	14,739,784	

Assumed Interest Rate of 2.40%
Payments beginning January 1, 2026

Year	Principal	Interest	Total	Balance
0				25,000,000
1	704,076	278,861	982,937	24,295,924
2	712,074	270,864	982,937	23,583,850
3	720,162	262,775	982,937	22,863,688
4	728,342	254,595	982,937	22,135,346
5	736,615	246,322	982,937	21,398,731
6	744,982	237,955	982,937	20,653,748
7	753,444	229,493	982,937	19,900,304
8	762,002	220,935	982,937	19,138,302
9	770,658	212,280	982,937	18,367,644
10	779,411	203,526	982,937	17,588,233
11	788,264	194,673	982,937	16,799,968
12	797,218	185,719	982,937	16,002,750
13	806,274	176,664	982,937	15,196,477
14	815,432	167,506	982,937	14,381,045
15	824,694	158,243	982,937	13,556,351
16	834,061	148,876	982,937	12,722,290
17	843,535	139,402	982,937	11,878,754
18	853,117	129,820	982,937	11,025,637
19	862,807	120,130	982,937	10,162,830
20	872,607	110,330	982,937	9,290,223
21	882,519	100,418	982,937	8,407,704
22	892,543	90,394	982,937	7,515,160
23	902,682	80,256	982,937	6,612,479
24	912,935	70,002	982,937	5,699,544
25	923,305	59,633	982,937	4,776,239
26	933,792	49,145	982,937	3,842,447
27	944,399	38,538	982,937	2,898,048
28	955,126	27,811	982,937	1,942,922
29	965,975	16,962	982,937	976,947
30	976,947	5,990	982,937	(0)
	25,000,000	4,488,118	29,488,118	

Assumed Interest Rate of 1.13%
Payments beginning January 1, 2026

Estimated Series 2022 Water Revenue Bonds - \$10.825 million Construction Funds for Project – Payable from Net Income

Date	Principal	Coupon	Interest	Total P+I	Debt Service Reserve Fund	Capitalized Interest	Net New D/S
01/01/2022	-	-	-	-	-	-	-
01/01/2023	-	-	501,137.50	501,137.50	-	(501,137.50)	-
01/01/2024	-	-	501,137.50	501,137.50	-	(501,137.50)	-
01/01/2025	-	-	501,137.50	501,137.50	-	(501,137.50)	-
01/01/2026	-	-	501,137.50	501,137.50	-	(250,568.75)	250,568.75
01/01/2027	205,000.00	5.000%	501,137.50	706,137.50	-	-	706,137.50
01/01/2028	215,000.00	5.000%	490,887.50	705,887.50	-	-	705,887.50
01/01/2029	230,000.00	5.000%	480,137.50	710,137.50	-	-	710,137.50
01/01/2030	240,000.00	5.000%	468,637.50	708,637.50	-	-	708,637.50
01/01/2031	250,000.00	5.000%	456,637.50	706,637.50	-	-	706,637.50
01/01/2032	265,000.00	5.000%	444,137.50	709,137.50	-	-	709,137.50
01/01/2033	275,000.00	5.000%	430,887.50	705,887.50	-	-	705,887.50
01/01/2034	290,000.00	4.000%	417,137.50	707,137.50	-	-	707,137.50
01/01/2035	305,000.00	4.000%	405,537.50	710,537.50	-	-	710,537.50
01/01/2036	315,000.00	4.000%	393,337.50	708,337.50	-	-	708,337.50
01/01/2037	325,000.00	4.000%	380,737.50	705,737.50	-	-	705,737.50
01/01/2038	340,000.00	4.000%	367,737.50	707,737.50	-	-	707,737.50
01/01/2039	355,000.00	4.000%	354,137.50	709,137.50	-	-	709,137.50
01/01/2040	370,000.00	4.000%	339,937.50	709,937.50	-	-	709,937.50
01/01/2041	385,000.00	2.750%	325,137.50	710,137.50	-	-	710,137.50
01/01/2042	395,000.00	2.750%	314,550.00	709,550.00	-	-	709,550.00
01/01/2043	405,000.00	2.750%	303,687.50	708,687.50	-	-	708,687.50
01/01/2044	415,000.00	2.750%	292,550.00	707,550.00	-	-	707,550.00
01/01/2045	425,000.00	2.750%	281,137.50	706,137.50	-	-	706,137.50
01/01/2046	440,000.00	5.000%	269,450.00	709,450.00	-	-	709,450.00
01/01/2047	460,000.00	5.000%	247,450.00	707,450.00	-	-	707,450.00
01/01/2048	485,000.00	5.000%	224,450.00	709,450.00	-	-	709,450.00
01/01/2049	505,000.00	5.000%	200,200.00	705,200.00	-	-	705,200.00
01/01/2050	535,000.00	5.000%	174,950.00	709,950.00	-	-	709,950.00
01/01/2051	560,000.00	4.000%	148,200.00	708,200.00	-	-	708,200.00
01/01/2052	580,000.00	4.000%	125,800.00	705,800.00	-	-	705,800.00
01/01/2053	605,000.00	4.000%	102,600.00	707,600.00	-	-	707,600.00
01/01/2054	630,000.00	4.000%	78,400.00	708,400.00	-	-	708,400.00
01/01/2055	655,000.00	4.000%	53,200.00	708,200.00	-	-	708,200.00
01/01/2056	675,000.00	4.000%	27,000.00	702,000.00	(710,537.50)	-	(8,537.50)
Total	\$12,135,000.00	-	\$11,104,337.50	\$23,239,337.50	(710,537.50)	(1,753,981.25)	\$20,774,818.75

Existing Intergovernmental Contract Bonds – Series 2014 – (No W&S Revenue Pledge)

Date	Principal	Coupon	Interest	Total P+I
01/01/2022	1,575,000.00	4.000%	587,862.50	2,162,862.50
01/01/2023	1,675,000.00	5.000%	1,112,725.00	2,787,725.00
01/01/2024	1,780,000.00	5.000%	1,028,975.00	2,808,975.00
01/01/2025	1,900,000.00	5.000%	939,975.00	2,839,975.00
01/01/2026	2,025,000.00	3.000%	844,975.00	2,869,975.00
01/01/2027	2,115,000.00	5.000%	784,225.00	2,899,225.00
01/01/2028	2,250,000.00	5.000%	678,475.00	2,928,475.00
01/01/2029	2,390,000.00	3.250%	565,975.00	2,955,975.00
01/01/2030	2,500,000.00	5.000%	488,300.00	2,988,300.00
01/01/2031	2,650,000.00	5.000%	363,300.00	3,013,300.00
01/01/2032	2,815,000.00	4.000%	230,800.00	3,045,800.00
01/01/2033	2,955,000.00	4.000%	118,200.00	3,073,200.00
Total	\$26,630,000.00	-	\$7,743,787.50	\$34,373,787.50

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MEMORANDUM

To: Middle Chattahoochee Regional Water & Sewer Authority Member Cities
Councils (Fairburn, Palmetto and Union City)

From: Laura Benz & Andrea Gray

Date: August 9, 2021 for August 16, 2021 meeting

Re: Middle Chattahoochee Authority Project Update

Water Withdrawal Application/Process:

Water withdrawal permit: As a condition of the permit, prior to July 27, 2022, the Authority must install a USGS gage either directly upstream or downstream from the designated intake location to assure instream flow protection thresholds are not exceeded. The Authority must provide the details of the gage type, location, and USGS approval documentation to EPD and make daily streamflow records available online to EPD.

Treatability Analysis: EPD continues to review the 2018 treatability study which was reinitiated on May 27, 2021 by letter from Krebs to EPD requesting the same. On July 13, 2021 EPD provided a checklist attachment acknowledging the steps taken for obtaining an operating permit for a public water system. A presentation regarding treatability and the PER is scheduled for August 20, 2021.

Preliminary Engineering Report: Per the Authority's direction, a copy of the final report was submitted to EPD on June 15, 2021 and receipt acknowledged by letter dated on June 22, 2021. EPD has deemed the submission complete and anticipates providing a written response prior to August 22, 2021. Per EPD's request, Krebs will provide a presentation via Zoom of the PER and treatability analysis on August 20, 2021 at 1pm.

Per the Authority's request at the June meeting, the project managers requested that each City provide a summary of the infrastructure improvements required to connect to the Authority's wholesale system and a cost estimate of the same. The estimated costs for Union City were completed on July 26th and Fairburn anticipates its estimates prior to the August meeting. Palmetto is awaiting more clarification about treatability elements before finalizing whether or what improvements may be needed.

Preparation of next RFP for engineering services: Proposals from third party engineers to prepare and administer the next phase of RFP/RFQ for engineering services will be solicited following the receipt of EPD comments to assure proper scoping. The implementation of federal funds through future GEFA awards requires compliance with a detailed two-step RFQ process for engineering services. The existing GEFA loan and any funds the Authority uses from non-federal or non-GEFA sources is exempt from these requirements.

Next Steps: Obtain feedback on PER and Treatability Study from EPD on or shortly after August 20 presentation. Based upon EPD feedback, refine additional information or deliverables and refine the budget and cost estimates, evaluate funding sources, and determine the scope of the engineering RFP and contact those interested in drafting the RFP.

Compensatory Mitigation

Mitigation sites:

Mulberry Creek Site in Harris County, Georgia (41.04 acres): The Authority will receive royalty payments upon the sale of the mitigation credits per the terms of the Agreement after approval of the mitigation banking instrument. The final MBI is currently pending before the USACE and issued notice that will be issued in August.

White Sulphur Creek Site in Meriwether County, Georgia (31.03 acres): Continue to pursue possible sale of easement.

Credits reserved for Authority needs: The Authority is holding credits it purchased from the Chattahoochee Mitigation Bank (4,495 stream and 3.74 wetland credits), pending final determination of any impacts associated with the direct withdrawal, associated infrastructure and distribution pipelines.

Resale of Mitigation Credits:

Monastery: All credits have been sold or reserved. The Authority has received \$792,600.00 and will receive \$44,850 upon closing the remaining 2.30 reserved credits on or prior to December 31, 2021. Upon closing on the final credits, the Authority will have recouped its initial investment in the credits with an additional \$326,970.00 of profit.

Blue Creek: On July 30, 2021, the Authority received a check in the amount \$351,446.82 for credits purchased in association with the Wilkerson Mill, Sawmill and Belle Hall projects. The bank has undergone a mitigation banking instrument modification which has altered the release data and quantity of total credits, extending operations until 2030. The banker is currently discussing a potential proposal to purchase the remainder of the Authority's interest in the previously allocated credits for presentation and Board consideration in September.

Other/Miscellaneous

GEFA Loan Modification. GEFA provided the Modification of Promissory Note and Loan Agreement for the Authority approval and execution. The amendment accomplishes three tasks: 1. Updates the Authority's name, 2. Updates the Project Schedule in accordance with the latest estimates in the PER; and 3. Updates the Project Budget in accordance with the latest estimates in the PER. To complete this amendment process, the following steps need to occur: 1. Authority passes the Resolution provided by GEFA; 2. Authority signs the Modification documents; 3. The Attorney signs the Opinion Letter on his letterhead. A copy of the Modification was provided to the Authority in its meeting material packet.

New GEFA Loan Application: Per the Authority's request at the July meeting, the project managers are leading the efforts to compile a GEFA loan application for \$25 million. The application must be submitted by September 1, 2021 to be considered at the November GEFA board meeting. If approved, the Authority would then enter into a Loan Agreement with GEFA and pay a loan fee of 1%. The three Cities are required to pledge their full faith and credit to support the loan and would be asked to pass a Resolution stating the same as a part of the Loan Agreement process. The supporting resolution has been provided to each City's legal counsel for review and comment. Palmetto and Union City will entertain the resolution in August.

Governor Funds – Covid Relief Grants. Per the Authority's request at the July meeting, the project managers are leading the efforts to compile a grant application which is due on August 31, 2021. The State has \$250 million allocated for water and sewer projects and it is anticipated that many local governments will be applying, making it a competitive process. Local governments are allowed to make requests for multiple projects. The project managers reached out to the Cities for supporting data showing the impact of COVID on water customers. The application also requires details regarding past experience in administering federal funds and identification of who will be responsible for the reporting and management of these funds. The project managers will discuss this along with the other application requirements (attached hereto) in more detail at the Authority meeting.

Reservoir Land –A complete summary of the approximately 430.21 acres owned by the Authority was included in the memorandums dated September 8th, October 13th and November 10th, 2020 and can be provided again upon request. The Preliminary Engineering study identified the need for an additional one acre for the new raw water electrical/chemical building outside and above the floodway to allow access during high flow events. Upon finalizing the study, negotiations will be required to acquire the required property from Mr. Bouckaert.

Governor's Application Requirements

The application will include a proposal narrative for Water/Sewer Infrastructure, Broadband Infrastructure, and Negative Economic Impact projects.

To assist applicants develop proposals, the narrative portion of the application is outlined as follows:

1. Proposal Name

2. Proposal Summary: Approximately 2 paragraphs (no more than 400 words) summarizing the proposed project, including primary activities, products and deliverables, the target area, and who will benefit from the proposed project.

The Proposal Summary should include:

1. Brief statement of the problem your proposal seeks to address.
2. Location
3. Dollar amount of federal grant funds requested
4. Identification of the target neighborhood/project boundaries, population of the target area, and ZIP code(s)
5. Summary of goals of the project and proposed project activities

3. Description of the Issue: Applicants should define the specific problem they seek to address and how it was impacted by COVID-19. Additionally, describe the process used to assess, analyze, or determine the nature of the problem and explain any gaps in resources or limitations in funding the program without COVID-19 response funding. Please identify the geographic boundaries of the proposed jurisdictions/communities, and the ZIP code(s), as well as the population size and demographic makeup of the population of both the overall jurisdiction and the communities where the project is proposed.

4. Project Design and Implementation: Applicants should identify the program objectives and describe the vision for the target population, specifically how this vision will address the problems identified in the Description of the Issue section and the broader impact to communities, jurisdictions, or industries. Ensure each objective is measurable and identify strategies to achieve the objectives. Additionally, applicants should include a comprehensive timeline (as an attachment in the supporting documentation section) that identifies milestones, numerically lists deliverables, and indicates who is responsible for each activity.

5. Capabilities and Competencies: Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.

Additional capabilities should include how the applicant will:

- Monitor strategy implementation and achievement of objectives
- Manage and monitor any subaward(s)
- Govern changes or modifications to the strategy
- Ensure project and fiscal accountability
- Collect, collate, and submit timely performance data

6. Plan for Collecting the Data Required: Applicants should describe the process for measuring project performance, identify who will collect the data, who is responsible for performance measurement, and how the information will be used to guide and assess the program. Successful applicants will demonstrate understanding of performance data to be collected and reported.

For each project goal, applicants should identify the criteria that will determine how and if the objectives have been successfully met and one or more specific measurable outcome(s) and the data sources that will be used to determine whether the outcome was accomplished.

7. Budget: Applicants should submit a budget that is complete, reasonable, cost effective, and is an allowable use of the funding under the chosen category.

8. Match Funds: Applicant's plan for leveraging funds, if any, from other sources to maximize impact and is requesting funds that will be used to match State Fiscal Recovery grant funds.

9. Supporting Documentation: Applicants may upload any supporting documentation for your proposal.

updated 7-14-2021

Stream Credits from Blue Creek Mitigation Bank

Total Credits Purchased by Authority	108,532.55
Base Value Paid by Authority per credit	\$18.50
Total Investment	\$2,007,852.18
Royalty Amount	8% or 10%
Credits sold or reserved as of 06/01/2021	27,034.48
Money received as of 06/01/2021	\$22,205.17

Purchaser Name	Stage	Number of Credits	Price Per Credit	Total Purchase Price	Refund at \$18.50/credit	Royalty	Total Revenue	Payment Received	Credit Release Sent to Corps
Gonessa Subdivision	Closed	629.91	\$522.046.85	\$	11,653.34	\$1,763.75	\$13,416.98	12/20/2019	Feb 2 2020
Fulton Industrial Park Phase I	Closed	116.26	\$45.00	\$5,231.70	\$	\$418.54	\$2,569.30	12/20/2019	Feb 2 2020
Palmetto Industrial	Closed	2102.86	\$65.00	\$13,668.90	\$	\$3,902.91	\$2,571.50	Received	Pending
Grove Park Stream Buffer Mitigation	Closed	271.57	\$55.00	\$14,936.35	\$	\$,024.05	\$1,194.91	7/8/2020	30-Jul-20
Bear Creek	Reserved	347.19	\$65.00	\$22,567.35	\$	6,423.02	\$2,256.74	Pending Closing	Pending Closing
Wilkinson Mill	Closed	344.20	\$65.00	\$22,873.00	\$	63,711.70	\$2,287.30	Due by June 14	Pending Receipt of Funds
PT00016840 Carroll County	Closed	422.88	\$65.00	\$2,748.20	\$	782.18	\$274.79	Credit 1172	May 12 2021
Alta Ashley Park	Closed	153.42	\$669.20	\$2,839.27	\$	\$998.27	\$3,835.62	Credit 1172	May 12 2021
Conasa Industrial Parkway II	Closed	786.32	\$65.00	\$51,110.80	\$	\$14,546.92	\$19,658.12	Received	May 12 2021
Riverview	Closed	561.21	\$65.00	\$36,478.65	\$	\$10,382.39	\$3,647.85	Received	May 12 2021
Hawthorne Station	Closed	699.39	\$75.00	\$52,448.08	\$	\$12,937.19	\$5,244.81	Received	May 12 2021
MAC V E-Commerce Logistics	Closed	948.03	\$75.00	\$71,102.15	\$	\$17,538.53	\$7,102.22	Received	May 12 2021
Derrick Road III	Reserved	2320.93	\$75.00	\$174,069.48	\$	\$2,937.14	\$17,406.95	Pending Closing	Pending Closing
White Road Stream	Reserved	2458.00	\$75.00	\$184,350.00	\$	\$5,972.50	\$18,435.00	Pending Closing	Pending Closing
Sammit Project	Closed	10076.48	\$67.10	\$676,131.81	\$	\$86,414.88	\$67,613.18	\$254,028.06	Pending Closing
Belle Meade	Closed	430.86	\$75.00	\$32,314.50	\$	\$7,970.85	\$3,231.45	Due by June 14	Pending Receipt of Funds
Fulton Industrial Park Phase 2	Closed	1645.57	\$65.00	\$106,962.05	\$	\$30,443.14	\$10,696.24	Due by June 14	Pending Receipt of Funds
Totals		27,034.48							
Balance of Credits Remaining		81,498.07					\$428,135.30		

Wetland Credits from Monastery of the Holy Spirit

Total Credits Purchased by Authority	42.54
Base Value Paid by Authority per credit	\$12,000.00
Total Investment	\$510,480.00
Royalty Amount if \$50K/credit or less	15%
Royalty Amount if over \$50K/credit	20%
Credits sold or reserved as of 12/31/2020	42.54
Money received as of 12/31/2020	\$792,600.00

Purchaser Name	Stage	Number of Credits	Price Per Credit	Total Purchase Price	Refund at \$12,000/credit	Royalty at 15% or 20%	Total Revenue	Payment Received	Credit Release Sent to Corps
Brandy Lane Realignement and Pipe Replacement	Closed	3.68	\$ 50,000.00	\$ 184,000.00	\$ 44,160.00	\$ 27,600.00	\$ 71,760.00	Paid	April 14 2020
Public	Reserved	2.30	\$ 50,000.00	\$ 27,600.00	\$ 17,250.00	\$ 4,438.50		Credits Reserved	Pending closing and payment
Forsyth County	Closed	22.32	\$ 50,000.00	\$ 1,116,000.00	\$ 267,840.00	\$ 167,400.00	\$ 433,240.00	Paid	April 14 2020
City of Asheville	Closed	8.96	\$ 50,000.00	\$ 448,000.00	\$ 107,520.00	\$ 67,200.00	\$ 174,720.00	Paid	April 14 2020
GIDOT #1 # 0008430	Closed	5.28	\$ 60,000.00	\$ 316,800.00	\$ 63,360.00	\$ 47,520.00	\$ 110,880.00	Paid	30-Jul-20
	Totals	42.54		\$	\$ 510,480.00	\$ 326,970.00	\$ 837,450.00		
	Balance of Credits Remaining	0.00							



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT:

(X) AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 08/23/2021 Work Session: None Council Meeting: 08/23/2021

DEPARTMENT: City Attorney

BUDGET IMPACT: None

PUBLIC HEARING? () Yes (X) No

PURPOSE: To approve and accept a Deed of Gift and Limited Warranty Deed With Reversionary Interest from The Bedford School, Inc. in favor of the City of Fairburn.

HISTORY: Pursuant to referendum approval and the issue of general obligation bonds, the City of Fairburn seeks to construct a new fire station on Milan Road in the immediate vicinity of The Bedford School. The fire station will be constructed on a three (3) acre tract presently owned by The Bedford School, Inc. and which has been identified, investigated and surveyed by the City as the most appropriate location to serve the surrounding community. The Bedford School, Inc. has agreed to transfer the property by Deed of Gift and Limited Warranty Deed With Reversionary Interest. This item was held from 7/26/2021 until 8/23/2021 in order to obtain The Bedford School's express authorization to make some portion of the new fire station available for use by the Fairburn Police Department. The terms of the Gift and Reversionary Interest have been negotiated as follows – the new language approved by the Bedford School, Inc. appears below in bold print:

Grantee shall construct upon Property a fire station to be permanently equipped, staffed and operated for the benefit of the citizens of the City of Fairburn. Grantee shall construct upon the Property no outbuildings or storage structures, but shall permanently use Property for the aforementioned fire station, **which may include the use of office space by the Fairburn Police Department;** provided, further, that if Grantee shall ever cease to use Property exclusively for the location of a permanently equipped, staffed and operating fire station, **which may include the use of office space by the Fairburn Police Department,** title as conveyed herein shall revert back to Grantor and Grantee shall return Property to Grantor in its natural condition free from any improvements made thereto.

The City Attorney expects to have an executed original of the deed prior to the meeting on August 23, 2021.

RECOMMENDED ACTION: Approval and Acceptance of the Deed of Gift and Limited Warranty Deed With Reversionary Interest.



Mayor Elizabeth Carr-Hurst

After filing, return to:
William R. Turner
Turner Ross Germain LLC
1501 Johnson Ferry Road, Suite 100
Marietta, Georgia 30062

**DEED OF GIFT
AND
LIMITED WARRANTY DEED WITH REVERSIONARY INTEREST**

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 16th day of August, 2021, between **THE BEDFORD SCHOOL, INC**, hereinafter called Grantor, a Georgia Nonprofit Corporation, and **CITY OF FAIRBURN, GEORGIA**, hereinafter called Grantee, a municipal corporation of the State of Georgia, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, Grantor is the sole owner in fee simple of the full legal and equitable title to the Property as hereinafter described; and,

WHEREAS, Grantor desires to make this Deed of Gift with Reversionary Interest and to convey its full legal and equitable title to the Property in accordance with the terms set forth herein.

W I T N E S S E T H:

NOW, THEREFORE, Grantor makes the following gift and dedication of land to Grantee with reversionary interest, being all that tract or parcel of land lying and being in Land Lot 13 of the 9th Land District, Fulton County, Georgia, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 13 of the 9th Land District, Fulton County, Georgia as shown on that certain Division Plat prepared for Fairburn Fire Station, prepared by Land Engineering, Inc., and bearing the seal of Mitchell J. Paulk, Georgia Registered Land Surveyor Number 2275, and being more particularly described as follows: BEGINNING at an 1" open top pipe found on the south right of way line of Milam Road (having a right of width of 60 feet), said 1" open top pipe being located 627.25 feet from Georgia State Highway No. 74 (having a variable right of way width) as measured easterly along the south right of way line of Milam Road. Said 1" open top pipe being the same 1" open top pipe described as the point of beginning in Deed Book 21172, Page 220 which describes the parent tract from which the subject property is being divided; Thence along the southerly right of way South 89 Degrees 39 Minutes 41 Seconds East a distance of 355.80 feet to a 5/8" rebar with cap set (inscribed "LSF0946"); Thence leaving said right of way along the common property line with property owned by The Bedford School South 00 Degrees 00 Minutes 00 Seconds East a distance of 368.98 feet to a 5/8" rebar with cap set (inscribed "LSF0946"); Thence North 89 Degrees 39 Minutes 41 Seconds West a distance of 352.54 feet to a 5/8" rebar with cap set

(inscribed "LSF0946"); Thence along the common property line with property now or formerly owned by SB Two Campbell, LLC North 00 Degrees 30 Minutes 24 Seconds West a distance of 369.01 feet to a 1" open top pipe found; said open top pipe also being the POINT OF BEGINNING.

Said property contains 130,680 square feet or 3.00 acres more or less.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of said Grantee In Fee Simple with the following and absolute Reversionary Interest in favor of Grantor, as follows:


Grantee shall construct upon Property a fire station to be permanently equipped, staffed and operated for the benefit of the citizens of the City of Fairburn. Grantee shall construct upon the Property no outbuildings or storage structures, but shall permanently use Property for the aforementioned fire station, which may include the use of office space by the Fairburn Police Department; provided, further, that if Grantee shall ever cease to use Property exclusively for the location of a permanently equipped, staffed and operating fire station, which may include the use of office space by the Fairburn Police Department, title as conveyed herein shall revert back to Grantor and Grantee shall return Property to Grantor in its natural condition free from any improvements made thereto.

Grantor Hereby acknowledges, warrants and represents to Grantee (i) that Grantor has full legal and equitable title to the Property and has the right and authority to convey same to Grantee as provided herein; and (ii) that this conveyance is a voluntary conveyance by Grantor;

And That Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through, or under Grantor.

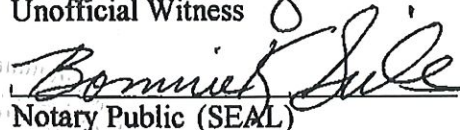
IN WITNESS WHEREOF, Grantor has signed and sealed this Deed of Gift and Limited Warranty Deed With Reversionary Interest, the day and year above written.

THE BEDFORD SCHOOL, INC.


By: Jeff James, Chief Executive Officer

Signed, Sealed and Delivered
this 16 day of August, 2021
in the presence of:



Unofficial Witness

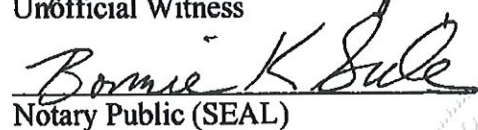

Notary Public (SEAL)

Bonnie K Sides
NOTARY PUBLIC
Spalding County, GEORGIA
My Commission Expires
07/19/2024


SEAL - Allison Day, Secretary

Signed, Sealed and Delivered
this 16 day of August, 2021
in the presence of:


Unofficial Witness


Notary Public (SEAL)

Bonnie K Sides
NOTARY PUBLIC
Spalding County, GEORGIA
My Commission Expires
07/19/2024



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT:

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 08/23/2021 Work Session: None Council Meeting: 08/23/2021

DEPARTMENT: Human Resources

BUDGET IMPACT: Budget Lines: 51-1100 & 51-2200 = \$28,540.42 (Across All Departments)

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to Approve the Proclamation Observing Juneteenth as the City of Fairburn's 11th Paid Holiday, beginning Fiscal Year 2021-2022.

HISTORY: None

FACTS AND ISSUE: On June 14, 2021, the Mayor and City Council recognized a Proclamation (attached hereto) to commemorate June 19th as Juneteenth in the City of Fairburn. On June 17, 2021, President Joe Biden signed legislation to make Juneteenth a federal holiday, enshrining June 19th as the national day to commemorate the end of slavery in the United States.

The June 19th, Juneteenth, holiday will be observed in accordance with the City of Fairburn's Personnel Policy 2-53.17 HOLIDAYS: "Any holiday falling on Saturday normally will be observed on the preceding Friday. Any holiday falling on Sunday normally will be observed on the following Monday."

RECOMMENDED ACTION: Approval of Juneteenth Proclamation as the City of Fairburn's 11th Paid Holiday.



Mayor Elizabeth Carr-Hurst

Proclamation

TO RECOGNIZE JUNETEENTH IN THE CITY OF FAIRBURN GEORGIA

WHEREAS, Juneteenth, or Juneteenth Independence Day, commemorates the traditional observance of the end of slavery in the United States and is observed annually on June 19; **and**

WHEREAS, On January 1, 1863, President Lincoln issued the Emancipation Proclamation, declaring that "all persons held as slaves within any State or designated part of a State, the people whereof shall then be in rebellion against the United States, shall be then, thenceforward, and forever free". President Lincoln correctly believed slavery to be in violation of the principles of the Declaration of Independence and that its abolition represented a "new birth of freedom" for the United States; **and**

WHEREAS, On June 19, 1865, Union Major General Gordon Granger and his regiment arrived in Galveston and spread the word that slavery had been abolished; **and**

WHEREAS, In 1866, the first official Juneteenth celebrations took place in Texas and have continued across the United States throughout the years. Juneteenth is the oldest nationally celebrated commemoration of the ending of slavery; **and**

WHEREAS, Juneteenth is an important opportunity to honor the principles of the Declaration of Independence and celebrate the achievements and contributions African Americans have made, and continue to make, in Fairburn and across our Nation.

THEREFORE, I, Mayor Elizabeth Carr-Hurst of the City of Fairburn along with Mayor Pro Tem Alex Heath and Councilmembers Linda J. Davis, Pat Pallend, Hattie Portis-Jones, Ulysses Smallwood and James Whitmore would like to recognize June 19th as Juneteenth in the City of Fairburn on this 14th day of June 2021.

Signed:


Elizabeth Carr-Hurst
Mayor



City of Fairburn, Georgia
Finance Department
Holiday Pay Analysis for Junteenth

Fund	Dept	Salary	Medicare	FICA	Total
100	1110	497.64	7.22	30.85	535.71
100	1310	269.28	3.9	16.7	289.88
100	1320	137.20	1.99	8.51	147.70
100	1510	1,076.44	15.61	66.74	1,158.79
100	1540	779.44	11.3	48.33	839.07
100	1565	489.04	7.09	30.32	526.45
100	2650	483.76	7.01	29.99	520.76
100	3200	8,347.92	121.04	517.57	8,986.53
100	3500	5,761.26	83.54	357.2	6,202.00
100	4100	563.20	8.17	34.92	606.29
100	4200	2,115.76	30.68	131.18	2,277.62
100	4900	358.32	5.2	22.22	385.74
100	6100	552.64	8.01	34.26	594.91
100	7200	423.36	6.14	26.25	455.75
100	7400	474.24	6.88	29.4	510.52
100	7500	544.16	7.89	33.74	585.79
505	0000	1,475.92	21.4	91.51	1,588.83
510	0000	2,162.64	31.36	134.08	2,328.08

\$ 26,512.22 \$ 384.43 \$ 1,643.77 **\$ 28,540.42**

Salaries	51-1100	26,512.22
Fica&Med	51-2200	<u>\$ 2,028.20</u>
		28,540.42



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: APPROVAL OF TASK ORDER #9 WITH ATLAS TECHNICAL CONSULTANTS FOR CONSTRUCTION ENGINEERING AND INSPECTION SERVICES

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 08/12/2021

Work Session: N/A

Council Meeting: 08/23/2021

DEPARTMENT: Community Development

BUDGET IMPACT: The budget impact of this task order will be \$58,000. The proposed expenditures will come out of the T-SPLOST, Admin-Program Mgt Account (360-0000-52-1110).

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to approve Task Order #9 with Atlas Technical Consultants (Moreland Altobelli) for Construction Engineering and Inspection (CEI) Services on the Roadway Improvements on Various City Roads Project (21-004).

HISTORY: The City of Fairburn entered into a Master Services Agreement with Moreland Altobelli Associates, LLC on July 22nd, 2019, for On-Call Construction Management Services. The firm subsequently changed its name to Atlas Technical Consultants, LLC on January 1st, 2020.

FACTS AND ISSUES: The agreement with Moreland Altobelli (Atlas) was approved with the understanding that task orders associated with Construction Management Services would be issued on an as need basis. As such, Task Order #9 for said services has been submitted for review and approval.

RECOMMENDED ACTION: Staff recommends that the City Council approve Task Order #9 with Atlas Technical Consultants for Construction Engineering and Inspection Services on the Roadway Improvements on Various City Roads Project (21-004) and authorize the Mayor to sign the Task Order for an amount not to exceed \$58,000.


Elizabeth Carr-Hurst, Mayor



To: City of Fairburn
P.O. Box 145
Fairburn, Georgia 30213
Attn: Mr. Lester Thompson

Date: August 10, 2021
From: Chris Parypinski
Copy to: Hank Collins

Project: Roadway Improvements on Various City Roads,
Project Number 21-004

TO No.: 9

Scope of Work: Provide Construction Engineering and Inspections Services to monitor the resurfacing work on Project Number 21-004

BACKGROUND INFORMATION

Atlas Technical Consultants has prepared this Task Order (TO) in accordance with our Master Services Agreement dated July 22, 2019. This task order has been prepared to assist the City of Fairburn with Construction Management Services. The services proposed will better enable the City to complete the project on time, within budget, and meet the project-specific objectives outlined in the scope of services described below. Accordingly, the City will be able to focus its efforts on more strategic goals.

Task 1 – Construction, Engineering and Inspection Services

- Provide inspection services for the resurfacing, milling, patching, striping, and structure adjustments of the approved roads in the contract with Blount Construction Company, Inc. for Project Number 21-004
- Provide engineering services to address contractor initiated RFI's.
- Provide engineering services to review contractor pay submittals.

The total not to exceed budget of \$58,000.00 as outlined in the attached fee proposal includes staff time and expenses necessary to perform the scope of work outlined above.

If the City requires additional services, Atlas Technical Consultants, will provide those services in accordance with the existing Unit Rates agreed to with the City. A scope and budget for additional services would be prepared for City approval prior to performing the work.

Authorization:

As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy Atlas Technical Consultants for our records.

Authorized by: _____

Title: Mayor

Print Name: Elizabeth Carr-Hurst

Date: _____

August 10, 2021



Roadway Improvements Various on City Roads PN 21-004
CEI Services
City of Fairburn

PERSONNEL COSTS:	EST HRS	RATE/HR	COST(\$)
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Coring and Pavement Investigation			
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CONSTRUCTION SERVICES MGR	80	\$125.00	\$10,000
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SENIOR INSPECTOR	640	\$75.00	\$48,000
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SUBTOTAL			\$58,000
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DIRECT COSTS			
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REPRODUCTION/PLOTTING	\$0
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TRAFFIC CONTROL	
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TOTAL DIRECT COSTS	\$0
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TOTAL COST	\$58,000
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City of Fairburn

July 26, 2019

Mr. Buddy Gratton, PE
President
Moreland Altobelli Associates, LLC
2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096

Re: Notice of Award - **RFP# 19-003 – On-Call Construction Management Services**

The City has considered the proposal submitted by your firm for the above described work in response to its Request for Proposal (RFP) dated June 14, 2019.

You are hereby notified that your proposal has been accepted for services outlined in the Scope of Services provided and will be further detailed and outlined in each task order developed for work assigned.

Attached is a copy of a proposed agreement for consideration. It is imperative that this agreement be finalized for approval within the next two weeks. So, please expedite any legal review and approvals necessary.

You are required to return acknowledged copies of this Notice of Award to the Owner within five (5) days of receipt of these documents.

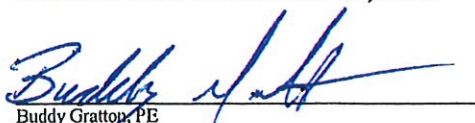
Sincerely,


Lester Thompson, Deputy Director Community Development/Public Works

ACCEPTANCE OF NOTICE

Receipt of the Notice of Award is hereby acknowledged by:

Moreland Altobelli Associates, LLC


Buddy Gratton, PE
President


Date

56 Malone St., SW Fairburn, GA 30213
(770) 964-2244 (770) 969-3484 FAX

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES ("Agreement") is made and entered into this 22nd day of July 2019 by and between MORELAND ALTOBELLI ASSOCIATES, LLC, a Limited Liability Company ("Contractor") and THE CITY OF FAIRBURN, a municipality incorporated in the State of Georgia ("City").

Recitals:

A. The City desires to secure professional service associated with the management of the construction of several improvement projects (the "Project").

B. The City has selected Contractor to perform certain Professional Services in connection with the Project, as more specifically set forth below.

C. The City and Contractor desire to enter into this Agreement to set forth the terms and conditions of the services to be provided by Contractor.

D. The City has established the necessary funding for the project through a combination of local, state, and federal funds.

NOW, THEREFORE, in consideration of the matters recited above, the mutual covenants set forth herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein.

2. Services by Contractor. Contractor shall perform the following services as directed by the City, or its designee, and in compliance with requirements of the proposal dated June 14, 2019, and approved by City Council on July 22, 2019:

- (a) Perform the Professional Services as indicated on the Request for Proposal dated June 14, 2019 (Attachment 1);
- (b) Compile or provide the necessary database of information to complete the scope of work;
- (c) Keep the City, or its appointee, informed and apprised as to the status of progress by way of regular status reports;
- (d) Coordinate with the City staff and any stakeholders in the performance of all of Contractor's services;
- (e) Prepare and maintain files and records in compliance with requirements of the City and Georgia Open Records Act.

3. Contractor's Compensation. For the services to be performed by Contractor described in Section 2 hereof, Contractor will be compensated by the City as outlined on Attachment 2 – Fee Proposal. Payments will be due as follows:

(a) Payment for services rendered will be invoiced monthly and due 30 days after receipt by the City;

(b) Payment for reimbursable and hourly expenses may be invoiced on demand and will be due 30 days after receipt by the City;

No expenses of Contractor shall be reimbursable by the City unless approved in advance in writing by the City. Any additional services, not enumerated in this Agreement or its attachments, which might be required will be outside the scope of this agreement unless mutually agreed by City and Contractor.

4. Contractor's Duties. Contractor shall perform all services required hereunder in a professional manner, adhering to the requirements of Georgia law and standard policies and procedures. Contractor shall be solely responsible for obtaining and maintaining all licenses, if any, required under applicable laws, rules and ordinances necessary for the performance of its services described herein. Contractor shall keep the City and its project manager informed (on at least a weekly basis through informal meetings and correspondence) as to the status of the Project.

4.1 *Contractor Personnel.* Contractor acknowledges that the City selected Contractor for the Project because of the knowledge and experience of certain of Contractor's personnel. Contractor agrees that it shall use experienced and qualified individuals for the performance of each of Contractor's duties and obligations hereunder.

5. City's Responsibilities. The City and its agents shall endeavor to perform the following in a timely manner in order to facilitate Contractor's performance of its services required hereunder:

(a) Furnish plans, surveys, and/or plats of the parcels of property or studies in its possession needed for the Project;

(b) Coordinate with the Contractor in establishing a working relationship with the local government agencies and stakeholders;

(c) Establish procedures and guidelines for responding quickly to requests for information and documentation;

(d) Coordinate with the Contractor in establishing a management and coordination process to facilitate effective communication and coordination among the City, its agents and professionals, and the Contractor.

6. Duration and Termination. This Agreement shall remain in effect until July 22, 2022, unless terminated earlier in accordance herewith. The City may terminate this Agreement for any reason whatsoever upon ten (10) days advance notice to Contractor. In the event of such

termination by the City, the City shall compensate Contractor for all services performed up to the date of termination, and the City shall have no further liability to Contractor, including without limitation, no liability for lost profits. Contractor shall deliver to the City all "work in progress" including, but not limited to, drafts of documents, contact information and status of negotiations. Notwithstanding the foregoing, the City may terminate this Agreement immediately, with or without notice, in the event that Contractor defaults with respect to any of its obligations hereunder.

7. Status. Contractor is, as to the City, an independent contractor and is not nor shall Contractor be deemed to be an employee or agent (except as set forth below) of the City for any purpose whatsoever and nothing contained herein shall be deemed to constitute a contract of employment. In furtherance of the foregoing, Contractor acknowledges that: (a) it is not an employee of the City, (b) it will be working for the City on a temporary basis, (c) the City is not responsible for paying to Contractor or on Contractor's behalf any income tax withholding, unemployment taxes or compensation, workers' compensation premiums or benefits, health insurance premiums or benefits, or any other employment benefits, (d) it is ineligible to participate in, or receive anything from, any City benefit program. Notwithstanding the foregoing, Contractor shall act in the City's behalf for the specific land acquisition activities related herein and Contractor shall only act on the specific instructions and agreements with the City.

8. Insurance and Indemnity. Contractor shall maintain a policy of comprehensive general liability insurance in the combined single limit of at least \$1,000,000 to cover any claims arising out of the performance of the services under this Agreement. Contractor shall indemnify, hold harmless and defend the City from any and all claims, charges, lawsuits and liabilities arising out of or relating to any act or omission of Contractor or its agents.

9. Assignability. The City is entering into this Agreement in reliance upon the particular qualifications of Contractor to perform the services herein described. This Agreement may not be delegated or assigned by Contractor and any purported delegation or assignment by Contractor of this Agreement (or rights hereunder) is void unless Contractor has first obtained the prior written consent of the City which consent may be withheld for any reason or no reason. The City may assign this Agreement, in its discretion, to other local government(s) or state agencies with authority for public right of way issues within its jurisdiction.

10. Confidentiality. Except as required by law or by court order, Contractor shall not disclose any information related to the negotiations or agreements with Landowners or related to the performance of its services for the City without the prior written consent of the City.

11. Notices. All notices required or permitted hereunder shall be in writing and shall be served on the parties at the addresses set forth opposite their signatures below. Any such notices shall be either (a) sent by overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one business day after deposit with such courier, (b) sent by facsimile, with written confirmation by a nationally recognized overnight courier sent the same day as the facsimile, in which case notice shall be deemed delivered upon receipt of confirmation transmission of such facsimile notice, or (c) sent by personal delivery, in which case notice shall be deemed delivered upon receipt. Any notice sent by facsimile or

personal delivery and delivered after 5:00 p.m. eastern standard time shall be deemed received on the next business day. A party's address may be changed by written notice to the other party; provided, however, that no notice of a change of address or facsimile number shall be effective until actual receipt of such notice. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of such notice. Copies of notices are for informational purposes only, and a failure to give or receive copies of any notice shall not be deemed a failure to give notice.

12. Miscellaneous. This Agreement shall not be modified or amended except by written instrument signed by each of the parties hereto. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Georgia. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which counterparts together shall constitute but one and the same instrument. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, but without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

[Signature page follows]

IN WITNESS WHEREOF, City and Contractor have set their hands and seals hereto as of the day and year indicated next to their signatures.

CONTRACTOR:

Address:

Moreland Altobelli Associates, Inc. *LLC*
2450 Commence Avenue, Suite 100
Duluth, GA 30096

MORELAND ALTOBELLI ASSOCIATES, LLC, a
Limited liability company. Incorporated in
Delaware on November 1, 2017, as a
subsidiary of Atlas Technical Consultants.

Date signed by Contractor:

August 13, 20*19*

By:

Bobby J. [Signature]
President

[CORPORATE SEAL]

CITY:

Address:

City of Fairburn
56 Malone St., SW
Fairburn, GA 30213

THE CITY OF FAIRBURN, a municipality
incorporated in the State of Georgia

By:

Elizabeth Carr-Hurst
Mayor: Elizabeth Carr-Hurst

Date signed by City:

July 22nd, 20*19*

Attest:

Shana T. Moss

Approved as to form:

William Randy Turner

Interim City Clerk: Shana T. Moss

City Attorney: William Randy Turner

[SEAL]

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2021

60-T-SPLOST Fund
on-Departmental

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>Purchased-Contracted</u>							
60-0000-52-1100 Admin-Operations & Sa	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-0000-52-1110 Admin-Program Mgt	302,194.00	0.00	0.00	93,824.08	5,456.00	202,913.92	32.85
60-0000-52-2200 R&M-Maintenance & Saf	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-0000-52-2220 R&M-Quick Response	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Purchased-Contracted	302,194.00	0.00	0.00	93,824.08	5,456.00	202,913.92	32.85
<u>Capital Outlay</u>							
60-0000-54-1400 Infrastruct-Fed & Str	318,894.00	19,976.84	0.00	55,627.42	0.00	263,266.58	17.44
60-0000-54-1410 Infrastruct-Roadway	7,131,373.00	115,148.03	0.00	2,624,839.42	0.00	4,506,533.58	36.81
TOTAL Capital Outlay	7,450,267.00	135,124.87	0.00	2,680,466.84	0.00	4,769,800.16	35.98
<u>TOTAL Non-Departmental</u>	7,752,461.00	135,124.87	0.00	2,774,290.92	5,456.00	4,972,714.08	35.86
<u>TOTAL EXPENDITURES</u>	7,752,461.00	135,124.87	0.00	2,774,290.92	5,456.00	4,972,714.08	35.86

** END OF REPORT **



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: APPROVAL OF THE MARGARET STREET PEDESTRIAN IMPROVEMENTS PROJECT CONTRACT AWARD TO THE CORBETT GROUP

() AGREEMENT () POLICY / DISCUSSION (X) CONTRACT
() ORDINANCE () RESOLUTION () OTHER

Submitted: 08/12/2021

Work Session: N/A

Council Meeting: 08/23/2021

DEPARTMENT: Community Development

BUDGET IMPACT: The budget impact will be \$303,836.00. The initial project expenditures (\$239,338) will come out of account number (250-4202-54-1402) Grant Fund, CDBG. The remaining project expenditures (\$64,498) will come out of account number (360-0000-54-1410) TSPLOST, Infrastructure – Roadway.

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to approve the Margaret Street Pedestrian Improvements Project Contract Award to The Corbett Group for an amount of \$303,836.00.

HISTORY: The Invitation for Bid (IFB#21-005, Margaret Street Pedestrian Improvements Project) was advertised on June 9th, 2021.

The work includes the removal of existing curb & gutter and header curb, and the installation of new header curb and sidewalk on Margaret Street from W. Campbellton Street to Orchard Street. The scope of Add Alternate #1 includes pedestrian crosswalks to the north (W. Campbellton Street) and south (Orchard Street) of Margaret Street. Add Alternate #2 includes milling, asphalt paving, the installation of traffic-print textured paving crosswalks, manhole adjustments and associated tasks.

The bid opening date was July 14th, 2021, at 3:00pm at which time the four (4) bids received were opened and read aloud.

FACTS AND ISSUES: After completion of the bid evaluation, it was determined that The Corbett Group was the lowest responsive and responsible bidder with a bid price of \$303,836.00.

RECOMMENDED ACTION: Staff recommends that Mayor and City Council approve the Contract Award to Blount Construction Company for the Margaret Street Pedestrian Improvements Project, (21-005).


Elizabeth Carr-Hurst, Mayor

**CITY OF FAIRBURN
INVITATION FOR BID**


IFB # 21-005 – MARGARET STREET PEDESTRIAN IMPROVEMENTS PROJECT


June 9, 2021

The City of Fairburn will accept sealed bids from qualified Contractors for furnishing all labor, equipment, and materials necessary to complete the **MARGARET STREET PEDESTRIAN IMPROVEMENTS PROJECT #21-005**. The work includes the removal of existing curb & gutter and header curb, and the installation of new header curb and sidewalk. This contract will also include preparation of sub-grade, saw-cutting and demolition of existing asphalt as well as clean up and backfilling. The scope of Add Alternate #1 includes pedestrian crosswalks to the north (W. Campbellton Street) and south (Orchard Street) of Margaret Street. Add Alternate #2 includes milling, asphalt paving, the installation of traffic-print textured paving crosswalks, manhole adjustments and associated tasks. All work must be completed within seventy-five (75) calendar days of the Notice to Proceed with Construction (NTP).

Bids will be received at the City of Fairburn at City Hall, 56 Malone Street, Fairburn, Georgia 30213 (phone: 770-964-2244) **until 3:30 PM, Wednesday, July 14th, 2021**, at which time the bids will be opened and read aloud. However, the bid opening will not be done in person, it will be done via teleconference. The call-in number is: +1 (605) 475-4022. The Access Code is: 507-837. No bid may be modified, withdrawn, or canceled for a period of 60 days after time designated for receipt of Bids or until notified by Owner, whichever is sooner. The City reserves the right to reject any and all bids and to waive irregularities, technicalities, and informalities.

Contact Ms. Marceia Lindley at mlindley@fairburn.com or 770-964-2244 (ext. 305) to order bid packages. Questions of a technical nature should be submitted in writing to the City of Fairburn via electronic mail, attention Lester Thompson: lthompson@fairburn.com.





DATE	DESCRIPTION	DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

OVERALL SITE PLAN

PROPOSED SIDEWALK

MARGARET STREET

CITY OF FAIRBURN, GEORGIA

POD

28 W. CAMPBELL ST.

FAIRBURN, GEORGIA 30213

PROJECT NO. 15228

DATE: 10/20/2015

DESIGNED BY: J. M. HARRIS

CHECKED BY: J. M. HARRIS

APPROVED BY: J. M. HARRIS

GENERAL SHEET NOTES

1. REFER TO SHEETS C-001 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF PLANS FOR THE PROPOSED SIDEWALK PROJECT. THE FULL SET TO BE SUBMITTED FOR PERMIT REVIEW.
3. EXISTING CONDITIONS SHOWN ARE FROM THE CITY OF FAIRBURN & FULTON COUNTY GIS. ALL INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY CITY OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED PRIOR TO START OF CONSTRUCTION.
5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS APPROVED BY THE CITY. EXISTING PAVED SHOULDER OF MARGARET STREET, ASPHALT AND CONCRETE DEMOLITION ARE REQUIRED. MAINTAIN A MINIMUM 20' ROAD WIDTH. SEE DEMOLITION PLANS FOR APPROXIMATE DEMOLITION LIMITS.

LEGEND:

LIMITS OF DISTURBANCE

PROPOSED CONCRETE SIDEWALK (DETAIL BPC-501)

ADD ALTERNATE #2 - 1.5" MILL AND INLAY

PROPOSED STORMWATER STRUCTURE

PROPOSED SIGN

APPROXIMATE LOCATION OF EXISTING POWER POLE

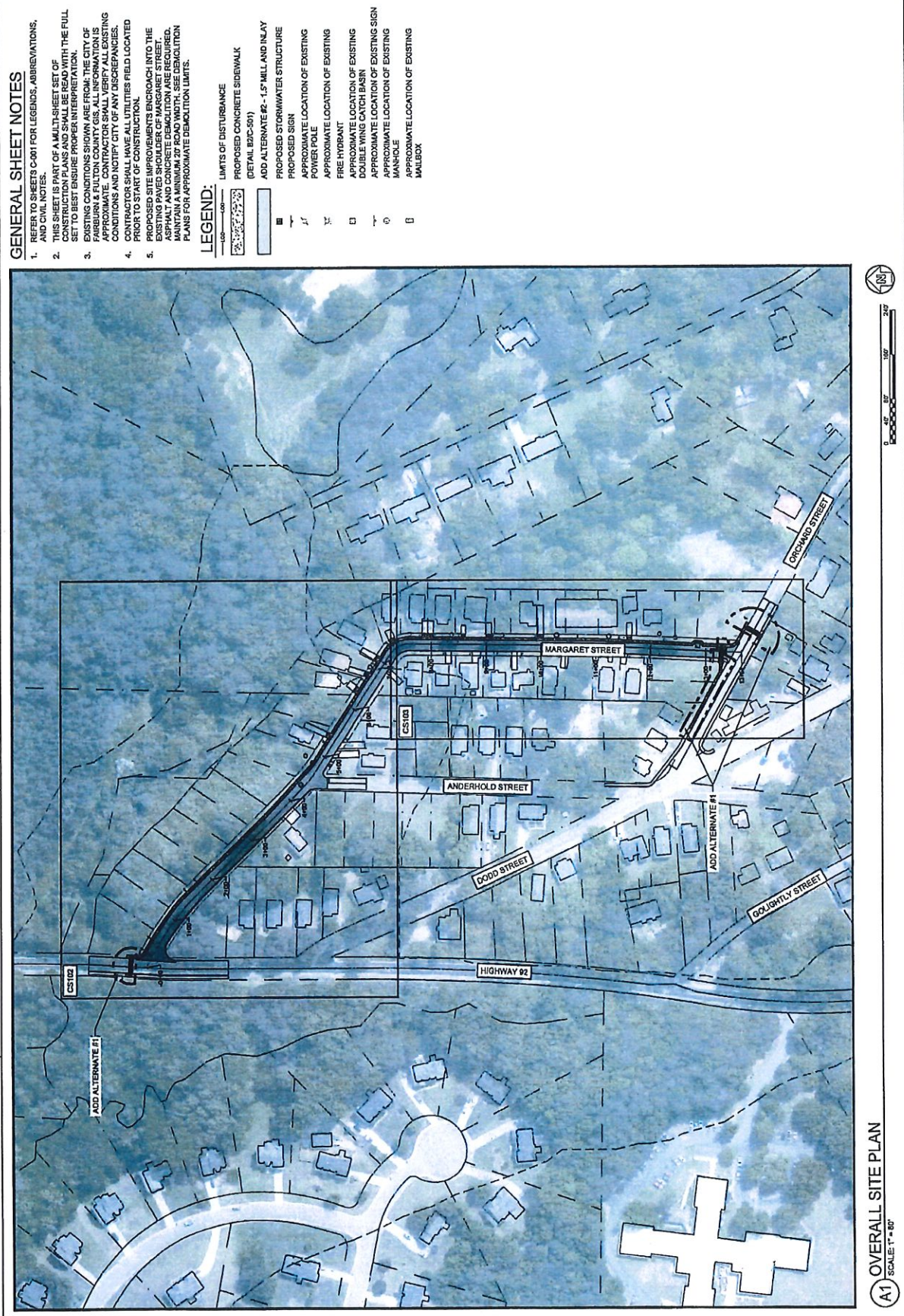
APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

APPROXIMATE LOCATION OF EXISTING DOUBLE WING CATCH BASIN

APPROXIMATE LOCATION OF EXISTING SIGN

APPROXIMATE LOCATION OF EXISTING MANHOLE

APPROXIMATE LOCATION OF EXISTING MAILBOX



PERMIT SUBMITTAL

A1 OVERALL SITE PLAN
SCALE: 1" = 60'

[illegible]

SITE	FILE NAME:	CARD DND
LOT SCALE	PLOT DATE:	
AK		
QUANTIFIED BY:	CONTRACT NO.:	
DRAWN BY:	COLLECTOR NO.:	
EXT	DATE:	

2021
CITY OF FAIRBURN
28 W. CAMPBELLTON ST.
FAIRBURN, GEORGIA 30215

CITY OF FAIRBURN, GEORGIA
PROPOSED A DEVELOP
MAYNARD STREET
SITE PLAN - STATIONS 0+00 TO 7+00

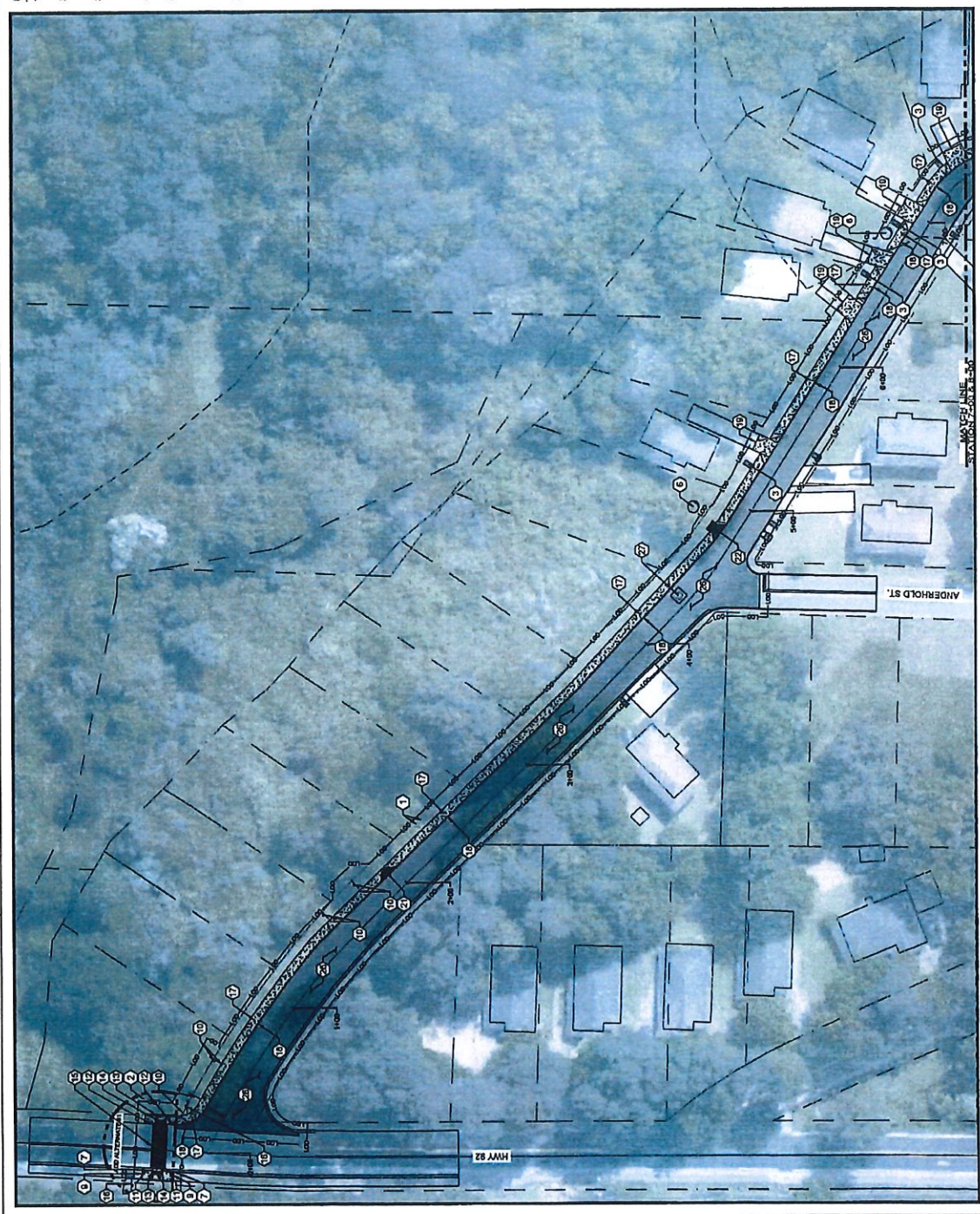
**SHEET
IDENTIFICATION
CS102**

GENERAL SHEET NOTES

1. REFER TO SHEETS C-001 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
2. THIS SHEET IS PART OF A TWO-SHEET SET OF CONSTRUCTION DOCUMENTS. THE FULL SET OF CONSTRUCTION DOCUMENTS WITH THE FULL SET OF SPECIFICATIONS AND A PROPER INTERPRETATION OF THE SAME SHALL BE USED TO CONSTRUCT THE PROJECT.
3. EXISTING CONDITIONS SHOWN ARE FROM: THE CITY OF FAIRBURN & FULTON COUNTY GIS. ALL INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY CITY OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED PRIOR TO START OF CONSTRUCTION.
5. EXISTING PAVED DRIVEWAY ENOUGH INTO THE ASPHALT PAVED SHOULDER OF MARGARET STREET, EXISTING AND CONCRETE DIMENSIONS ARE REQUIRED. MAINTAIN A MINIMUM 20' ROAD WIDTH. SEE DEMOLITION PLANS FOR APPROXIMATE DEMOLITION LIMITS.

KEYNOTES

1. APPROXIMATE LOCATION OF EXISTING UTILITY POLE TO REMAIN.
2. APPROXIMATE LOCATION OF EXISTING HYDRANT TO REMAIN.
3. APPROXIMATE LOCATION OF EXISTING MANHOLE TO REMAIN. CONTRACTOR TO RELOCATE IF NECESSARY.
4. APPROXIMATE LOCATION OF EXISTING SIGN TO REMAIN. CONTRACTOR TO RELOCATE IF NECESSARY FOLLOWING ALL APPLICABLE REGULATIONS.
5. APPROXIMATE LOCATION OF EXISTING SATELLITE DISH TO REMAIN.
6. APPROXIMATE LOCATION OF EXISTING TREE TO REMAIN. CLEANLY TRIM EXISTING CONCRETE CURB & GUTTER.
7. CLEANLY TRIM EXISTING HEDGER CURB.
8. CLEANLY TRIM EXISTING SIDEWALK.
9. RELOCATE EXISTING SIGN TO PROPOSED LOCATION.
10. RELOCATE EXISTING SIGN TO PROPOSED LOCATION.
11. ADJUST ALTERNATE #1 - CONCRETE CURB AND GUTTER (SEE DETAIL BHC-501).
12. ADJUST ALTERNATE #1 - CONCRETE HEDGER CURB (SEE DETAIL BHC-501).
13. ADJUST ALTERNATE #1 - ADA RAMP TYPE B (SEE DETAIL AMC-501).
14. ADJUST ALTERNATE #1 - DETECTABLE WARNING SURFACE (SEE DETAIL CHC-501).
15. ADJUST ALTERNATE #1 - PAVER PRINT TECHNIQUE PAVING (SEE DETAIL CHC-501).
16. ADJUST ALTERNATE #1 - FURNISH TO PROVIDE GENERAL SPECIFICATION.
17. ADJUST ALTERNATE #1 - UNUSUALIZED PEDESTRIAN CROSSWALK SIGN R1-5A (SEE AUCD 2009 EDITION PART 2 FIGURE 29-2 AND 25A).
18. CONCRETE SIDEWALK (SEE DETAIL BHC-501).
19. CONCRETE HEDGER CURB (SEE DETAIL BHC-501).
20. DRIVEWAY APRON (SEE DETAIL AWC-501).
21. ADJUST ALTERNATE #1 - 2" HIGH PAINTED STOP BAR.
22. DOUBLE HINGE CATCH BASIN (SEE DETAIL AJC-502).
23. DOUBLE HINGE CATCH BASIN WITH PROTRUDED GRAB (SEE DETAIL AJC-502).
24. CORNER FLORIDA 2" CUSHION DOGWOOD, TO REPLACE EXISTING REMOVED TREES. (SEE DETAIL CHC-502)
25. ADJUST ALTERNATE #1 - RELOCATE EXISTING SIGN TO PROPOSED LOCATION.
26. ADJUST ALTERNATE #1 - CONCRETE SIDEWALK (SEE DETAIL BHC-501).
27. ADJUST ALTERNATE #2 - MARGARET STREET 1.2" MILL AND INLAY.
28. ADJUST ALTERNATE #2 - ADJUST MANHOLE TO GRADE.



811
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

PERMIT SUBMITTAL

A1 SITE PLAN - STATIONS 0+00 TO 7+00
SCALE: 1" = 30'

FILE NAME: X:\FY21\11210222-64.CAD_85M01.02.CAD\CS100.dwg PLOTTED: Thursday, June 03, 2021

Bid Opening Results IFB# 21-005 Margaret Street Improvements Project
BID OPENING: Wednesday, July 14, 2021 - 3:30 P.M.

	BIDDERS	Bid Bond	Base Bid Amount	Add Alt. Amount #1	Add Alt. Amount #2	Total Amount
1	Backbone Infrastructure, LLC	✓	\$ 254,578.00	\$ 42,580.00	\$ 118,580.00	\$ 415,738.00
2	The Corbett Group, LLC	✓	\$ 166,877.50	\$ 9,538.50	\$ 127,420.00	\$ 303,836.00
3	SD&C, Inc.	✓	\$ 311,797.50	\$ 24,479.00	\$ 107,109.80	\$ 443,386.30
4	Summit Construction & Development, LLC	✓	\$ 293,523.83	\$ 27,272.20	\$ 123,250.00	\$ 444,046.03
5						
6						
7						
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9						
10						
11						
12						
13						
14						

Notes: 1. Acknowledged Addendum #1 and #2

Bids were opened and read aloud in accordance with the project advertisement and invitation for bid. Unit price calculations and certifications will be verified and a certified tabulation release at a later date.

LESTER THOMPSON


 MARCEIA LINDLEY



Fulton County
Department of Community Development



August 9, 2021

The Honorable Mayor Elizabeth Carr- Hurst
City of Fairburn
56 SW Malone Street
Fairburn, GA 30213

RE: City of Fairburn - CDBG Award Notification \$239,338.00
Project: Margaret Street Pedestrian Improvements

Dear Mayor Elizabeth Carr- Hurst:

The Fulton County Board of Commissioners, by and through its Department of Community Development, has approved an award to the City of **Fairburn** for Community Development Block Grant (CDBG) funds in the amount of **\$239,338.00** for ***Margaret Street Pedestrian Improvements***. In addition, the County has begun the environmental review process in accordance with requirements from the U.S Department of Housing and Urban Development (HUD).

Please respond to accept this award notification in writing by Monday, August 16, 2021 to include a project timeline for project implementation.

Should you have any CDBG program and or project timeline related questions in this regard, please do not hesitate to contact Kim Benjamin at (404) 612-8077 or via email at kim.benjamin@fultoncountyga.gov.

Sincerely,

DocuSigned by:

Stanley Wilson

Stanley Wilson
Director

cc: Robb L. Pitts, Chairman, Fulton County Board of Commissioners
Richard Dick Anderson, County Manager
Anna Roach, Chief Operating Officer
Dr. Pamela Roshell, Deputy Chief Operating Officer
Mia Redd, Deputy Director
Kim Benjamin, CD Manager

CITY OF FAIRBURN
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2021

550-Grants Fund
CDBG

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Capital Outlay							
550-4202-54-1402 CDBG	774,974.00	14,069.34	0.00	192,754.48	0.00	582,219.52	24.87
TOTAL Capital Outlay	774,974.00	14,069.34	0.00	192,754.48	0.00	582,219.52	24.87
TOTAL CDBG	774,974.00	14,069.34	0.00	192,754.48	0.00	582,219.52	24.87

60-T-SPOST Fund
on-Departmental

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Purchased-Contracted							
60-0000-52-1100 Admin-Operations & Sa	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-0000-52-1110 Admin-Program Mgt	302,194.00	0.00	0.00	93,824.08	5,456.00	202,913.92	32.85
60-0000-52-2200 R&M-Maintenance & Saf	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-0000-52-2220 R&M-Quick Response	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Purchased-Contracted	302,194.00	0.00	0.00	93,824.08	5,456.00	202,913.92	32.85
Capital Outlay							
60-0000-54-1400 Infrastruct-Ped & Str	318,894.00	19,976.84	0.00	55,627.42	0.00	263,266.58	17.44
60-0000-54-1410 Infrastruct-Roadway	7,131,373.00	115,148.03	0.00	2,624,839.42	0.00	4,506,533.58	36.81
TOTAL Capital Outlay	7,450,267.00	135,124.87	0.00	2,680,466.84	0.00	4,769,800.16	35.98
TOTAL Non-Departmental	7,752,461.00	135,124.87	0.00	2,774,290.92	5,456.00	4,972,714.08	35.86
TOTAL EXPENDITURES	7,752,461.00	135,124.87	0.00	2,774,290.92	5,456.00	4,972,714.08	35.86

** END OF REPORT ***



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

**SUBJECT: APPROVAL OF THE ROADWAY IMPROVEMENTS ON VARIOUS CITY ROADS
PROJECT CONTRACT AWARD TO BLOUNT CONSTRUCTION COMPANY**

() AGREEMENT () POLICY / DISCUSSION (X) CONTRACT
() ORDINANCE () RESOLUTION () OTHER

Submitted: 08/12/2021

Work Session: N/A

Council Meeting: 08/23/2021

DEPARTMENT: Community Development

BUDGET IMPACT: The budget impact will be \$1,649,113.11. The initial project expenditures (\$200,000) will come out of account number (250-4201-54-1404) Grants Fund, LMIG – Road Resurfacing. The remaining project expenditures (\$1,449,113.11) will come out of account number (360-0000-54-1410) TSPLOST Fund, Infrastructure – Roadway.

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to approve the 2021 Roadway Improvements on Various City Roads Project Contract Award to Blount Construction Company for an amount of \$1,649,113.11.

HISTORY: The Invitation for Bid (IFB#21-004, Roadway Improvements on Various City Roads Project) was advertised on June 9th, 2021. The bid opening date was July 14th, 2021, at 3:00pm at which time the six (6) bids received were opened and read aloud.

FACTS AND ISSUES: After completion of the bid evaluation, it was determined that Blount Construction Company was the lowest responsive and responsible bidder with a bid price of \$1,649,113.11.

RECOMMENDED ACTION: Staff recommends that Mayor and City Council approve the Contract Award to Blount Construction Company for the Roadway Improvements on Various City Roads Project, (21-004).


Elizabeth Carr-Hurst, Mayor

**CITY OF FAIRBURN
INVITATION FOR BID**

IFB # 21-004 – ROADWAY IMPROVEMENTS ON VARIOUS CITY ROADS

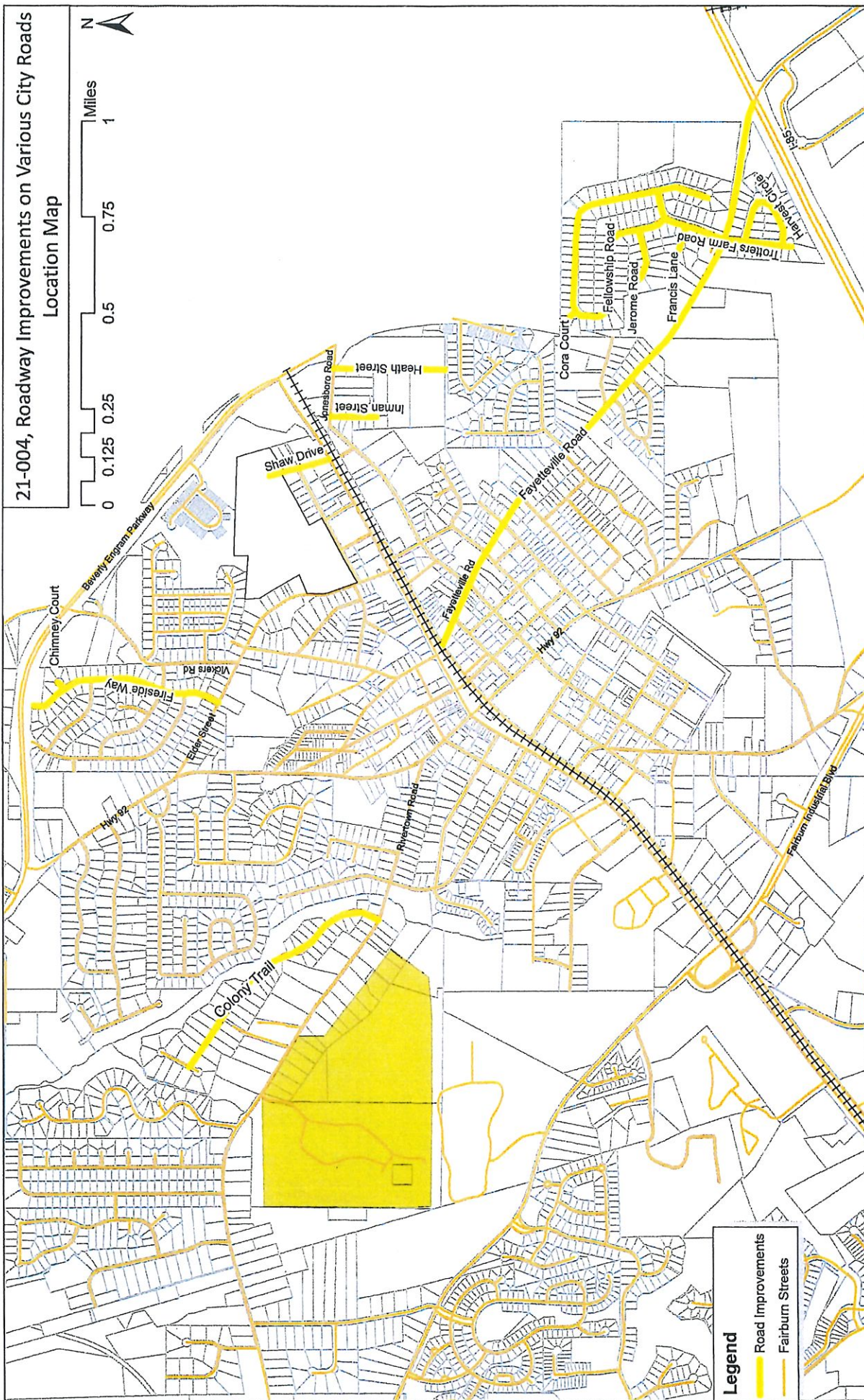
June 9, 2021

The City of Fairburn will accept sealed bids from qualified Contractors for furnishing all labor, equipment, and materials necessary to complete the **ROADWAY IMPROVEMENTS ON VARIOUS CITY ROADS CONTRACT # 21-004**. The work includes milling, temporary traffic control, asphalt paving, manhole adjustments and associated tasks. All work must be completed within one hundred and twenty (120) calendar days of the Notice to Proceed with Construction (NTP).

Bids will be received at the City of Fairburn at City Hall, 56 Malone Street, Fairburn, Georgia 30213 (phone: 770-964-2244) **until 3:00 PM, Wednesday, July 14, 2021**, at which time the bids will be opened and read aloud. However, the bid opening will not be done in person, it will be done via teleconference. The call-in number is: +1 (605) 475-4022. The Access Code is: 507-837. No bid may be modified, withdrawn, or canceled for a period of 60 days after time designated for receipt of Bids or until notified by Owner, whichever is sooner. The City reserves the right to reject any and all bids and to waive irregularities, technicalities, and informalities.

Contact Ms. Marceia Lindley at mlindley@fairburn.com or 770-964-2244 (ext. 305) to order bid packages. Questions of a technical nature should be submitted in writing to the City of Fairburn via electronic mail, attention Lester Thompson: lthompson@fairburn.com.

21-004, Roadway Improvements on Various City Roads
Location Map



Legend

- Road Improvements
- Fairburn Streets

Bid Opening Results IFB# 21-004 Roadway Improvements on Various City Roads
BID OPENING: Wednesday, July 14, 2021- 3:00 P.M.

	BIDDERS	Bid Bond	ADDEND. #1	Bid Amount
1	PLB Construction Services, LLC	✓	✓	\$ 2,532,556.37
2	HEH Paving, Inc.	✓	✓	\$ 1,893,376.75
3	Blount Construction Company, Inc.	✓	✓	\$ 1,649,113.11
4	Baldwin Paving Co. Inc	✓	✓	\$ 1,929,002.32
5	C.W. Matthews Contracting Co., Inc.	✓	✓	\$ 1,841,909.42
6	E.R. Snell Contractor, Inc.	✓	✓	\$ 2,118,807.35
7				
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11				
12				
13				
14				

Bids were opened and read aloud in accordance with the project advertisement and invitation for bid. Unit price calculations and certifications will be verified and a certified tabulation release at a later date.


 LESTER THOMPSON


 MARCEIA LINDLEY

160-T-SPLOST Fund
Non-Departmental

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Purchased-Contracted							
160-0000-52-1100 Admin-Operations & Sa	0.00	0.00	0.00	0.00	0.00	0.00	0.00
160-0000-52-1110 Admin-Program Mgt	302,194.00	0.00	0.00	93,824.08	5,456.00	202,913.92	32.85
160-0000-52-2200 R&M-Maintenance & Saf	0.00	0.00	0.00	0.00	0.00	0.00	0.00
160-0000-52-2220 R&M-Quick Response	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Purchased-Contracted	302,194.00	0.00	0.00	93,824.08	5,456.00	202,913.92	32.85
Capital Outlay							
160-0000-54-1400 Infrastruct-Ped & Str	318,894.00	19,976.84	0.00	55,627.42	0.00	263,266.58	17.44
160-0000-54-1410 Infrastruct-Roadway	7,131,373.00	115,148.03	0.00	2,624,839.42	0.00	4,506,533.58	36.81
TOTAL Capital Outlay	7,450,267.00	135,124.87	0.00	2,680,466.84	0.00	4,769,800.16	35.98
TOTAL Non-Departmental	7,752,461.00	135,124.87	0.00	2,774,290.92	5,456.00	4,972,714.08	35.86
TOTAL EXPENDITURES	7,752,461.00	135,124.87	0.00	2,774,290.92	5,456.00	4,972,714.08	35.86

*** END OF REPORT ***



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

**SUBJECT: APPROVAL OF THE CORA ROBINSON PARK IMPROVEMENTS PROJECT
CONTRACT AWARD TO FRONTIER DESIGN BUILD**

() AGREEMENT () POLICY / DISCUSSION (X) CONTRACT
() ORDINANCE () RESOLUTION () OTHER

Submitted: 08/12/2021 Work Session: N/A Council Meeting: 08/23/2021

DEPARTMENT: Community Development

BUDGET IMPACT: The budget impact will be \$427,637.00. The project expenditures will come out of account number (250-4202-54-1402) Grant Fund, CDBG.

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to approve the Cora Robinson Park Improvements Project Contract Award to Frontier Design Build for an amount of \$427,637.00.

HISTORY: The Invitation for Bid (IFB# 21-003, Cora Robinson Park Improvements Project) was advertised on May 26th, 2021.

The work includes the installation of a pavilion with brick piers on a concrete pad, decorative fencing, and an asphalt parking lot. The bid also contained an add alternate, the Dodd Street Community Plaza Project. Across the street from the Cora Robinson Park, there is a triangular shaped, city owned parcel that is envisioned to be a small plaza. The proposed improvements include pedestrian walkways, a plaza area with a fountain, a small pavilion with brick piers on a concrete pad, seat walls and benches, hardscaping, new trees and landscaping.

The bid opening date was June 30th, 2021, at 3:00pm at which time the six (6) bids received were opened and read aloud.

FACTS AND ISSUES: After completion of the bid evaluation, it was determined that Frontier Design Build was the lowest responsive and responsible bidder with a bid price of \$427,637.00.

RECOMMENDED ACTION: Staff recommends that Mayor and City Council approve a contract award to Frontier Design Build for the Cora Robinson Park Improvements Project, (21-003).


Elizabeth Carr-Hurst, Mayor

**CITY OF FAIRBURN
INVITATION FOR BID**

IFB # 21-003 – CORA ROBINSON PARK IMPROVEMENTS PROJECT

May 26, 2021

The City of Fairburn will accept sealed bids from qualified Contractors for furnishing all labor, equipment, and materials necessary to complete the **CORA ROBINSON PARK IMPROVEMENTS PROJECT #21-003**. The work includes the installation of a pavilion with brick piers on a concrete pad, steel fencing, an asphalt parking lot, and accessible sidewalk. The work also includes related grading, clearing and removal of trees and landscaping. The bid also contains an add alternate. Across the street from the park, there is a triangular shaped, city owned parcel that is envisioned to be a small plaza. The proposed improvements include pedestrian walkways, a plaza area with a fountain, a small pavilion with brick piers on a concrete pad, seat walls and benches, hardscaping, new trees and landscaping. All work must be completed within one hundred and twenty (120) calendar days of the Notice to Proceed with Construction (NTP).

Bids will be received at the City of Fairburn at City Hall, 56 Malone Street, Fairburn, Georgia 30213 (phone: 770-964-2244) **until 3:00 PM, Wednesday, June 30th, 2021**, at which time the bids will be opened and read aloud. However, the bid opening will not be done in person, it will be done via teleconference. The call-in number is: +1 (605) 475-4022. The Access Code is: 507-837. No bid may be modified, withdrawn, or canceled for a period of 60 days after time designated for receipt of Bids or until notified by Owner, whichever is sooner. The City reserves the right to reject any and all bids and to waive irregularities, technicalities, and informalities.

Contact Ms. Marceia Lindley at 770-964-2244 (ext. 305) to order bid packages. Questions of a technical nature should be submitted in writing to the City of Fairburn via electronic mail, attention Lester Thompson: lthompson@fairburn.com.

Bid Opening Results IFB# 21-003 Cora Robinson Park Improvements Project
BID OPENING: Wednesday, June 30, 2021 - 3:00 P.M.

	BIDDERS	Bid Bond	ADDEND #1	Base Bid Amount	Add Alt. Amount #1	Total Amount
1	Arco Builders, LLC	✓	✓	\$ 371,959.74	\$ 163,609.69	\$ 535,569.43
2	Frontier Design Build	✓		\$ 274,000.00	\$ 153,637.00	\$ 427,637.00
3	Buildline General Contractors	✓	✓	\$ 397,980.00	\$ 241,991.00	\$ 639,971.00
4	Sol Construction, LLC	✓	✓	\$ 352,050.00	\$ 170,517.00	\$ 522,567.00
5	The Corbett Group, LLC	✓		\$ 362,261.66	\$ 246,745.97	\$ 609,007.63
6	Integrated Construction & Nobility, Inc.	✓	✓	\$ 350,869.21	\$ 194,563.63	\$ 545,432.84
7						
8						
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Notes: 1. Acknowledged Addendum #1

Bids were opened and read aloud in accordance with the project advertisement and invitation for bid. Unit price calculations and certifications will be verified and a certified tabulation release at a later date.

LESTER THOMPSON

MARCEIA LINDLEY

History

Frontier Design / Build is an industrial and commercial SBA certified WBE business in operation since October of 1980. We specialize in the development of quality-built offices, warehouses, retail, tenant finishes, medical and educational facilities throughout the state of Georgia. Providing an unparalleled level of customer service, Frontier's team of experienced professionals understands both the customer's and the market's requirements. This understanding allows our team to define, address the potential issues and pitfalls of each project to move it smoothly to a successful finish. Frontier Design / Build is a licensed General Contractor as well as a licensed Commercial unrestricted electrical contractor in the state of Georgia. We are always looking forward to working with new clients and forming new relationships.

The offices of Frontier Design / Build are located in Peachtree City, GA located in South Metro Atlanta. We are a certified Drug Free Workplace.

Mission Statement

Frontier Design / Build is committed to building quality construction projects while delivering each client a positive experience.

We believe that building a successful business begins from a foundation built on honesty and integrity. We rely on this foundation to guide all aspects of our business.

Thank you for your consideration.

Cathy Thompson

President and CEO

Frontier Design / Build a subsidiary of Frontier Electric Inc.

GA General Contractor License # GCLT-QA000640

GA Unrestricted Electrical Contractor License # EN-215869

Certified WBE contractor through the WBENC/SBA

Drug Free Workplace Certified

IEC Atlanta Chapter member

E-Verify compliant

PICS green contractor

ISN contractor.

Our Services

Design Build – Most Clients prefer this service because it keeps the client and the general contractor on track with the overall goals of the project. These services include site planning, cost analysis, permitting, compliance and marketing.

Frontier Design / Build has relationships with firms that specialize in all areas of construction. These firms have regulatory knowledge, operational efficiency, technical requirements, scheduling, and documentation management. Construction services will also be provided for total project management of initial planning through completion.

General Contracting. As a general contractor, we manage the construction side of your project. We work closely with you and the designers / architects to establish a clear understanding of the scope of each project. Our team of experienced professionals will define every aspect of the project and we work hard to make sure our customers are 100% satisfied.

Your project will be driven by our team of experienced project managers, skilled superintendents, and premier craftsmen in every trade to ensure a quality project.

Construction Management. Construction Management is how Frontier Design/ Build offers our services to our clients. We act as a decision-maker on the client's behalf, always in their best interest.

This allows us to more input at the earlier stages of the process to help maximize our clients return for their investment.

With a combined 70 years of construction experience, Frontier Design / Build ensure that our client's best interest is upheld. Our unparalleled expertise helps our clients from the beginning phases of design to the finished product. Frontier Design/ Build works with the client to make sure their high standards are exceeded.

Meet our Team

James Thompson – Owner / Project Manager. James has over 20 years in the construction industry as a project manager. He began his career as a commercial electrician, transitioning into project management, to ultimately running and growing the company.

Professional Experience –

Project Manager for Frontier Design / Build since 2015

Understands and assists in design of electrical, pneumatic, process, vacuum, compressed air, cooling, heating, sequential, and building systems. Working at many manufacturing, educational, and institutional facilities in the metro Atlanta area and keeping them operating.

Responsibilities-

Oversees day to day operation

Client acquisition and retention

Estimating and Budgeting

Contract negotiating

Education / Training / License -

Georgia Licensed General Contractor # GCLT-CO000638

Georgia Licensed Electrical Contractor #EN2158698

Osha 10

NPDES

Excavation Competent Person

Jason Warren – Project Manager / Operation Manager – Jason is lifelong construction professional that is passionate about his craft. He started his career building cabinets in custom shops before even graduating high school and went on to work for custom home builders and commercial contractors in the area.

Professional Experience –

Project Manager and Operations Manager for Frontier Design / Build since 2012

Jason has grown up in the construction industry, working as a carpenter, cabinet maker, foundations foreman, superintendent, and project manager. It is his life's work and passion.

Responsibilities-

Oversees day to day operation
Client acquisition and retention
Estimating and Budgeting
Contract negotiating

Education / Training / License -

Georgia Licensed General Contractor # GCLT-QA000640
Associates degree University of West Georgia
Ga Tech qualified HAZWOPER technician certification
OSHA 40hr
OSHA rigging and crane certified

Project Team

AAbbey Group – Tyrone, GA – Will handle all cast in place hardscapes, gazebo foundations, paver installation, plantings and groundcovers.

Sherman's Masonry – Tyrone, GA – Will handle all masonry (CMU/brick/stone/precast)

Blackjack Paving – Fairburn, GA – Will handle demolition, grading, installation of asphalt, stripping, wheel stops, signage.

Frontier Design / Build – Peachtree City, GA – Will self-perform demolition, electrical, structural installations of gazebos fountains, all other disciplines of construction not covered by vendors.

Resume***General Construction***

- **Sig Varis** – Peachtree City, GA – Furnish and install new pre-engineered metal building for new wastewater treatment plant.
- **Project management, design, site work & grading / drainage, cast in place concrete, furnish / install of metal building, MEP of new building.**
- Contract total - \$375,000.00

- Contact – Johnathan Leonard / Operations – 770-712-9314
- City of Peachtree City – Peachtree City, GA – Install new 10K sqft basketball / pickleball court at local Municipal Park.
- **Project management, design, site work & grading / drainage, cast in place concrete, stripping and signage.**
- Contract total – \$55,000.00
- Contact – John Rorry / City Manager – 770-487-7657
- City of Peachtree City – Peachtree City, GA - Replace 8000 sqft of damaged concrete at 3 fire stations located in city and install new finished in place concrete.
- **Project management, demolition, site work & grading / drainage, cast in place concrete, stripping and signage.**
- Contract total - \$110,000.00
- Contact – John Rorry / City Manager – 770-487-7657
- Fayette County Sherriff's Dept. – Fayetteville, GA - Renovate jail lobby to create new intake / discharge offices for officers.
- **Project management, design, cast in place concrete, MEP of new build out, interior building and finishes.**
- Contract total - \$78,000.00
- Contact – Tim Symonds / County's architectural representative – 404-392-5791
- Fayette County Library Repairs – Fayetteville, Ga - Renovate and repair damages to exterior and interior of building from car crash.
- **Project management, design, Exterior / Interior demolition, Masonry brick installation, Interior buildout and finishes.**
- Contract total - \$28,000.00
- Contact – Larry Mitchell / Purchasing dept. 757-287-2899
- Town of Tyrone – Tyrone, GA - Construct stand-alone restrooms at Shamrock Park.
- **Project management, design, site work & grading / drainage, cast in place concrete, Installation of CMU masonry building, wood framing, roofing, finish coatings, MEP of new building.**
- Contract total - \$120,000.00
- Contact – Scott Langford Director of Public Works / Town Engineer – 770-487-4038 ext.109

Town of Tyrone – Tyrone, GA – 2016/2017/2018 Contractor for misc. drainage improvements.

- **Project management, design, site work & grading / drainage, cast in place concrete (curb and gutter, pedestrian sidewalks, drainage structures) finish landscaping**
- Contract total - \$120,000.00 - \$140,000.00
- Contact – Scott Langford Director of Public Works / Town Engineer – 770-487-4038 ext.109



Fulton County
Department of Community Development



July 7, 2020

The Honorable Mayor Elizabeth Carr- Hurst
City of Fairburn
56 SW Malone Street
Fairburn, GA 30213

RE: City of Fairburn - CDBG Award Notification \$200,000.00
Project: Park Improvements - Cora Robinson Park

Dear Mayor Elizabeth Carr- Hurst:

The Fulton County Board of Commissioners, by and through its Department of Community Development, has approved an award to the City of **Fairburn** for Community Development Block Grant (CDBG) funds in the amount of **\$200,000.00** for **Park Improvements at Cora Robinson Park**. In addition, the County has begun the environmental review process in accordance with requirements from the U.S Department of Housing and Urban Development (HUD).

Please respond to accept this award notification in writing by Friday, July 24, 2020 to include a project timeline for project implementation.

Should you have any CDBG program and or project timeline related questions in this regard, please do not hesitate to contact Kim Benjamin at (404) 612-8077 or via email at kim.benjamin@fultoncountyga.gov.

Sincerely,

Pamela Roshell
Deputy Chief Operating Officer

cc: Robb L. Pitts, Chairman, Fulton County Board of Commissioners
Richard Dick Anderson, County Manager
Anna Roach, Chief Operating Officer
Mia Redd, Deputy Director



Fulton County
Department of Community Development



July 21, 2021

The Honorable Mayor Elizabeth Carr- Hurst
City of Fairburn
56 SW Malone Street
Fairburn, GA 30213

RE: City of Fairburn - CDBG Award Notification \$250,000.00
Project: Community Plaza

Dear Mayor Elizabeth Carr- Hurst:

The Fulton County Board of Commissioners, by and through its Department of Community Development, has approved an award to the City of **Fairburn** for Community Development Block Grant (CDBG) funds in the amount of **\$250,000.00** for **a Community Plaza**. In addition, the County has begun the environmental review process in accordance with requirements from the U.S Department of Housing and Urban Development (HUD).

Please respond to accept this award notification in writing by Tuesday, July 27, 2021 to include a project timeline for project implementation.

Should you have any CDBG program and or project timeline related questions in this regard, please do not hesitate to contact Kim Benjamin at (404) 612-8077 or via email at kim.benjamin@fultoncountyga.gov.

Sincerely,

DocuSigned by:

Stanley Wilson

Stanley Wilson

Director

cc: Robb L. Pitts, Chairman, Fulton County Board of Commissioners
Richard Dick Anderson, County Manager
Anna Roach, Chief Operating Officer
Dr. Pamela Roshell, Deputy Chief Operating Officer
Mia Redd, Deputy Director
Kim Benjamin, CD Manager

CITY OF FAIRBURN
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF JUNE 30TH, 2021

PAGE: 1

250-Grants Fund
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Intergovernmental	1,669,466.00	0.00	0.00	214,053.96	0.00	1,455,412.04	12.82
Miscellaneous Revenue	4,489,553.00	15,076.66	0.00	1,255,021.82	0.00	3,234,531.18	27.95
Other Financing Sources	1,368,982.00	0.00	0.00	0.00	0.00	1,368,982.00	0.00
TOTAL REVENUES	7,528,001.00	15,076.66	0.00	1,469,075.78	0.00	6,058,925.22	19.51
EXPENDITURE SUMMARY							
Non-Departmental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Police	51,073.00	0.00	0.00	10,065.00	0.00	41,008.00	19.71
Fire Department	539,143.00	0.00	0.00	539,143.00	0.00	0.00	100.00
Public Works Admin	694,492.00	72,490.63	0.00	82,974.25	0.00	611,517.75	11.95
MIG	200,000.00	0.00	0.00	0.00	0.00	200,000.00	0.00
DBG	774,974.00	14,069.34	0.00	192,754.48	0.00	582,219.52	24.87
ICI Implementation	5,268,319.00	422,272.84	0.00	2,255,141.71	18,350.00	2,994,827.29	43.15
recreation Programs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	7,528,001.00	508,832.81	0.00	3,080,078.44	18,350.00	4,429,572.56	41.16
REVENUE OVER/(UNDER) EXPENDITURES	0.00	(493,756.15)	0.00	(1,611,002.66)	(18,350.00)	1,629,352.66	0.00

CITY OF FAIRBURN
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2021

250-Grants Fund
DBG

DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Capital Outlay	774,974.00	14,069.34	0.00	192,754.48	0.00	582,219.52	24.87
250-4202-54-1402 CDBG	774,974.00	14,069.34	0.00	192,754.48	0.00	582,219.52	24.87
TOTAL Capital Outlay							
TOTAL CDBG	774,974.00	14,069.34	0.00	192,754.48	0.00	582,219.52	24.87



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

**SUBJECT: APPROVAL OF THE RIVERTOWN ROAD PEDESTRIAN IMPROVEMENTS
PROJECT CONTRACT AWARD TO THE CORBETT GROUP**

() AGREEMENT () POLICY / DISCUSSION (X) CONTRACT
() ORDINANCE () RESOLUTION () OTHER

Submitted: 08/12/2021 Work Session: N/A Council Meeting: 08/23/2021

DEPARTMENT: Community Development

BUDGET IMPACT: The budget impact will be \$760,532.50. The project expenditures will come out of account number (350-4200-54-1000) Capital Equipment & Improvements, Streets, Other Improvements.

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to approve the Rivertown Road Pedestrian Improvements Project Contract Award to The Corbett Group, LLC for an amount of \$760,532.50.

HISTORY: The Invitation for Bid (IFB#21-002, Rivertown Road Pedestrian Improvements Project) was advertised on May 19th, 2021.

The project entails the installation of five-foot sidewalk and curb & gutter along the north side of Rivertown Road from the bridge just south of Magnolia Lane to Vogue Circle (approximately 3,100 linear feet). An Add Alternate to extend sidewalk along Rivertown Road from Vogue Circle to Virlyn B. Smith Road was included in the plans (approximately 1,600 linear feet). A second add alternate to add a Rectangular Rapid Flashing Beacon (RRFB) or a HAWK (High-Intensity Activated Crosswalk) and high visibility crosswalk at the existing ADA ramps near the bridge by Magnolia Lane was also included in the plans.

The bid opening date was June 23rd, 2021, at 3:00pm at which time the seven (7) bids received were opened and read aloud.

FACTS AND ISSUES: After completion of the bid evaluation, it was determined that The Corbett Group was the lowest responsive and responsible bidder with a bid price of \$760,532.50.

RECOMMENDED ACTION: Staff recommends that Mayor and City Council approve the Contract Award to The Corbett Group for the Rivertown Road Pedestrian Improvements Project, (21-002).


Elizabeth Carr-Hurst, Mayor

**CITY OF FAIRBURN
INVITATION FOR BID**

IFB # 21-002 – RIVERTOWN ROAD PEDESTRIAN IMPROVEMENTS PROJECT

May 19, 2021

The City of Fairburn will accept sealed bids from qualified Contractors for furnishing all labor, equipment, and materials necessary to complete the **RIVERTOWN ROAD PEDESTRIAN IMPROVEMENTS PROJECT #21-002**. The work includes the removal of existing curb & gutter, sidewalk and driveway aprons, installation of new curb & gutter, installation of new sidewalk, replacement of existing sidewalk as required, and the installation of new ADA handicap ramps. This contract will also include preparation of sub-grade, saw-cutting and demolition of existing asphalt as well as clean up and backfilling. The scope of the base bid will be conducted on the east side of Rivertown Road from the west of Magnolia Lane to west side of Vogue Circle. Add Alternate #1 will have the same general scope but will extend from the west side of Vogue Circle to Virlyn B. Smith Road. The scope of the Add Alternate #2 includes the installation of a Rectangular Rapid Flashing Beacon System, Pedestrian Signal, and associated signage and striping. The overall contract time will be based on the Base Project time plus any/each Add Alternate construction time included in the award to a max of 150 calendar days.

Bids will be received at the City of Fairburn at City Hall, 56 Malone Street, Fairburn, Georgia 30213 (phone: 770-964-2244) **until 3:00 PM, June 23rd, 2021**, at which time the bids will be opened and read aloud. However, the bid opening will not be done in person, it will be done via teleconference. The call-in number is: +1 (605) 475-4022. The Access Code is: 507-837. No bid may be modified, withdrawn, or canceled for a period of 60 days after time designated for receipt of Bids or until notified by Owner, whichever is sooner. The City reserves the right to reject any and all bids and to waive irregularities, technicalities, and informalities.

Contact Ms. Marceia Lindley at 770-964-2244 (ext. 305) to order bid packages. Questions of a technical nature should be submitted in writing to the City of Fairburn via electronic mail, attention Lester Thompson: lthompson@fairburn.com.

GENERAL SHEET NOTES

1. REFER TO SHEETS C-001 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. EXISTING CONDITIONS SHOWN ARE FROM: THE CITY OF FAIRBURN & FULTON COUNTY GIS. ALL INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY CITY OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED PRIOR TO START OF CONSTRUCTION.
5. PROPOSED SITE IMPROVEMENTS ENROACH INTO THE EXISTING PAVED SURFACE. CONTRACTOR SHALL MAINTAIN AND POSSIBLE CONCRETE DEMOLITION MAY BE REQUIRED. MAINTAIN 2.5' OF EXISTING ASPHALT BETWEEN STRIPING AND NEW CURB AND GUTTER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS. DEMOLITION PLANS FOR APPROXIMATE DEMOLITION LIMITS.
6. CONTRACTOR TO FIELD VERIFY PROPOSED RETAINING WALL LOCATIONS AND INFORM THE CITY OF FAIRBURN IF ADDITIONAL LOCATIONS ARE NEEDED PRIOR TO THE START OF CONSTRUCTION.
7. ADJUST AND RESET ALL EXISTING SIGNS, HYDRANTS, AND MAILBOXES WHICH MAY BE IN CONFLICT WITH PROPOSED CONDITIONS.



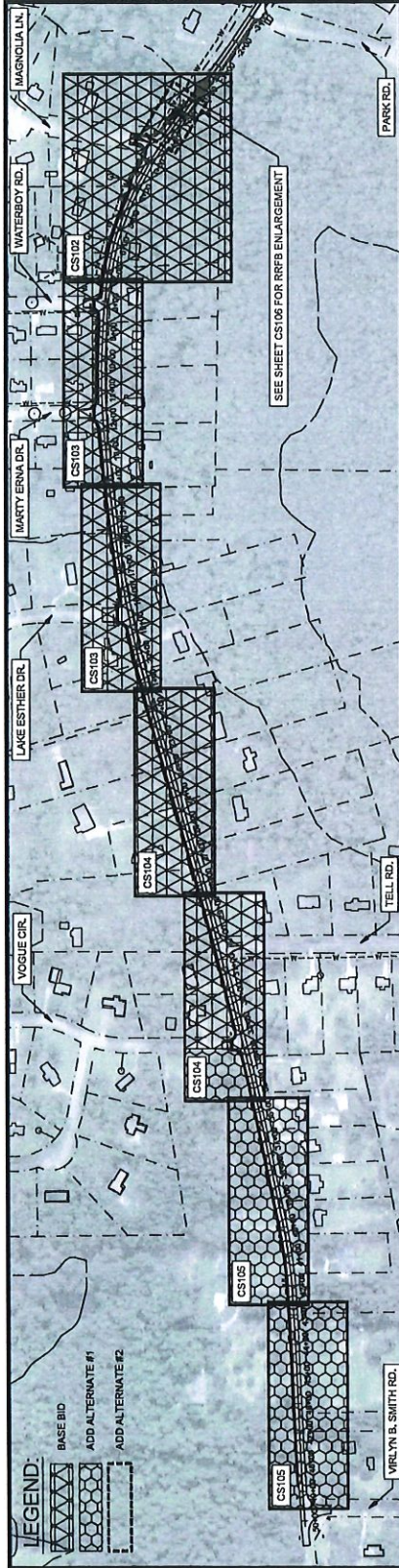
DATE	DESCRIPTION	DATE	DESCRIPTION

PROJECT NO.	2023-001
DATE	04/20/2023
DESIGNED BY	CS101
CHECKED BY	
APPROVED BY	
DATE	

PROJECT NO.	2023-001
DATE	04/20/2023
DESIGNED BY	CS101
CHECKED BY	
APPROVED BY	
DATE	

PROJECT NO.	2023-001
DATE	04/20/2023
DESIGNED BY	CS101
CHECKED BY	
APPROVED BY	
DATE	

PROJECT NO.	2023-001
DATE	04/20/2023
DESIGNED BY	CS101
CHECKED BY	
APPROVED BY	
DATE	



A1 OVERALL SITE PLAN
SCALE: 1" = 200'

PERMIT SUBMITTAL

- | — 000 — 000 — | LIMITS OF DISTURBANCE |
|---------------|---|
| | PROPOSED CONCRETE SIDEWALK
(DETAIL 502-501) |
| | GRAVEL RIP RAP |
| | PROPOSED SINGLE WING CATCH BASIN |
| | APPROXIMATE LOCATION OF EXISTING
POWER POLE |
| | APPROXIMATE LOCATION OF EXISTING
FIRE HYDRANT |
| | APPROXIMATE LOCATION OF EXISTING
DOUBLE WING CATCH BASIN |

GENERAL SHEET NOTES

1. REFER TO SHEETS C-001 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL CONSTRUCTION PLANS.
3. EXISTING CONDITIONS SHOWN ARE FROM THE CITY OF FAIRBURN & FULTON COUNTY GIS. ALL INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY CITY OF ANY DISCREPANCIES.
4. EXISTING UTILITIES FIELD LOCATED PRIOR TO START OF CONSTRUCTION.
5. PROPOSED SITE IMPROVEMENTS ENDOACH INTO THE EXISTING PAVED SHOULDER OF RIVERTOWN ROAD, ASPHALT AND POSSIBLE CONCRETE DEMOLITION MAY BE REQUIRED. CONTRACTOR SHALL VERIFY EXISTING UTILITIES, EXISTING AND NEW CURB AND GUTTER, CONTRACTOR TO FIELD AND VERIFY EXISTING CONDITIONS. SEE DEMOLITION PLANS FOR APPROXIMATE DEMOLITION LIMITS.
6. CONTRACTOR TO FIELD VERIFY PROPOSED RETAINING WALL AND EXISTING WALLS. ALL EXISTING UTILITIES AND ANY ADDITIONAL LOCATIONS ARE NEEDED PRIOR TO THE START OF CONSTRUCTION.
7. ADJUST AND RESET ALL EXISTING SIGNS, HYDRANTS, AND LIGHTS WHICH MAY BE IN CONFLICT WITH PROPOSED CONSTRUCTION.

KEYNOTES


1. CLEANLY TIE INTO EXISTING CONCRETE CURB AND GUTTER.
2. CURB AND GUTTER (SEE DETAIL AYC-501).
3. CONCRETE SIDEWALK (SEE DETAIL AYC-501).
4. DRIVEWAY APRON (SEE DETAIL AYC-502). CLEANLY TIE NEW
5. APRON INTO EXISTING DRIVEWAY.
6. DETECTABLE WARNING SURFACE (SEE DETAIL C4C-501).
7. ADA RAMP TYPE B (SEE DETAIL A4C-501).
8. ADA RAMP TYPE B (SEE DETAIL A4C-501).
9. 24" WIDE PAINTED STOP BAR.
10. APPROXIMATE LOCATION OF EXISTING POLE TO REMAIN.
11. CONSTRUCT TO PROTECT POLE THROUGHOUT ALL PHASES
12. OF CONSTRUCTION.
13. APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT TO BE
14. RELOCATED PER APPLICABLE SPECIFICATIONS AND DETAILS.
15. LOCATE THE RETAINING WALL (SEE DETAIL BYC-501).
16. STOP SIGN.

LEGEND:

LIMITS OF DISTURBANCE
—100—100—

PROPOSED CONCRETE SIDEWALK

(DETAIL B2/C-501)

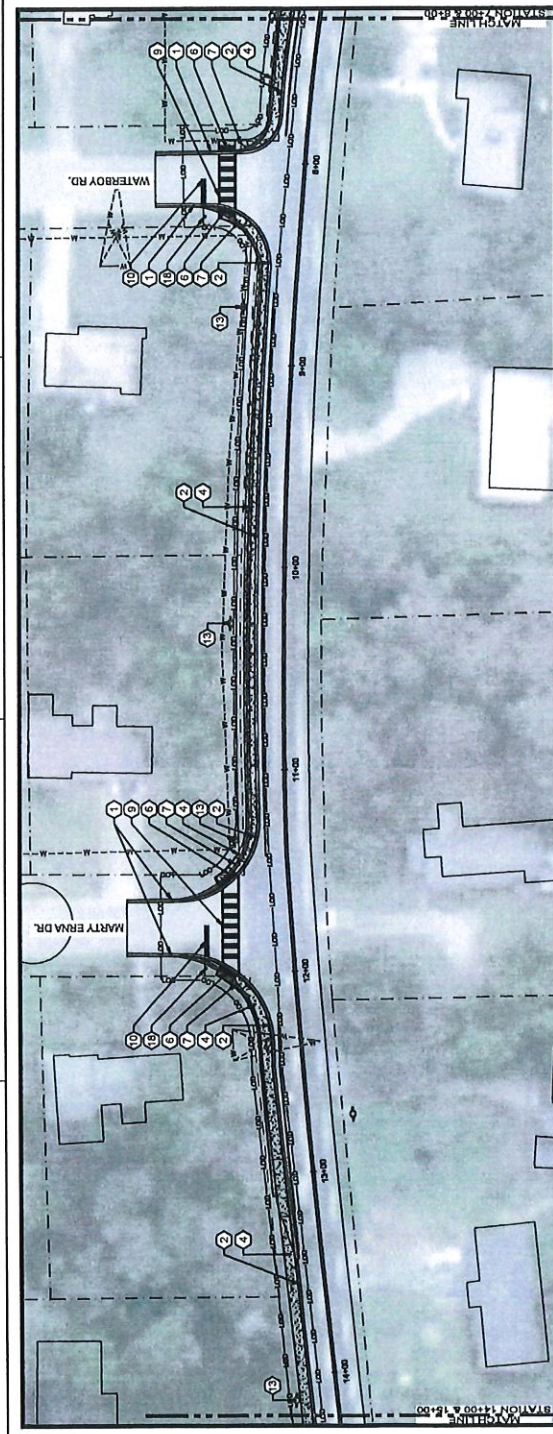
 GRAVEL RIP RAP PROPOSED SINGLE WING CATCH BASIN

APPROXIMATE LOCATION OF EXISTING

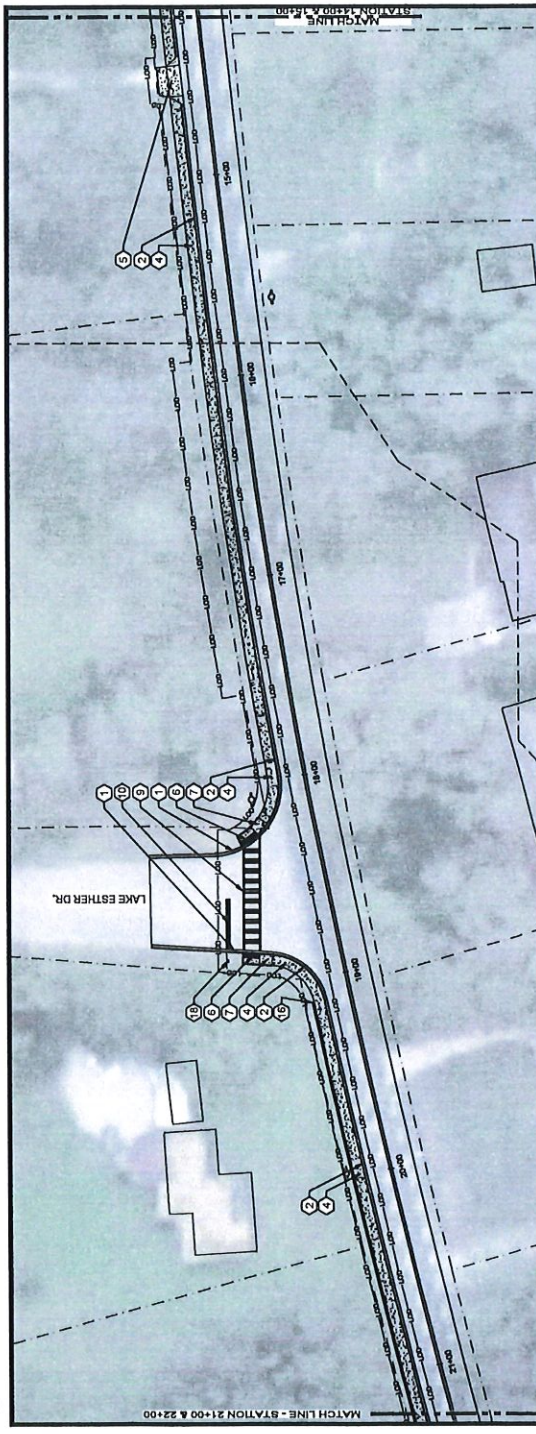
POWER POLE

APPROXIMATE LOCATION OF EXISTING

DOUBLE WING CATCH BASIN



② SITE PLAN - STATION 8+00 TO 14+00



☺ SITE PLAN - STATION 15+00 TO 21+00

[illegible]

DATE	04/27/21
DOB BY:	AK
DIV BY:	AK
CMD BY:	AK
SOCULATION NO.:	AK
SUBMITTED BY:	AK
FILE NUMBER:	121203
FILE NAME:	1-32
SIZE	CS100.DWG

POND
2006 PONDWAY, INC., SUITE 500
PONDWAY, GEORGIA 30213
PONDWAY, INC. 2006
PONDWAY, INC. 2006
PONDWAY, INC. 2006
PONDWAY, INC. 2006

CITY OF FAIRBURN, GEORGIA
PROPOSED SIDEWALK
RIVERTOWN ROAD
SITE PLAN - STATIONS 8+00 TO 21+00

SHEET
IDENTIFICATION
CS103

Know what's below.
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Or Call 800-282-7411

811

PERMIT SUBMITTAL

[illegible]

DATE	04/02/21
SUBJECT	PT
CD BY	MMW BY
CD BY	MM
CONTRACT NO.	K
FILE NUMBER	LOT SCALE
FILE NAME	000001
FILE NAME	121000

POND
2006 Kentucky Lane • Suite 100
Fairburn, Georgia 30213
Phone (404) 326-2544
Fax (404) 326-2544

CITY OF FAIRBURN, GEORGIA
PROPOSED SIDEWALK
RIVERTOWN ROAD
SITE PLAN - STATIONS 22+00 TO 35+00

**SHEET
IDENTIFICATION
CS104**








GENERAL SHEET NOTES

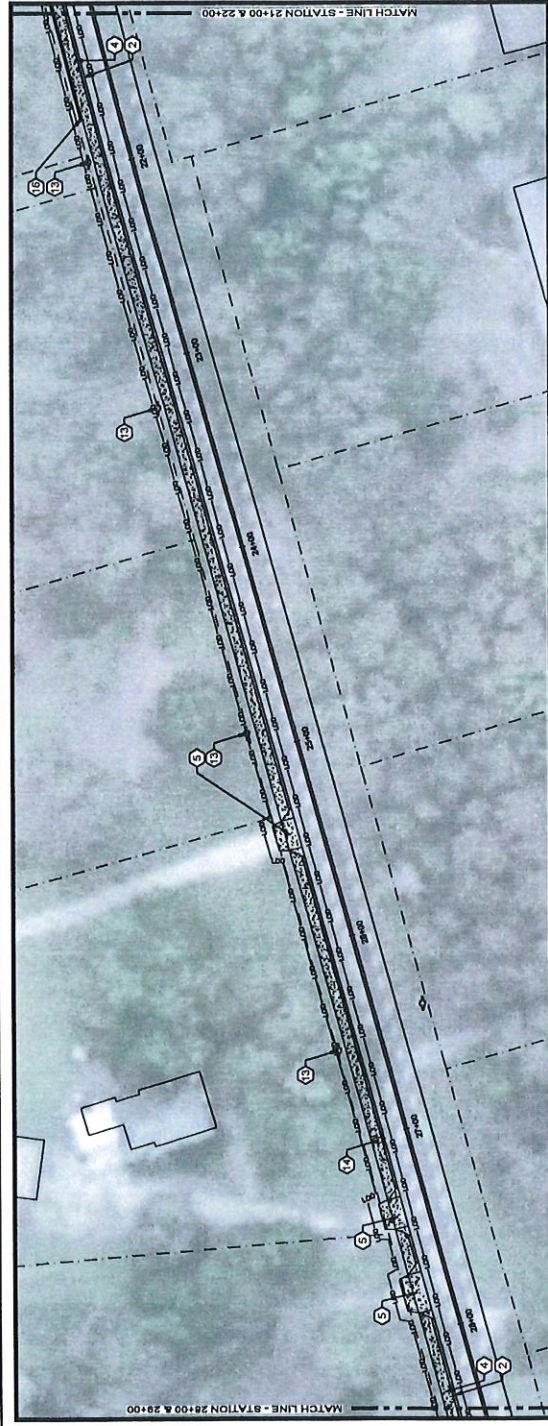
1. REFER TO SHEETS C-001 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF SHEETS FOR THE PROJECT. THE FULL SET TO BE SUBMITTED WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. EXISTING CONDITIONS SHOWN ARE FROM: THE CITY OF FAIRFAX & FULTON COUNTY GIS. ALL INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES PRIOR TO ANY DISCREPANCIES.
4. EXISTING UTILITIES ARE SHOWN FIELD LOCATED PRIOR TO START OF CONSTRUCTION.
5. PROPOSED SITE IMPROVEMENTS ENDOACH INTO THE EXISTING PAVED SHOULDER OF RIVERTOWN ROAD. ASPHALT AND POSSIBLE CONCRETE DEMOLITION MAY BE REQUIRED. EXISTING UTILITIES SHALL BE PROTECTED. SEE DEMOLITION AND NEW CURB AND GUTTER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS. SEE DEMOLITION PLANS FOR APPROXIMATE DEMOLITION LIMITS.
6. CONTRACTOR TO FIELD VERIFY EXISTING REMAINING WALL AND EXISTING CONCRETE DEMOLITION OF BRIMING. IF ADDITIONAL CONSTRUCTIONS ARE NEEDED PRIOR TO THE START OF CONSTRUCTION.
7. ADJUST AND RESET ALL EXISTING SIGNS, HYDRANTS, AND OTHER UTILITIES. CONTRACTOR SHALL BE IN CONFLICT WITH PROPOSED CONSTRUCTION.

KEYNOTES

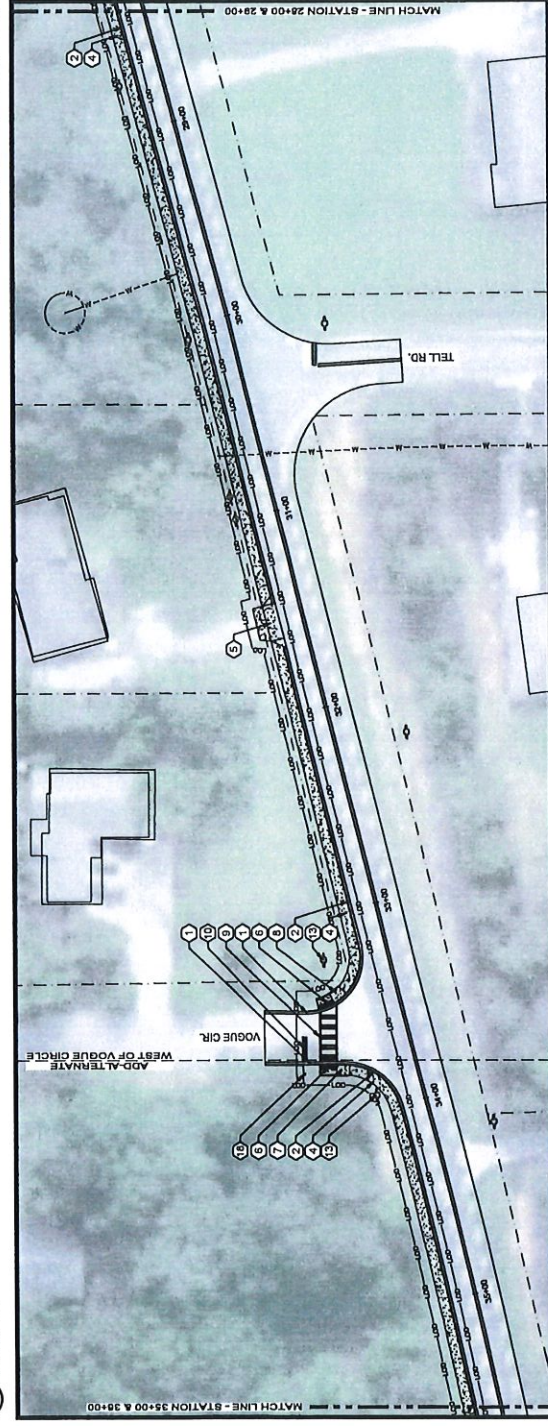
1. CLEANLY TIE INTO EXISTING CONCRETE CURB AND GUTTER.
2. CURB AND GUTTER. (SEE DETAIL A1/C-50).
3. CONCRETE SIDEWALK (SEE DETAIL B2/C-50). CLEANLY TIE NEW
4. DRIVEWAY APRON (SEE DETAIL A1/C-50).
5. APRON INTO EXISTING DRIVEWAY. (SEE DETAIL A1/C-50).
6. ADJ. RAMP TYPE B (SEE DETAIL A4/C-50).
7. CROSSWALK DETAIL (SEE DETAIL A2/C-50).
8. 10' WIDE PAINTED STOP BAR.
9. APPROXIMATE LOCATION OF EXISTING POLE TO REMAIN.
10. CONTRACTOR TO PROTECT POLE THROUGHOUT ALL PHASES
11. OF CONSTRUCTION.
12. LOCATION OF EXISTING FIRE HYDRANT TO BE
13. RELOCATED PER APPLICABLE SPECIFICATIONS AND DETAILS S.
14. STOP RETAINING WALL (SEE DETAIL B1/C-50).
15. STOP SIGN.

LEGEND:

- | LIMITS OF DISTURBANCE | PROPOSED CONCRETE SIDEWALK
(DETAIL B2C-501) | GRAVEL RIP RAP | PROPOSED SINGLE WING CATCH BASIN | APPROXIMATE LOCATION OF EXISTING
POWER POLE | APPROXIMATE LOCATION OF EXISTING
FIRE HYDRANT | APPROXIMATE LOCATION OF EXISTING
DOUBLE WING CATCH BASIN |
|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |



C1 SITE PLAN - STATION 22+00 TO 28+00
SCALE: 1" = 30'



A1 SITE PLAN - STATION 29+00 TO 35+00

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GENERAL SHEET NOTES

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4. CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED PRIOR TO START OF CONSTRUCTION.
5. PROPOSED SITE IMPROVEMENTS ENROUCH INTO AN EXISTING PAVED SHOULDER OF RIVERTOWN ROAD, ASPHALT AND POSSIBLE CONCRETE DEMOLITION MAY BE REQUIRED. MINIMUM 25' OF EXISTING DEMOLITION BETWEEN STRIPING.
6. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, SEE DEMOLITION PLANS FOR APPROXIMATE DEMOLITION LIMITS.
7. CONTRACTOR TO FIELD VERIFY PROPOSED RETAINING WALL LOCATIONS AND INFORM THE CITY OF FAIRBURN IF ADDITIONAL LOCATIONS ARE NEEDED PRIOR TO THE START OF CONSTRUCTION.
8. ADJUST AND RESET ALL EXISTING SIGNS, HYDRANTS, AND MANHOLES WHICH MAY BE IN CONFLICT WITH PROPOSED CONDITIONS.

KEYNOTES

2. CURB AND GUTTER (SEE DETAIL A1/C-501).
3. CONCRETE SIDEWALK (SEE DETAIL B1/C-501).
4. DRIVEWAY APPROACH (SEE DETAIL B1/C-502). CLEANLY TIE NEW DRIVEWAY TO EXISTING DRIVEWAY.
5. DETECTABLE WARNING SURFACE (SEE DETAIL C4/C-501).
6. ADA RAMP TYPE (SEE DETAIL A4/C-501).
7. APPROXIMATE LOCATION OF EXISTING POLE TO REMAIN.
8. CONTRACTOR TO PROTECT POLE THROUGHOUT ALL PHASES OF CONSTRUCTION.
9. APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT TO BE RELOCATED PER APPLICABLE SPECIFICATIONS AND DETAILS.
10. APPROXIMATE LOCATION OF EXISTING DRAINAGE STRUCTURE.
11. CONTRACTOR TO PROTECT DRAINAGE STRUCTURE THROUGHOUT ALL PHASES OF CONSTRUCTION.
12. ADJUST TO TOP OF GRADE IF NECESSARY.
13. CONCRETE RETAINING WALL (SEE DETAIL B1/C-501).
14. CONTRACTOR TO PROTECT EXISTING TREE THROUGHOUT ALL PHASES OF CONSTRUCTION.

LEGEND:

—1.00—1.00— LIMITS OF DISTURBANCE

PROPOSED CONCRETE SIDEWALK
(DETAIL B2/C-501)

 GRAVEL RIP RAP

DEPARTMENT OF THE ENVIRONMENT,
PLANNING AND HERITAGE

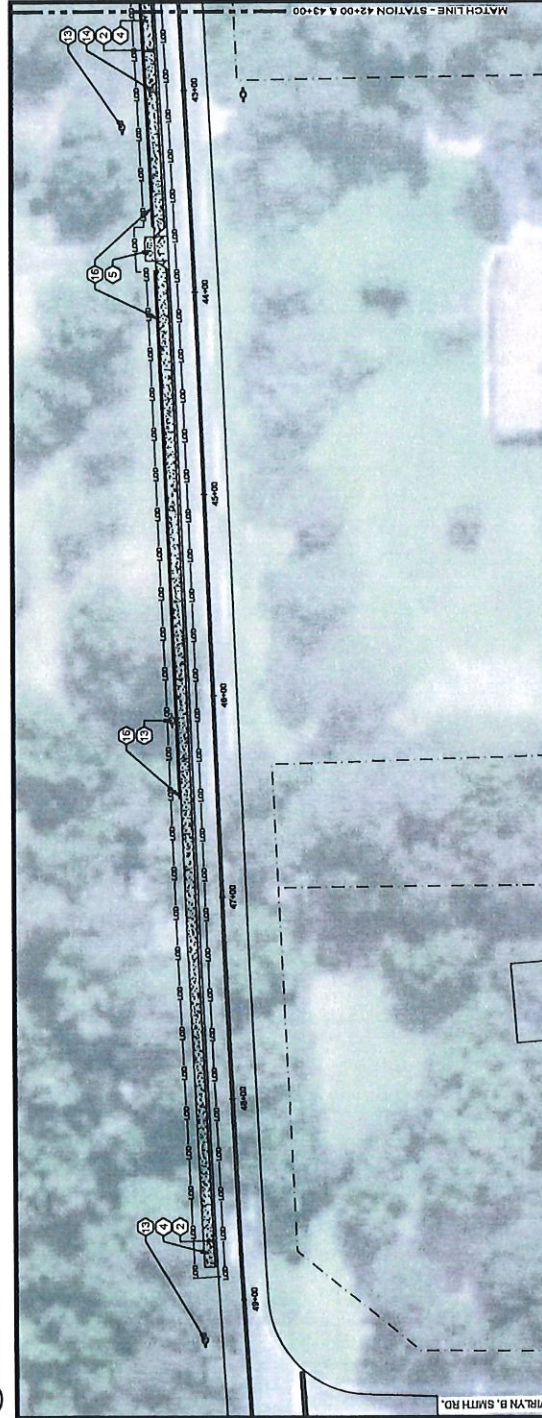
Q' APPROXIMATE LOCATION OF EXISTING

77	APPROXIMATE LOCATION OF EXISTING
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APPROXIMATE LOCATION OF EXISTING
DOUBLEWING CATCH BASIN



⊙ SITE PLAN - STATION 36+00 TO 42+00



☺ SITE PLAN - STATION 43+00 TO 49+00

[illegible]

OSD BY:	DATE:	SOLICITATION NO.:
EPT	6/8/2021	
DWG BY:	CMD BY:	KOI
SUBMITTED BY:		
CONTRACT NO.:		
AK		
PLOT SCALE:	PLOT DATE:	FILE NUMBER:
1" = 20'	6/29/2021	1212273
SHEET	FILE NAME:	CAD FILE DWG
002	AK02	

POND
3006 Peachtree Lane, Suite 100
Peachtree Corners, GA 30092
Phone (770) 346-1740
Fax (770) 346-1744
2000-10-15/0001

CLIENT
CITY OF FAIRBURN
26 W CAMPBELLTON ST
FAIRBURN, GEORGIA 30213

CITY OF FAIRBURN, GEORGIA
PROPOSED SIDEWALK
RIVERTOWN ROAD
SITE PLAN - STATIONS 36+00 TO 49+00

**SHEET
IDENTIFICATION
CS105**

811
Know what's below.
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PERMIT SUBMITTAL

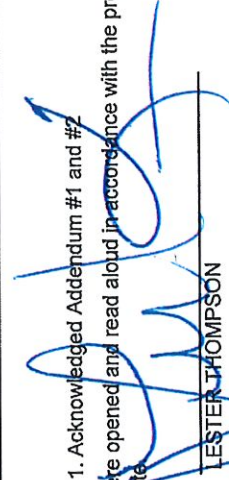
Bid Opening Results IFB# 21-002 Rivertown Road Pedestrian Improvements Project

BID OPENING: Wednesday, JUNE 23, 2021- 3:00 P.M.

	BIDDERS	Bid Bond	ADDEND. #1	ADDEND. #2	Base Bid Amount	Addt. Amount #1	Addt. Amount #2	Total Amount
1	Summitt Construction & Development, LLC	✓	✓	✓	\$ 597,979.94	\$ 325,704.55	\$ 125,866.00	\$ 1,049,550.49
2	The Corbett Group, LLC	✓	✓	✓	\$ 410,935.00	\$ 240,417.50	\$ 109,180.00	\$ 760,532.50
3	Sol Construction	✓	✓	✓	\$ 441,183.00	\$ 239,821.00	\$ 92,706.00	\$ 773,710.00
4	Construction 57, Incorporated	✓	✓	✓	\$ 521,948.13	\$ 379,624.38	\$ 124,450.00	\$ 1,026,022.51
5	Tople Construction & Engineering, Inc.	✓	✓	✓	\$ 491,253.00	\$ 298,461.00	\$ 86,818.00	\$ 876,532.00
6	Backbone Infrastructure, LLC	✓	✓	✓	\$ 407,413.50	\$ 265,075.00	\$ 97,021.00	\$ 769,509.50
7	Integrated Construction and Nobility, Inc.	✓	✓	✓	\$ 517,575.90	\$ 318,296.13	\$ 84,998.30	\$ 920,870.33
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15								

Notes: 1. Acknowledged Addendum #1 and #2

Bids were opened and read aloud in accordance with the project advertisement and invitation for bid. Unit price calculations and certifications will be verified and a certified tabulation release at a later date.


LESTER THOMPSON


MARCEIA LINDLEY

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 20210-Capital Equip & Improve
Streets

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Capital Outlay							
0-4200-54-1000 Other Improvements	760,533.00	0.00	0.00	0.00	0.00	760,533.00	0.00
0-4200-54-1300 Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0-4200-54-2150 Construction Equipmen	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0-4200-54-2200 Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0-4200-54-2300 Furniture & Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0-4200-54-2500 Other Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	760,533.00	0.00	0.00	0.00	0.00	760,533.00	0.00
TOTAL Streets	760,533.00	0.00	0.00	0.00	0.00	760,533.00	0.00



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT:

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
(X) ORDINANCE () RESOLUTION () OTHER

Submitted: 08/23/2021 Work Session: None Council Meeting: 08/23/2021

DEPARTMENT: City Attorney

BUDGET IMPACT: None

PUBLIC HEARING? () Yes (X) No

PURPOSE: To Discuss and consider amendments to and/or repeal of City's mask mandate in response to COVID-19 transmission data.

HISTORY: On July 8, 2020, the Mayor and City Council adopted an ordinance (attached hereto) which, in response to the COVID-19 health emergency, imposed a requirement with various exceptions that individuals entering business establishments within the City of Fairburn be required to wear a mask to slow the spread of COVID-19. This Ordinance was programed to remain in place so long as there was a state of emergency in place in Georgia regarding the COVID-19 health threat. As of today (8-13-21), there is no longer in place in Georgia by Executive Order of the Governor any declaration of an emergency regarding the COVID-19 health threat, other than an Executive Order (attached hereto) which continues an emergency period until August 29, 2021 as it relates to economic recovery from the effects of the pandemic. In this regard, the Mayor and City Council need to decide whether to amend and renew the mask mandate ordinance or repeal same in the absence of a declared statewide emergency. Further consideration may be given to CDC guidelines which recommend masks in areas where there is a high transmission rate. Up-to-date information on the transmission rates for individual counties may be accessed at <https://covid.cdc.gov/covid-data-tracker/#county-view>

RECOMMENDED ACTION: Discuss and consider amendments to and/or repeal of City's mask mandate in response to COVID-19 transmission data.



Mayor Elizabeth Carr-Hurst

STATE OF GEORGIA
COUNTY OF FULTON

ORDINANCE OF THE CITY OF FAIRBURN GEORGIA JULY 8 2020 TO
PROVIDE FOR THE HEALTH SAFETY AND WELFARE OF THE GENERAL
PUBLIC, TO REQUIRE THAT FACE COVERINGS OR MASKS TO BE WORN
INSIDE COMMERCIAL ESTABLISHMENTS DURING THE COVID-19 PUBLIC
HEALTH EMERGENCY, TO PROVIDE FOR CERTAIN EXCEPTIONS, AND FOR
OTHER PURPOSES

WHEREAS, the duly elected governing authority of the City of Fairburn, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority is empowered to provide for the health, safety, and welfare of the residents, employees, businesses, and visitors within the city; and

WHEREAS, the spread of the COVID-19 virus has been declared a global pandemic by the World Health Organization ("WHO"); and

WHEREAS, the President of the United States has declared the spread of COVID-19 a national public health emergency; and

WHEREAS, the Governor of Georgia has declared the spread of COVID-19 a public health emergency in the state; and

WHEREAS, the health, safety, and welfare of residents, businesses, employees, and visitors are the top priority of the governing authority; and

WHEREAS, the governing authority and staff have been closely monitoring the spread of COVID-19 and the associated guidance from medical professionals, public health officials and involved state and federal government agencies to help stop the spread of the disease; and

WHEREAS, the number of positive COVID-19 cases, hospitalizations and deaths continues to rise throughout Fulton County; and

WHEREAS, the number of positive COVID-19 cases within the City of Fairburn increased by approximately twenty percent (20%) during the first week of July, 2020; and

WHEREAS, the World Health Organization has indicated that COVID-19 is spread

primarily by respiratory droplets produced when an infected person coughs or sneezes and such droplets generated by talking, laughing, or exhaling; and

WHEREAS, the Director for the Centers for Disease Control, Dr. Robert Redfield, stated as many as one in four people who are infected with COVID-19 show no symptoms, and that people who do not experience symptoms can spread COVID-19 to other individuals; and

WHEREAS, the CDC has stated that people infected with COVID-19 are contagious before they start showing symptoms, and that individuals who are infected can spread the virus to others before the onset of symptoms; and

WHEREAS, the CDC has recently announced that it is in the process of reviewing mask recommendations based on growing evidence that people experiencing no symptoms can spread the disease more widely than previously thought; and

WHEREAS, the United States Surgeon General, Dr. Jerome Adams, acknowledges that there is a significant amount of asymptomatic spread and recommends that individuals use face coverings to reduce the spread of COVID-19; and

WHEREAS, Dr. Anthony Fauci, Director of the National Institute of Allergy and Infectious Diseases, has further recommended that individuals wear facial coverings to prevent individuals from infecting others; and

WHEREAS, more than 1 ,400 Georgia health care workers have sent a letter to Governor Kemp, petitioning that he institute a statewide mask requirement, among other recommendations; and

WHEREAS, O.C.G.A. 38-3-28(a) further grants political subdivisions the power to supplement the Governor's Executive Order; and

WHEREAS, this Ordinance is intended to be enacted as a supplement to the Governor's Executive Order 06.29.20.02, which describes health and safety procedures related to the COVID*19 public health emergency.

THEREFORE, BE IT HEREBY ORDAINED that a facial covering or mask, which covers the nose and mouth, shall be required in commercial establishments within the City of Fairburn to slow the spread of COVID-19 as follows:

1. All persons entering a commercial establishment, including restaurants, retail stores, salons, barber shops, grocery stores and pharmacies in the City must wear a face covering or mask while inside the establishment. This paragraph does not apply to religious establishments; however, the use of face coverings is also strongly recommended in religious establishments.
2. All commercial establishments open to the general public, including restaurants, retail stores, salons, barber shops, grocery stores, and pharmacies in the City shall require all employees to wear a face covering or mask at all times while engaged in face to face interaction with the public.
3. Any person who is unable to safely wear a face covering due to age, underlying health condition(s), or is unable to remove the face covering without assistance of others is exempt from this Ordinance.
4. Face coverings and masks are not required in the following circumstances:
 - a. While in motor vehicles;
 - b. When a person is alone in an enclosed space or only with other household members;
 - c. During outdoor physical activity, provided the active person maintains proper social distancing at a minimum of six (6) feet from others who are not household members;
 - d. While eating, drinking, or smoking, including while seated within a restaurant; provided, however, that a face covering or mask must be worn while entering, leaving, or otherwise moving about within a restaurant;
 - e. When a licensed health provider has determined wearing a face covering causes or aggravates a health condition in the specific individual;
 - f. When wearing a face covering would prevent the receipt of personal services; and
 - g. When a person is younger than five (5) years old.

5. All establishments subject to this ordinance shall post a sign in a clearly visible location near the front entrance stating that Per City Ordinance, All Persons Entering This Establishment Must Wear A Mask Or Face Covering And Violators Are Subject To A Fine Of Up To \$25.00. Once seated in a restaurant to consume food or drink, such mask or face covering may be removed for dining purposes.
6. A person who fails to comply with the requirements of Section I of this Ordinance shall be guilty of a civil infraction punishable by a fine of not more than \$25.00; provided, however, that for the first (1 st) violation, a warning shall be issued.
7. A person who fails to comply with Section 2 of this Ordinance shall be guilty of a civil infraction, punishable by a fine of not more than \$25.00. Each day of a continuing violation of this Ordinance shall be considered a separate and distinct offense. In addition to the fines established herein, persons who own, manage, operate, or otherwise control a business subject to this Ordinance found in repeated violation hereof, shall, along with their business, be subject to treatment as a public nuisance, which may be abated as provided for by law. All reasonable efforts should, however, be made to bring businesses into compliance with this Ordinance prior to enforcement actions.

Effective Dates

Unless otherwise stated herein, this Ordinance shall be effective July 9, 2020 at 12:00 AM and remain in effect while a declared state of emergency related to COVID-19 persists in the State of Georgia. The issuance of citations shall begin at 12:00 am on Monday, July 13, 2020.

Severability

Should any provisions, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by

reason of any preemptive legislation, the remaining provisions, paragraphs, sentences, or words of this Ordinance shall remain in full force and effect.

Scrivener's Errors

The City Clerk, in consultation with the City Attorney, is authorized to correct any scrivener's errors contained in this ordinance.

BE IT ORDAINED by the City Council of Fairburn, this 8th day of July 2020.

ATTEST:

Arika Birdsong-Miller, City Clerk

CITY OF FAIRBURN,
GEORGIA

Elizabeth Carr-Hurst, Mayor

APPROVED AS TO FORM:



William R. Turner, City Attorney



THE STATE OF GEORGIA

EXECUTIVE ORDER

BY THE GOVERNOR:

**RENEWAL OF STATE OF EMERGENCY
FOR CONTINUED COVID-19 ECONOMIC RECOVERY**

WHEREAS: On June 30, 2021, due to the ongoing negative impacts of COVID-19 on Georgia's economy, supply chain, and healthcare infrastructure, I issued Executive Order No. 06.30.21.01, declaring a State of Emergency for Continued COVID-19 Economic Recovery; and

WHEREAS: Code Section 38-3-51 vests the Governor with the power to renew any State of Emergency for a period not to exceed thirty (30) days; and

WHEREAS: Continued action by the State of Georgia is necessary to ensure the complete restoration of social and economic welfare of the State by responding to the ongoing effects of COVID-19 on the State; and

WHEREAS: In consultation with state economic, healthcare, and emergency preparedness officials, I have determined the state of emergency created by the continued negative impacts of COVID-19 persists in the State of Georgia, and that it is necessary and appropriate to renew the State of Emergency for Continued COVID-19 Economic Recovery for thirty (30) days.

NOW, THEREFORE, PURSUANT TO CODE SECTION 38-3-51, AND THE AUTHORITY VESTED IN ME AS GOVERNOR OF THE STATE OF GEORGIA, IT IS HEREBY

ORDERED: That the State of Emergency for Continued COVID-19 Economic Recovery declared by Executive Order No. 06.30.21.01, which is set to expire on Friday, July 30, 2021, at 11:59 P.M., shall be renewed for thirty (30) days.

IT IS FURTHER

ORDERED: That the State of Emergency for Continued COVID-19 Economic Recovery shall terminate on Sunday, August 29, 2021, at 11:59 P.M., unless it is renewed by the Governor.

IT IS FURTHER

ORDERED: That the terms of Executive Order No. 06.30.21.01 are hereby adopted by reference.

IT IS FURTHER

ORDERED: That if one or more of the provisions contained in this Order shall be held to be invalid, in violation of the Georgia Constitution, in violation of Georgia law, or unenforceable in any respect, such invalidity, violation, or unenforceability shall not affect any other provisions of this Order, but, in such case, this Order shall be construed as if such invalid, illegal, or unenforceable provision had never been contained within the Order.

IT IS FURTHER

ORDERED: That all provisions of this Order shall become effective upon signature.

This 22nd day of July 2021.

A handwritten signature in black ink, appearing to read "Bill", is written over a horizontal line.

GOVERNOR