



COMBINED WORK SESSION AND CITY COUNCIL MEETING AGENDA

Thursday, December 11, 2025 at 6:30 PM

Council Chambers

1. **OATH OF OFFICE - Effective for January 1, 2026**
 - A. Mayor Branden Whitfield
 - B. Council Members - Keith Colquitt, Wesley Johnson, Melanie Long
2. **CALL TO ORDER**
 - A. Invocation and Pledge to the Flag
 - B. Roll Call
 - C. Adoption of Agenda
3. **MAYOR & COUNCIL ITEMS**
 - [A.](#) Last Month's Minutes
 - [B.](#) Last Month's Financial Report
4. **PLANNING & DEVELOPMENT COMMITTEE REPORT**
 - [A.](#) Discussion / Approval - Fuller Station Final Revised Plat Approval
 - [B.](#) Discussion / Approval - Development Agreement for Fuller Station Townhomes
 - [C.](#) Discussion / Approval - Abandonment of Portion of Right Way
 - [D.](#) 2027 Walton County Comprehensive Land Use Plan Update
5. **FINANCE / HUMAN RESOURCES COMMITTEE REPORT**
 - [A.](#) Selection of Appeal Panel for HR Related Appeal per HR Policy 3-907 and City Ord 2-198
 - [B.](#) Audit Required Budget Amendment Fiscal Year 2025 - \$802,449 (100-1565-541000)
6. **PUBLIC SAFETY COMMITTEE REPORT**
 - [A.](#) Purchase of two new LUCAS Devices - \$39,608.40 (100-3500-542100)
7. **PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT**
8. **PUBLIC WORKS / FACILITIES COMMITTEE REPORT**
9. **ECONOMIC DEVELOPMENT COMMITTEE REPORT**
 - [A.](#) Discussion - 254 Main Street - DDA/IGA
10. **CITY MANAGER'S REPORT**
11. **CITY ATTORNEY'S UPDATES / REPORTS**
12. **EXECUTIVE SESSION**
13. **ADJOURNMENT**

*Denotes Non-Budgeted Items subject to Reserve Funds

The Mayor and Council may choose to go into executive session as needed in compliance with Georgia Law.

The City of Loganville reserves the right to make changes to the agenda as necessary. Any additions and/or corrections to the agenda will be posted immediately at City Hall.



ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

Monday, November 10, 2025 at 5:30 PM

Council Chambers

1. CALL TO ORDER

Council Member Whitfield called to meeting to order at 5:30pm.

A. Roll Call

PRESENT

Chairman Branden Whitfield

Committee Member Anne Huntsinger

Committee Member Melanie Long

Mayor Skip Baliles

2. NEW BUSINESS

A. 254 Main Street - Discussion

Council Member Whitfield presented to the committee that the DDA would like some guidance for the redevelopment of 254 Main Street. The Committee's recommendation was to present the DDA with some guidelines to seek proposals for the redevelopment at 254 Main Street. Council Member Whitfield will present a synopsis at the Thursday Council Meeting.

3. ADJOURNMENT

Meeting adjourned at 6:07pm.

*Denotes Non-Budgeted Items subject to Reserve Funds

The Mayor and Council may choose to go into executive session as needed in compliance with Georgia Law.

The City of Loganville reserves the right to make changes to the agenda as necessary. Any additions and/or corrections to the agenda will be posted immediately at City Hall.



CITY COUNCIL WORK SESSION MINUTES

Monday, November 10, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:31pm.

A. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

B. Approval of Agenda

Motion made by Council Member Newberry to amend the agenda and strike off item 2-D, and replace it with a discussion about the Planning and Zoning Commission.

Seconded by Council Member Huntsinger.

Motion carried 6-0.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Case #V25-018** – Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located at HWY 20 & Tuck Rd, Loganville, GA 30052. Map/Parcel #LG060010, Map/Parcel #LG060010A00, Map/Parcel #LG060010ADP, Map/Parcel #LG0600100DP, Map/Parcel #LG060009, & Map/Parcel #LG060011 Walton County, GA. Present zoning is PUV. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2). Request for variance to allow alternative building permit concurrency schedule.

Planning Director Robbie Schwartz presented the case and the Public Hearing for the requested major variance was held.

The public hearing for this case was opened and Shane Lanham was present representing the applicant. Mr. Lanham presented the application and explained the request for the major variance from the building concurrency schedule as outlined in section 119-221(d)(2).

There was no one present to speak in favor or opposition to the case.

Council will vote on the major variance at Thursday night's Council Meeting.

B. Plat & Development Agreement for Rocky Creek

Consent Agenda for Thursday Night

- C. TPUDC Contract - \$272,511.75 (includes 5% contingency) 100-7400-521211

Consent Agenda for Thursday Night

- D. Discussion – Planning and Zoning Commission

Council Member Newberry presented to the Council a discussion about the Planning and Zoning Commission. The current chairperson Keith Colquitt has been elected to serve on Council and his term expires in April 2026. Council agreed to post his position in 2026 when there will be two additional seats that need to be filled.

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. Reallocate Assigned Fund Balance for Parks

Consent Agenda for Thursday Night

4. PUBLIC SAFETY COMMITTEE REPORT

- A. Police - DEA Vehicle Replacement - \$52,554.82 (210-3200-542201)

Consent Agenda for Thursday Night

- B. Fire Department - Site Med Contract - \$15,840.00 (100-3500-521208)

Consent Agenda for Thursday Night

- C. Fire Department - Purchase Of Spare Fire Hose - \$16,750.00 (321-3500-531600)

Consent Agenda for Thursday Night

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

Council Member Whitfield presented to the Council that the Economic Development Committee met before this council meeting and they discussed the redevelopment of 254 Main Street with the DDA. He will present their recommendation at Thursday night's Council Meeting.

8. CITY MANAGER'S REPORT

- A. Discussion - Vehicle Purchase Policy

City Manager Danny Roberts presented to the Council a discussion about the City's vehicle purchase policy. Council's recommendation was to use the State's contract as a base and other dealerships may be given the opportunity to match or beat the state contract pricing, subject to availability.

- B. Combined Work Session and Council Meeting for December 2025

Consent Agenda for Thursday Night

City Manager Danny Roberts presented to the Council about working with Walton County on the addition of twelve pickleball courts at Meridian Park, with an estimated cost to the City of \$200,000 or 25%. The Council gave him verbal permission to start negotiations with the county.

9. CITY ATTORNEY'S UPDATES / REPORTS

A. Discussion - Ordinance to Amend The Code of Ordinances for City Council Meetings

Consent Agenda for Thursday Night

10. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

The following individuals addressed the Mayor and Council: Tara Argo, 400 Little Carter Cove.

11. EXECUTIVE SESSION - Real Estate Matters

Motion made by Council Member Whitfield to close the open session and enter into Executive Session to discuss real estate matters with Council. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

Motion made by Council Member DuVall to reopen the meeting. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

Mayor Skip Baliles announced that no action was taken during Executive Session.

12. ITEMS FOR THURSDAY NIGHT

A. Last Month's Minutes

B. Last Month's Financial Report

13. ADJOURNMENT

Motion made by Council Member Huntsinger to adjourn. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

Meeting adjourned at 8:30 pm.



CITY COUNCIL MEETING MINUTES
Thursday, November 13, 2025 at 6:30 PM
Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:32 pm.

A. Invocation and Pledge to the Flag

Jim Billingsley from Loganville Baptist Church gave the invocation.

Jim Billingsley and Assist City Manager Jeff Smith led the pledge to the flag.

B. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

C. Police Department Presentation to the Special Olympics

Chief Dick Lowry presented a check in the amount of \$21,558.96 to the Walton County Special Olympics.

D. Adoption of Agenda

Motion made by Council Member Huntsinger to approve the agenda as presented. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

2. CONSENT AGENDA

Motion made by Council Member Whitfield to approve the Consent Agenda as follows: Seconded by Council Member Huntsinger.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

A. Plat & Development Agreement for Rocky Creek

B. TPUDC Contract - \$272,511.75 (includes 5% contingency) 100-7400-521211

- C. Reallocate \$3,000 Assigned Fund Balance for Parks
- D. Police - DEA Vehicle Replacement - \$52,554.82 (210-3200-542201)
- E. Fire Department - Site Med Contract - \$15,840.00 (100-3500-521208)
- F. Fire Department - Purchase Of Spare Fire Hose - \$16,750.00 (321-3500-531600)
- G. Combined Work Session and Council Meeting For December 2025
- H. Ordinance to Amend The Code of Ordinances for City Council Meetings
- I. Last Month's Minutes
- J. Last Month's Financial Report

Motion carried 6-0.

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case #V25-018** – Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located HWY 20 & Tuck Rd, Loganville, GA 30052. Map/Parcel #LG060010, Map/Parcel #LG060010A00, Map/Parcel #LG060010ADP, Map/Parcel #LG0600100DP, Map/Parcel #LG060009, & Map/Parcel #LG060011 Walton County, GA. Present zoning is PUV. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2). Request for variance to allow alternative building permit concurrency schedule.

Motion made by Council Member Newberry to deny the major variance. Seconded by Council Member Long.

Voting Yea: Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Voting Nay: Council Member DuVall, Council Member Huntsinger.

Motion carried 4-2.

4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. Audit Required Budget Amendments Fiscal Year 2025

Motion made by Council Member Huntsinger to accept the audit required budget amendments as presented for fiscal year 2025. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

- B. Discussion - Request to File a State Audit Extension

Motion made by Council Member Huntsinger to grant an audit extension. Seconded by Council Member DuVall.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

5. PUBLIC SAFETY COMMITTEE REPORT

6. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

7. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

8. ECONOMIC DEVELOPMENT COMMITTEE REPORT

- A. 254 Main Street Redevelopment Vision
- Motion made by Council Member Whitfield to accept the vision synopsis for 254 Main Street.
Seconded by Council Member Huntsinger.
Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council
Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

9. CITY MANAGER’S REPORT

City Manager Danny Roberts gave an update on swearing in the new Elected Officials at the December 11th combined Work Session and Council meeting.

10. CITY ATTORNEY’S UPDATES / REPORTS

11. EXECUTIVE SESSION

12. ADJOURNMENT

Motion made by Council Member DuVall to adjourn. Seconded by Council Member Newberry. Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

Meeting adjourned at 7:07 pm.

Skip Baliles
Mayor

Ansley Pope
Deputy Clerk



Agreement

This Agreement is by and between the City of Loganville, Georgia ("Client") and Town Planning & Urban Design Collaborative LLC (also called "TPUDC") ("Consultant") entered into on November 15, 2025.

Preamble

The Client has asked TPUDC to assist with planning services related to the City of Loganville, Georgia Zoning Ordinance Re-Write (the "Project"), which are more fully described below, and the Consultant has agreed to provide such services.

This Agreement contains the following Appendices:

- A. Scope of Services
- B. Rate Schedule
- C. Background Information
- D. Fee Schedule

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

A. Scope of Services

The Consultant shall perform the basic scope of services as identified in **Appendix A: Scope of Services**.

B. Fee and Billing

- B.1. The Consultant will provide the services described in **Appendix A: Scope of Services** for a fee not to exceed \$259,535 including expenses.
- B.2. The Consultant shall invoice the Client monthly based on the percentage of Services completed for each Phase as of the invoice date as detailed in **Appendix D: Fee Schedule**.
- B.3. Invoices for services rendered and expenses incurred pursuant to this Agreement shall be due as within thirty (30) days of receipt by Client. Any invoice unpaid after sixty (60) days of submission to Client shall bear interest at the rate of 1.5% compounded monthly.

C. Format of Final Documents

Consultant shall provide final work products to Client in a digital file format.

D. Additional Services and Changes to the Scope of Services

The Consultant's undertaking to perform professional services extends only to the services specifically described in **Appendix A: Scope of Services**. Any services not specifically provided for in the Scope of Services will be considered an Additional Service and performed on a labor fee plus expense basis using the hourly rates presented in **Appendix B: Rate Schedule** of this Agreement.

Any changes or additions to the Scope of Services described in this Agreement shall not be authorized unless documented in writing by an appropriate Change Order. A Change Order is a written instrument duly signed by Consultant and Client, in which both parties agree to: (1) Modify the Scope of Services; (2) Adjust the total fees, if any; (3) Reallocate fee from one phase or task to another; and/or (4) Change the project schedule, as appropriate. If Client requests in writing that any task of Consultant called for under the Scope of Services will not be required, the task will be deemed to have been satisfied and the budgeted amount for such task will be invoiced and payable as if such task had been performed.

E. Client's Responsibilities

E.1. Client shall be responsible for the following items in conjunction with the Project:

- a. Designate in writing a person to act as its representative (Designated Client Representative) with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- b. Client will provide, on a timely basis, the background information in **Appendix C: Background Information**, and any other information that Consultant may reasonably request. Any requests for the production of additional background information which is due to certain materials being unavailable shall be discussed with the Client. If the parties mutually agree that additional information is needed, the production of the information shall be considered Additional Services.
- c. Client will provide supplementary information that may be requested by the Consultant from time to time during the course of the Project.
- d. The Consultant shall be entitled to rely on the completeness and accuracy of all information provided by the Client. Any revisions to consultant's deliverables caused by inaccurate, outdated, or incomplete information provided by the Client, will be considered an Additional Service.
- e. Client will coordinate and secure locations to conduct all public outreach and engagement events and meetings.
- f. Client will widely promote all outreach events in a manner agreed upon with Consultant.
- g. Client will print, or have printed, all project-related marketing collateral, documents, and maps.
- h. Client will be responsible for providing event refreshments at Client's discretion.
- i. Client will attend scheduled project meetings with Consultant.
- j. Client will attend the Codeapalooza™ at specific times scheduled in advance.
- k. The Client shall endeavor to avoid scheduling difficulties by providing the Consultant with thirty (30) days' notice of anticipated meetings and deadlines.

F. Review Period Procedures

F.1. Client Draft Review Procedures

Following delivery of the Client Review Draft, the Client shall have a Client Draft Review Period of sixty (60) calendar days. During this period, Planning & Development Department Staff shall conduct a cursory review of the Client Review Draft. On or before the final day of the Client Draft Review Period, the Designated Client Representative shall provide to the Consultant a single, consolidated set of all of Planning & Development Department Staff's requested revisions, if any. Each such revision shall be a specific direction and include the specific language for the applicable addition, revision, and/or deletion.

All of Planning and Development Department Staff's comments shall be submitted to the Consultant using Adobe's commenting tools within the PDF. Only one (1) consolidated document with Planning & Development Department Staff's comments will be accepted; multiple, duplicative, or conflicting comment sets will not be reviewed. Planning & Development Department Staff's comments shall be limited to those provided at the end of the Client Draft Review Period. Revisions to the Client Review Draft will be provided by the Consultant to Planning & Development Department Staff in PDF format within the subsequent draft of the document.

The purpose of the Client Review phase is quality assurance and consistency checking. It is not intended for revision of document structure or content previously approved on behalf of the Client or for re-evaluation of ordinance content or policy direction. Planning & Development Department Staff's requested revisions to the Client Review Draft shall be limited to scrivener's or substantive errors or oversights related to topics and items previously agreed upon and signed off on by Planning & Development Department Staff ("Minor Revisions").

Requested revisions proposing stylistic changes, reorganization, reformatting, re-numbering, re-lettering, rewording, additional diagrams/illustrations, introduction of new topics or concepts, or policy changes, and any revisions in excess of a reasonable number, shall not be considered Minor Revisions, will not be incorporated into the document as part of the Client Review phase, will be made only in the Consultant's sole discretion and only as Additional Services, and will be billed accordingly at the Consultant's standard hourly rates.

F.2. Public Draft Review Procedures

Following the delivery of the Public Draft, a Public Review Period with a duration of thirty (30) days will commence during which elected and appointed officials, stakeholders, and the general public will provide comments to the Designated Client Representative. The Public Review Period is intended only to provide revisions brought forward by the public and not additional Staff revisions.

Upon closing of the Public Review Period, Staff will have ten (10) days to organize and reconcile all public feedback into one set of PDF comments. On the final day, if not sooner, the Designated Client Representative will provide the requested revisions, if any, to the Consultant for incorporation into the Final Draft of the revised Zoning Ordinance. All requested revisions must be specific, directive, and consolidated, as only one set of public revisions will be accepted.

Requested revisions proposing stylistic changes, reorganization, reformatting, renumbering or re-lettering additional diagrams/illustrations, rewording, introduction of new topics or concepts, or policy changes, and any revisions in excess of a reasonable number, shall not be considered Minor Revisions, will not be incorporated into the document as part of the Public Review phase, will be made only in the Consultant's sole discretion and only as Additional Services, and will be billed accordingly at the Consultant's standard hourly rates.

F.3. Additional Review Procedures

Without limitation to paragraphs F.1 and F.2, additional edits requested outside the respective Review Period, as well as revisions to the code diagram(s)/illustration(s), perspective drawing(s) and/or illustrative plan(s) requested after the Codeapalooza™ will be considered Additional Services.

If no requests for revisions from the Client are received by the Consultant by the end of business on the final day of each respective Review Period, this will indicate that the Client has no revisions to request, and the Consultant is authorized to begin work on the next phase of work. If the Client requests one or more review period or additional review periods, the associated work and additional revisions will be considered Additional Services, and the project deadline and fee will be adjusted accordingly. If requested by the Client, the Consultant may, in its sole discretion, agree to extend a review period. If an extension is allowed, the project timeline will be adjusted, and all associated work including without limitation the time needed for the Consultant to refamiliarize itself with the project will be considered an Additional Service and will be billed accordingly.

G. Use of the Documents

The Documents shall be used solely in matters relating to this Agreement. The Consultant and the Client shall be deemed the authors of the Documents and shall retain all common law, statutory, and other reserved rights including copyright.

H. Delay or Prevention of Provision of Services Not the Fault of the Consultant

Consultant shall not be responsible for such delay or failure to perform and will not be liable for the consequences of any of the following, if performance of the Services is delayed or prevented due to an unforeseen condition or event beyond the Consultant's control, including but not limited to: a natural disaster, Federal or local pandemic protocols in the vicinity of the study area, any one of Consultant's offices, the offices of any one of Consultant's or in an area through which any member of the Consultant

team may be traveling in order to provide Services; the injury or death of Consultant personnel or their consultants or a family member of either.

I. Termination

- I.1. If the Client fails to make payment when due for Services and/or reimbursable expenses as previously specified herein or otherwise fails to comply with any of Client's obligations under this Agreement, the Consultant may, upon thirty (30) days' written notice and an opportunity for Client to cure, terminate the Agreement. Unless payment in full is received by the Consultant within thirty (30) days of the receipt of the notice, the termination shall be final without further notice. In the event of such termination, the Consultant shall have no liability for delay or damage caused by such termination.
- I.2. The Client may terminate this Agreement for cause after giving the Consultant written notice and an opportunity to cure.
- I.3. In the event of termination, the Client shall forfeit all rights to receive additional copies of documents previously received.
- I.4. In the event this Agreement is terminated by either party, Client shall pay Consultant for all direct costs and Services and/or work undertaken in performance of its obligations hereunder up to the date of termination, including any Services performed or expenses incurred but not invoiced as of the date of termination.

J. Publication

- J.1. The Consultant shall have the right to include representations of the Project, or the work performed by the Consultant, including photographs, among promotional and professional materials.
- J.2. The Client shall provide professional credit to the Consultant in all of the Client's promotional materials for or depicting any work performed by the Consultant in connection with the Project.
- J.3. If the Client publishes or causes to be published photographs or other representations related to the Project, the Client agrees to include reference to the Consultant as follows: "Credit: Town Planning & Urban Design Collaborative LLC, www.tpudc.com".

K. Mitigation

In the event any dispute arises between the Client and the Consultant in connection with the Agreement or services provided pursuant to the Agreement, the Client and the Consultant agree to submit the dispute to mediation by a mediator mutually selected by the parties, with each party sharing equally in the cost of mediation.

L. Miscellaneous Provisions

- L.1. The Agreement shall be governed by the law of the State of Tennessee in the United States of America.
- L.2. The duties, responsibilities, and limitations of authority of the Consultant discussed in the Agreement shall not be restricted, modified, or extended without written Agreement of the Client and the Consultant.
- L.3. The Client and the Consultant, respectively, bind themselves, their partners, successors, assigns, and legal representatives of the other party to the Agreement and to the partners, successors, assigns, and legal representatives of the Client with respect to all covenants of the Agreement. Neither the Client nor the Consultant shall assign the Agreement without the written consent of the other.
- L.4. The Agreement represents the entire and integrated Agreement between the Client and the Consultant and supersedes all prior negotiations, representations, or agreements either written or oral. The Agreement may only be amended in writing, signed by both the Client and the Consultant.
- L.5. Nothing contained in the Agreement shall create a contractual relationship and/or a third-party beneficiary relationship with a third party.
- L.6. The proposed language of any certificates or certifications requested of the Consultant shall be submitted to the Consultant for review and approval at least fourteen (14) days prior to execution.

The Client shall not request, and Consultant shall not be required, to provide certifications that would require knowledge or services beyond the scope of the Agreement.

- L.7. Title and paragraph headings are for reference and are not part of the Agreement.
- L.8. In the event of conflict between the terms of the Agreement and any terms or conditions contained in any attached documents, the terms of the Agreement shall rule.
- L.9. No waiver or breach of any provision of the Agreement shall constitute a waiver of any subsequent breach of the same or any provision hereof, and no waiver shall be effective unless made in writing.
- L.10. Should any provision, paragraph, sentence, word, or phrase contained in the Agreement be determined to be invalid, illegal, or otherwise unenforceable, such provision, paragraph, sentence, word, or phrase shall be deemed modified to the extent necessary to conform with law, or else the same shall be deemed severable. In any event, the remaining terms and provisions of the Agreement shall remain unmodified and in full force and effect.
- L.11. The appendices attached hereto are made a part hereof as if fully set forth herein.
- L.12. This Agreement is valid only if executed by the Client and the Consultant within sixty (60) days of the other.
- L.13. All notices and communications given pursuant to the Agreement shall be in writing and delivered by email, personal service, or by registered mail to the other party at the address indicated herein or as the same may be changed from time to time. Such notice shall be deemed given on the day on which personal served; or, if by mail, on the fifth day after being post-marked or the date of the actual receipt, whichever is earlier. Notification via email shall be deemed given when an electronic delivery receipt is received by the sender.

Client:

City of Loganville, Georgia
 Attention: **Danny Roberts**
City Manager
 4303 Lawrenceville Rd
 Loganville, GA 30052
 droberts@loganville-ga.gov

Consultant:

Town Planning & Urban Design Collaborative LLC
 Attention: W. Brian Wright
 1027 Westhaven Boulevard
 Franklin, Tennessee 37064
 mailto: brian@tpudc.com
 with cc: jessica@tpudc.com and anna@tpudc.com

M. Signatures

If you concur in all the foregoing and wish to direct us to proceed with the Services, please have authorized persons execute this Agreement in the spaces provided below, retain one (1) copy, and return another to us for our files. Fees and times stated in this Agreement are valid for thirty (30) days after the date of this letter.

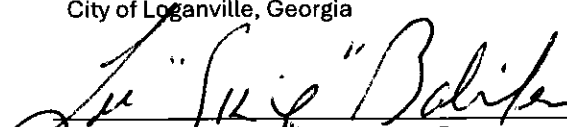
ACCEPTED AND AGREED:

Client:

City of Loganville, Georgia

Consultant:

Town Planning & Urban Design Collaborative LLC

		
Name:	Lee "Skip" Baliles	W. Brian Wright
Title:	Mayor	Principal
Date:	November 13, 2025	Date:

N. Appendices

APPENDIX A: SCOPE OF SERVICES

PHASE 1: PROJECT INITIATION

Task 1.1 Project Initiation Meeting

The Consultant will conduct goal-setting meeting with the Client to identify and confirm overarching goals for the Project.

This meeting will cover a multitude of topics such as:

- Clarification and creation of Client/Team interface and collaborative structure;
- Project organization;
- Staff coordination;
- Procedures for sharing information;
- Goals based on the Client's perspective;
- Goals based on the Consultant's perspective;
- Discussion of Project Schedule;
- Discussion of local initiatives and special interest groups;
- Client aspirations;
- Initial assessment of available and missing data;
- Establishment of measures of success;
- Discussion of outreach objectives and strategy;
- Identification of stakeholders;

This meeting will be conducted via Zoom.

Task 1.2 Project Management Plan

The Consultant will create a Project Management Plan that identifies the roles of all Project Staff and participants and sets out in detail the refined Project Scope and Project Schedule, including all Tasks and major milestones.

Task 1.3 Public Outreach & Engagement Plan

Working with the Client, the Consultant will craft an Outreach and Engagement Plan that is accessible to the entire community, regardless of planning or zoning knowledge.

Task 1.4 Interdepartmental Meetings

The Consultant will conduct an Interdepartmental Meeting with representatives of the Planning & Development, Code Enforcement, Public Utilities, Fire, Police, Public Works Departments. This meeting will be conducted online via Zoom.

Task 1.5 Stakeholder Interviews

The Consultant will conduct up to six virtual one-on-one interviews with outside agencies including, but not limited to, non-profits, business groups, engineers, surveyors, attorneys, and other design professionals that the City feels will provide valuable insight into the issues at hand related to the Zoning Ordinance Re-Write.

Task 1.6 Elected Official / Policy-Maker Interviews

The Consultant will conduct virtual one-on-one interviews with members of the Planning Commission and City Council. The Client will arrange all meeting dates, times, and locations in coordination with the Consultant.

Task 1.7 Ongoing Project Management

The Consultant will work closely with the Client to ensure on-time and on-budget delivery of all work products. The TPUDC Project Manager will be responsible for regular check-ins, file management, invoicing, and other Project-related responsibilities.

PHASE 2: INITIAL OUTREACH

Task 2.1 Project Branding

The Consultant will work with City Staff to develop a Project brand to ensure the community knows about the Project and actively participates in the process.

Task 2.2 Online Engagement

The Consultant will utilize an interactive web platform that provides several tools in a single comprehensive platform – map-based interactive tools, surveys, discussion forums, polls, storytelling, etc. The Consultant will be in charge of creating and updating the website starting in Phase 2 through Phase 6.

Task 2.3 Marketing Materials

The Consultant will create marketing materials for the Public Kick-Off Event using the branding agreed upon in Task 2.1. The Client will be responsible for printing and delivery of materials created by the Consultant.

Task 2.4 Public Kick-off Event

The Consultant will facilitate a public presentation and discussion that will serve as the initial community introduction to the Project to the community. It will be used to provide a brief overview of the coding process, generate and share ideas, build excitement, and give the community an understanding of the Project. This event will be held in person.

Task 2.5 Ongoing Project Management

Project Management will continue through Phase 2.

PHASE 3: PREPARATION & ANALYSIS

Task 3.1 City Tour

The Consultant will conduct a reconnaissance tour of the City with City Staff as our guide.

Task 3.2 Review Existing Documents

Current and completed planning documents and studies will be inventoried and reviewed to ensure that the Consultant's work builds upon existing knowledge. Documents to be reviewed include, but are not limited to:

- Existing Zoning Ordinance and Map
- Comprehensive Plan
- Urban Redevelopment Plan
- Livable Centers Initiative studies
- Downtown Master Plan (2023)
- Other relevant documents as identified by City Staff

Task 3.3 Zoning Ordinance & Adopted Plans Diagnosis

Following Task 3.2, the Consultant will provide a summary Diagnosis of the City's existing Zoning Ordinance and adopted plans, based on our review from Task 3.2. This Diagnosis will include high-level goals, objectives, and recommendations for Staff to consider prior to drafting the updated Zoning Ordinance to ensure consistency across all documents.

Task 3.4 Community Form & Character Analysis

The Consultant will conduct an analysis of the architecture and development patterns of Loganville, including the existing residential neighborhoods and the City's major corridors. We will work with the Client to identify any areas that may be appropriate for form-based zoning, and those that may retain Euclidean or conventional use-based standards.

As part of this task, we will analyze existing conditions and collect field data and measurements by conducting Synoptic Surveys of representative streets, as identified by City Staff and citizens. By documenting the measurable dimensions and observable character of these areas, the Consultant can begin to identify desirable future characters and codify the results. These detailed surveys will allow the Consultant to catalog the range of urban forms present in Loganville and will provide the baseline for the metrics and new zoning districts incorporated into the new Zoning Ordinance. Information gathered will include observations and measurements of the public realm, street character, building form, and land uses.

Task 3.5 Ongoing Project Management

Project management will continue through Phase 3.

PHASE 4: CODEAPALOOZA™

Task 4.1 Generate Necessary Background Maps

The Consultant will work with the Client to prepare base mapping for use by the Consultant and during community outreach sessions, and as the base for any planning and mapping work. The Consultant will work with available GIS base layers provided by the City, including environmental constraints (floodplains, wetlands, hazardous material sites, community impacts, special flood hazard areas, and historic properties) identified on Local and State databases, as well as parcel lines, existing buildings, roads, and other pertinent data layers that will be needed by the Consultant.

Task 4.2 Marketing Materials

The Consultant will create marketing materials for the Codeapalooza™, inviting stakeholders to participate in the process and provide their input.

Task 4.3 Public Design Charrette/Codeapalooza™

The Consultant will conduct a 4-day Codeapalooza™ workshop for the Project. The schedule will include multiple presentations, technical roundtable discussions, public input sessions, and client meetings, as outlined below.

Subtask 4.3.A Public Presentation & Hands-On Citizen Workshop

On the first evening, the Consultant will deliver an introductory presentation on the principles of planning and zoning, and other topics relevant to the Project, and will outline the process moving forward. This portion of the meeting will also provide an opportunity for the public to ask questions. Comment cards will be available at the meeting as well.

Following the presentation, the Consultant will facilitate a hands-on workshop where the public will be invited to contribute their ideas, working over base maps to identify how they might like to see the area evolve in the future, and discuss any other concerns or ideas they may have relating to the new Zoning Ordinance or development in the City.

This intensive process will provide a preliminary inventory and assessment of issues and opportunities based on the concerns of the public, stakeholders, and elected officials who participate in this workshop. The input gathered during this workshop will help inform the generation of the new Zoning Ordinance. All meetings will be open to all stakeholders interested in the future of growth and development of Loganville. The Client will be responsible for securing the event location and assist with table facilitation during the workshop.

Subtask 4.3.B Topical Meetings

During the first two full days of the Codeapalooza™, formal and informal meetings will be held with various agencies and stakeholder groups. Topics will relate to development/redevelopment, greenfield, neighborhood character, building type and placement, and any other critical topics determined in collaboration with the City. The input gathered from these meetings will build on the inventory and assessment of issues and opportunities in Loganville and help inform the generation of the new Zoning Ordinance.

Subtask 4.3.C Land Use Attorney Meeting

In order to ensure that the new Zoning Ordinance is legal and implementable, our land use and coding expert, Bill Wright, will meet with the City Attorney.

Subtask 4.3.D Open Studio

Over the course of the Codeapalooza™, the Consultant and participating City Staff will work from a space centrally located within the City, such as a first-floor vacant storefront or municipal building. This space will function as our office, meeting room, gallery, and studio. The public will be able to drop in on their lunch hour, after work, or into the night, to ensure that everyone has an opportunity to participate in the process. Consultant team members will be available to engage with the community, answer questions, and accept feedback and ideas, and in-turn make “real time” changes to our work products based on public input. The Client will be responsible for securing the studio space and all associated expenses, as well as providing materials and office supplies/furniture such as tables, chairs, printers, and such. The Client is also expected to be present for the larger part of the Codeapalooza™, helping field questions from the public and participating in meetings and events.

Subtask 4.3.E Planning and Illustrating

To help clarify the implications of the new Zoning Ordinance for the public, we will use a variety of illustrative techniques, including plans and renderings.

Subtask 4.3.F Work-In Progress Closing Presentation

On the final evening of Codeapalooza™, the Consultant will give a presentation that describes the process to date, explains the vision and illustrations, and presents other findings and products developed during the Codeapalooza™. This is another opportunity for the public to provide feedback and shape the direction of the New Zoning Ordinance.

Task 4.4 Client Meeting

Following the Codeapalooza™, the Consultant will meet virtually with the Client to debrief on the Codeapalooza™, receive additional feedback, and to confirm the organizational structure and zoning districts of the new Zoning Ordinance.

Task 4.5 Ongoing Project Management

Project management will continue through Phase 4.

PHASE 5: DRAFTING THE ZONING ORDINANCE

Task 5.1 Staff Training Session

The Consultant will lead a virtual training session for the Client on the concepts that will be in the new Zoning Ordinance.

Task 5.2 Client Review Draft

The Consultant will begin to prepare a Client Review Draft of the new Zoning Ordinance in conjunction with the planning work at the Codeapalooza™. In this way, the Code will be informed by the planning and visioning work as it progresses, as well as input received from community participation, discussions with City Staff and elected officials, and review of existing studies.

The Consultant will work in collaboration with the City Attorney to ensure that the new Zoning Ordinance meets all local and state laws. We will work closely with the Client to confirm the format of the new Ordinance and what elements should be included.

The Consultant will calibrate standards for each Zoning District, reflecting the unique character of those areas. The new Zoning Ordinance will include the requirements and metrics necessary to guide development in Loganville so that it is in keeping with the City's vision. The Code will be graphically based and include diagrams and illustrations for its concepts and standards. While the specific content of the new Zoning Ordinance will be finalized during the Project, it will likely include portions of the following:

- Overview / General Provisions (principles, intent, and an explanation of the regulations & process in clear & concise language).
- Illustrations (bird's eye views, street-level renderings, and/or "before and after" illustrations) to enhance usability;
- Zoning Districts with Building and Lot Standards, including Building Form & Height standards, Setbacks, & Building Types (including mixed-use);
- Context-sensitive Private & Public Frontage Types
- Zoning Map delineating district boundaries, the location of streets, public spaces, natural amenities, & other special features.
- Use Regulations.
- Civic Space standards;
- Architectural Standards
- Public Realm & Streetscape Standards
- Landscape standards
- Parking & Access standards;
- Signage Standards;
- Special Standards as needed to address aesthetic or nuisance-related concerns, such as loading, trash areas, noise, light, or life/safety issues.
- Definitions

Task 5.3 Zoning Map

The Consultant will create a draft zoning map based on feedback from Staff and the public at the Codeapalooza™. If a parcel-based zoning map is requested, existing parcel-based GIS zoning data must be provided to the Consultant.

Task 5.4 Presentation of Client Review Draft

After the delivery of the Client Review Draft of the new Zoning Ordinance, the Consultant will give an orientation walkthrough of the document to City Staff. This meeting will be in-person.

CLIENT REVIEW PERIOD

Staff and the City Attorney will review the Client Review Draft over a period of up to sixty (60) days. At the end of that review period, Staff will provide a single set of consolidated revisions to TPUDC. The Client Review Draft will be provided in PDF format, and any comments on the draft should be provided through Adobe's commenting tools, which the Consultant can demonstrate if necessary. Any revisions to items previously agreed upon will be considered an Additional Service.

Task 5.5 Client Meeting

Prior to the Client submitting comments on the Client Review Draft, the Consultant will host an in-person meeting to answer any questions that have come up during the Client Review Period. This meeting will happen approximately ten (10) days prior to Client Review Draft comments being due.

Task 5.6 Ongoing Project Management

Project management will continue through Phase 5.

PHASE 6: REFINING THE ZONING ORDINANCE

Task 6.1 Public Draft

The Consultant will review the comments provided by the Client at the end of the Client Draft Review Period and incorporate Staff's requested revisions into the Public Draft of the new Zoning Ordinance.

Task 6.2 Marketing Materials

The Consultant will create marketing materials for the Public Draft, inviting the public to attend the Public Draft Presentation and to review the Public Draft and provide feedback.

Task 6.3 Presentation of Public Draft

Upon delivery of the Public Draft to the Client, the Consultant will present it at an in-person public meeting of residents, property owners, and policymakers including the Planning Commission, City Council, stakeholders, and City Staff. During this meeting, we will provide an overview of the New Zoning Ordinance and provide opportunities for input and comments. The Draft will be released to the public for review after the meeting.

PUBLIC REVIEW PERIOD

City Staff will receive comments on the Public Draft over a 30-day review period. At the end of the Public Review Period, the Client will provide the Consultant with a single consolidated set of specific revisions based on the comments received.

Task 6.4 Ongoing Project Management

Project management will continue through Phase 6.

PHASE 7: FINAL DRAFT ZONING ORDINANCE

Task 7.1 Final Draft

The Consultant will review the comments provided by the Client at the end of the Public Review Period and make the requested revisions to the Public Draft, creating the Final Draft, which will be ready for the adoption process.

Task 7.2 Executive Summary Report

The Consultant will create an Executive Summary Report that describes the process, meeting attendance, and stakeholder interviews, and how the recommendations from the process were incorporated.

Task 7.3 Implementation Assistance (HOURLY)

The Consultant will provide assistance to City Staff with implementation of the new Zoning Ordinance on an hourly basis, not to exceed three months from the date in which the new Zoning Ordinance is adopted.

Task 7.4 Ongoing Project Management

Project management will continue through Phase 7.

APPENDIX B: RATE SCHEDULE

Where this Agreement provides for Client's payment to the Consultant of compensation on an hourly basis, professional fees shall accrue, and compensation shall be paid in accordance with the following hourly rate schedule:

<u>Position</u>	<u>Hourly Rate</u>
Principal	\$300
Director of Coding	\$300
Project Director	\$250
Project Manager	\$175
Senior Planner/Designer	\$200
Planner	\$175
Associate Planner	\$150
Graphic Designer	\$100
Project Administrator	\$70
Illustrator	\$180

The Consultant reviews its hourly rates each calendar year and reserves the right to modify its rate schedule at such time. The Consultant will provide the Client with written notification in advance of any such change.

APPENDIX C: BACKGROUND INFORMATION

The Consultant must receive the information listed below, to the extent it is currently available, and any other relevant information requested by the Consultant, at least four weeks prior to the Codeapalooza™. It is essential that this information be thorough and accurate, as it will form the basis for the Deliverables. All documents shall be provided in searchable PDF format if possible, with text documents provided in MS Word format if available. Mapping information will be provided as native GIS files. The Consultant will create a Client Dropbox folder as a repository for all background information.

1. Mapping and GIS information, including, but not limited to the following elements:
 - a. Georeferenced aerial photography
 - b. Municipal boundary
 - c. Zoning
 - d. Current and future land uses
 - e. Existing thoroughfares (edge of pavement and right-of-way)
 - f. Parking
 - g. Driveways
 - h. Existing sidewalks, walkways, and paths
 - i. Existing water bodies, shorelines, streams, and stream buffers
 - j. Existing property lines
 - k. Building footprints
 - l. Historic building footprints
 - m. Civic building footprints
 - n. Building heights
 - o. Lot coverage percentage
 - p. Building age
 - q. Historic or other district boundaries
 - r. Topography
 - s. Existing drainage information
 - t. Existing utility information
 - u. Tree masses
 - v. Parks and open spaces
 - w. Existing physical or environmental constraints
 - x. Any other significant features both above and below the ground and water.

Mapping information should be provided in GIS format, with elements symbolized using color and line weight protocols to be provided by the Consultant. The Consultant should also be provided with contact information and access to the City's GIS supervisor or consultant. We understand that the Client may not have some data sets on this list. If this is the case, the Client and Consultant will work together to determine if the missing data is available from other sources or if the Client can create it.

2. List of Variances, from the past 5 to 10 years in a Microsoft Excel spreadsheet, organized by topic.
3. List of known issues with existing ordinance.
4. Published comments, as available, of local government officials and administrators, which relate to zoning, land use, or development issues or projects relevant to the City or Project.
5. Relevant Site Studies, including but not limited to:
 - a. Previous zoning, land use, or development related studies;
 - b. Soils maps/reports;
 - c. Topographic analysis;
 - d. Environmental studies or mitigation plans;
 - e. Traffic studies;
 - f. Infrastructure studies;
 - g. Market feasibility studies;
 - h. Any other relevant site studies.

6. Current & Long-Range Planning Documents, including but not limited to:
 - a. Comprehensive Plans;
 - b. Future Land Use Plans;
 - c. Zoning Maps;
 - d. Any other relevant planning documents.

7. Other appropriate documentation related to the Project, including but not limited to:
 - a. Historical timeline of growth and development;
 - b. Business composition, including major employers and emerging markets;
 - c. Economic development initiatives currently in place;
 - d. Summary of local regulations and policies that affect housing;
 - e. Composition of current housing stock;
 - f. Listing of local housing organization;
 - g. Schedule for planned investment in road improvements;
 - h. Current status of City perspective on passenger rail discussion;
 - i. Inventory, and description, of current public/civic spaces;
 - j. Listing of all open space and trail management organizations;
 - k. Map of existing and proposed trail system;
 - l. Description of threats to water quality and quantity and existing water protection and preservation measures;
 - m. Inventory of critical natural resources and scenic areas;
 - n. Inventory of historic and archaeological resources;
 - o. Existing policies, standards, and organizations in place to protect historic and archaeological resources;
 - p. Description of any forest or agricultural resources and current steps being taken to promote local farms and woodlots;
 - q. Description of issues relating to stormwater management, public water & sewer, septic tanks, utilities, emergency response, solid waste, communications, health care, municipal government, and school locations and capacity;
 - r. Schedule of planning investment in facilities and service improvements;
 - s. Description of fiscal issues, including tax revenue as compared to planned and needed expenditures, anticipated changes in the tax base, capacity and strategies to fund capital investments, the City's current borrowing capacity, and opportunities for sharing with neighboring communities;
 - t. List of pending development applications or other anticipated projects.

APPENDIX D: FEE SCHEDULE

To complete the Scope of Services described above, the total fee is \$259,535, plus hourly for Task 7.3. The fee is broken down by Phase below.

PHASE 1: PROJECT COORDINATION & INITIATION		\$13,805
1.1	Project Initiation Meeting	
1.2	Project Management Plan	
1.3	Public Outreach & Engagement Plan	
1.4	Interdepartmental Meeting	
1.5	Stakeholder Interviews	
1.6	Elected Official/Policy-Maker Interviews	
1.7	Ongoing Project Management	
PHASE 2: PUBLIC KICK-OFF		\$12,750
2.1	Project Branding	
2.2	Online Engagement	
2.3	Marketing Materials	
2.4	Public Kick-Off Event	
2.5	Ongoing Project Management	
PHASE 3: PREPARATION & ANALYSIS		\$23,050
3.1	City Tour	
3.2	Review Existing Documents	
3.3	Zoning Ordinance & Adopted Plans Diagnosis	
3.4	Community Form & Character Analysis	
3.5	Ongoing Project Management	
PHASE 4: CODEAPALOOZA		\$79,480
4.1	Generate Necessary Background Maps	
4.2	Marketing Materials	
4.3	Public Design Charrette/Codeapalooza™ (including Sub-Tasks 4.3.A – 4.3.F)	
4.4	Client Meeting	
4.5	Ongoing Project Management	
PHASE 5: DRAFTING THE ZONING ORDINANCE		\$78,550
5.1	Staff Training Session	
5.2	Client Review Draft	
5.3	Zoning Map	
5.4	Presentation of Client Review Draft	
5.5	Client Meeting	
5.6	Ongoing Project Management	
PHASE 6: REFINING THE ZONING ORDINANCE		\$39,100
6.1	Public Draft	
6.2	Marketing Materials	
6.3	Presentation of Public Draft	
6.4	Ongoing Project Management	
PHASE 7: FINAL DRAFT ZONING ORDINANCE		\$12,800 + Hourly for Task 7.3
7.1	Adoption Draft	
7.2	Executive Summary Report	
7.3	Implementation Assistance (Hourly)	
7.4	Ongoing Project Management	

TOTAL: \$259,535 + Hourly for Task 7.3

Ordinance No.: 11.13.25.0____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
LOGANVILLE, GEORGIA, PART II – CODE OF ORDINANCES, SUBPART A – GENERAL
ORDINANCES, CHAPTER 2 – ADMINISTRATION, SECTION 2-20. – MEETINGS

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS AS FOLLOWS:

ARTICLE I.

The Code of Ordinances of the City of Loganville, Georgia, Part II – Code of Ordinances, Subpart A – General Ordinances, Chapter 2 – Administration, Section 2-20. – Meetings is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added, and stricken sections are being removed.

Sec. 2-20. Meetings.

(a) Schedule. The city council shall hold regular meetings on the second Thursday of every month at 6:30 p.m., unless otherwise ordered by the council. Upon the recommendation of the City Manager with consent of the Mayor, the city council ~~shall~~ may hold work sessions on the Monday before the second Thursday of every month at 6:30 p.m., unless otherwise ordered by the council. Additionally, the mayor may convene the council whenever in his opinion the public business requires it, and he shall do so upon the application of three members of the city council. All meetings at which official actions are to be taken shall be open to the public, except as otherwise provided by law.

(b) Notice. Notice of all regular, special or called meetings of the city council at which official actions are to be taken shall be given to the public as early as practical in accordance with Georgia Law ~~by publication of notice in a newspaper of general circulation in the municipality at least 24 hours prior to such meeting.~~ Notice shall also be given to each councilmember individually by the city clerk.

(c) Duty to attend. It shall be the duty of each member of the city council to attend each meeting of the city council, unless he is prevented by some unavoidable circumstance.

(Code 1994, § 3-203; Ord. of 10-8-2020(2), § 1)

State law reference(s)—Public meetings, O.C.G.A. § 50-14-1 et seq.

ARTICLE II.

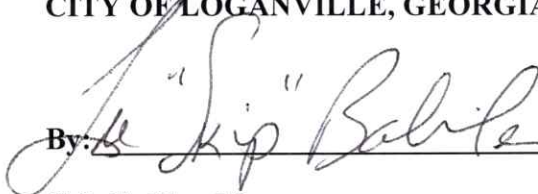
All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Loganville, Georgia.

READ AND ADOPTED, this 13th day of November, 2025.

CITY OF LOGANVILLE, GEORGIA

By:  (SEAL)

Skip Baliles, Mayor

Attest:  (SEAL)

Kristi Ash, Deputy Clerk



City of Loganville

Income Statement Account Summary

Section 3, ItemB.

For Fiscal: 2025-2026 Period Ending: 11/30/2025

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 100 - General Fund						
Department: 0000 - Non-Departmental						
100-0000-311100	Real Property Taxes - Current	8,250,000.00	8,250,000.00	-5,284.63	8,258,906.63	-8,906.63
100-0000-311131	Motor Vehicle Tax - Current	30,000.00	30,000.00	2,760.80	7,634.12	22,365.88
100-0000-311132	Mobile Home Tax - Current	7,000.00	7,000.00	0.00	0.00	7,000.00
100-0000-311133	Intangible Tax - Current	135,000.00	135,000.00	8,447.86	30,581.70	104,418.30
100-0000-311300	Personal Property - Current	330,000.00	330,000.00	-1,197.97	393,807.87	-63,807.87
100-0000-311315	Motor Vehicle Tadv Taxes	629,000.00	629,000.00	48,203.88	249,361.94	379,638.06
100-0000-311600	Real Estate Transfer Tax	65,000.00	65,000.00	4,056.18	13,396.74	51,603.26
100-0000-311700	Electric Franchise Tax	860,000.00	860,000.00	0.00	0.00	860,000.00
100-0000-311730	Gas Franchise Tax	130,000.00	130,000.00	0.00	123,313.90	6,686.10
100-0000-311750	Television Cable Franchise Tax	75,000.00	75,000.00	0.00	32,799.19	42,200.81
100-0000-311760	Telephone Franchise Tax	5,000.00	5,000.00	0.00	1,461.47	3,538.53
100-0000-313100	Local Option Sales Tax & Use Tax	1,900,000.00	1,900,000.00	0.00	508,099.01	1,391,900.99
100-0000-314100	Excise Tax By Drink	42,000.00	42,000.00	2,854.72	15,004.78	26,995.22
100-0000-314200	Alcoholic Beverage Excise Tax	430,000.00	430,000.00	34,536.38	170,346.11	259,653.89
100-0000-316100	Business & Occupation Taxes	610,000.00	610,000.00	64,317.26	103,349.11	506,650.89
100-0000-316200	Insurance Premium Taxes	1,400,000.00	1,400,000.00	0.00	1,536,912.21	-136,912.21
100-0000-316400	Energy Excise Tax Gw	2,000.00	2,000.00	0.00	258.78	1,741.22
100-0000-319110	Real Property Tax Penalties	45,000.00	45,000.00	11,126.81	11,127.44	33,872.56
100-0000-319120	Personal Property Tax Penalties	3,000.00	3,000.00	1,010.01	2,116.91	883.09
100-0000-319500	Fifa	6,000.00	6,000.00	0.00	0.00	6,000.00
100-0000-321110	Beer & Wine License / Permit	36,000.00	36,000.00	14,000.00	18,900.00	17,100.00
100-0000-321140	Liquor License / Permit	45,000.00	45,000.00	18,150.00	23,600.00	21,400.00
100-0000-322200	Sign Permits	8,500.00	8,500.00	0.00	1,935.00	6,565.00
100-0000-322240	Development Permits	5,000.00	5,000.00	0.00	3,093.50	1,906.50
100-0000-323100	Building Permits	160,000.00	160,000.00	109,279.39	162,497.48	-2,497.48
100-0000-323190	Fire Inspections	60,000.00	60,000.00	7,200.00	19,477.48	40,522.52
100-0000-334500	Miscellaneous Grants	0.00	0.00	0.00	2,500.00	-2,500.00
100-0000-335120	Intergovernmental Revenues	182,000.00	182,000.00	9,017.79	151,893.08	30,106.92
100-0000-335121	Lmig Road Work	175,000.00	175,000.00	0.00	196,153.59	-21,153.59
100-0000-337102	Dea Reimbursement	19,000.00	19,000.00	0.00	11,154.19	7,845.81
100-0000-338000	Housing Auth - In Lieu Of Taxes	3,000.00	3,000.00	0.00	0.00	3,000.00
100-0000-341120	Probation Fee	175,500.00	175,500.00	16,748.69	89,263.00	86,237.00
100-0000-341300	Administrative Fee - Capital Recove	30,000.00	30,000.00	8,628.56	16,410.13	13,589.87
100-0000-341301	Engineering Plan Review Fees	15,000.00	15,000.00	1,800.00	13,964.00	1,036.00
100-0000-341302	Administrative Plan Review Fees	50,000.00	50,000.00	3,539.70	67,113.86	-17,113.86
100-0000-341306	Variance Application	1,000.00	1,000.00	0.00	200.00	800.00
100-0000-341390	Epd - Npdes Fees	500.00	500.00	0.00	431.60	68.40
100-0000-341392	Land Disturbance Permit	2,500.00	2,500.00	100.00	300.00	2,200.00
100-0000-341400	Printing & Duplicating Services	750.00	750.00	1.48	212.22	537.78
100-0000-341700	Admin Charges	55,000.00	55,000.00	1,800.00	15,575.00	39,425.00
100-0000-341910	Election Qualifying Fee	1,800.00	1,800.00	0.00	1,800.00	0.00
100-0000-342120	Accident Reports	7,500.00	7,500.00	0.00	2,600.00	4,900.00
100-0000-342320	Fingerprinting Fees	250.00	250.00	135.00	570.00	-320.00
100-0000-346400	Background Check Fees	8,000.00	8,000.00	475.00	2,550.00	5,450.00
100-0000-349300	Bad Check Fees	240.00	240.00	0.00	30.00	210.00
100-0000-349900	Other Charges for Service-Tech Services	960.00	960.00	0.00	240.00	720.00
100-0000-351170	Municipal Court Fines	350,000.00	350,000.00	16,553.00	145,202.40	204,797.60
100-0000-351171	Code Enforcement Fines	2,500.00	2,500.00	170.00	1,130.00	1,370.00
100-0000-351175	Fire Fines And Fees	500.00	500.00	0.00	0.00	500.00
100-0000-361000	Interest Revenues	200,000.00	200,000.00	0.00	68,065.09	131,934.91
100-0000-371200	Fire Fund Donations	0.00	0.00	0.00	7,500.00	-7,500.00

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100-0000-371250	Police Fund Donations	35,000.00	35,000.00	0.00	36,800.30	-1,800.30
100-0000-389000	Bank Charges & Misc.	0.00	0.00	64,216.89	70,114.36	-70,114.36
100-0000-389150	Rental Receipts	75,000.00	75,000.00	1,525.00	23,450.00	51,550.00
100-0000-389175	Event Receipts	80,000.00	80,000.00	6,500.00	23,249.00	56,751.00
100-0000-391220	Transfers In - Sanitation Fund	440,000.00	440,000.00	0.00	0.00	440,000.00
100-0000-391230	Transfer In - Hotel/Motel	50,000.00	50,000.00	9,012.94	10,026.12	39,973.88
Department: 0000 - Non-Departmental Total:		17,229,500.00	17,229,500.00	459,684.74	12,646,479.31	4,583,020.69
Department: 1100 - Legislative						
100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	20,000.00	28,000.00
100-1100-512200	Fica & Medicare	3,672.00	3,672.00	306.00	1,530.00	2,142.00
100-1100-512400	Pmts To Retirement Sys	8,545.84	8,545.84	1,408.40	4,225.20	4,320.64
100-1100-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	1,500.00
100-1100-521201	Legal Expenses	0.00	0.00	0.00	4,874.09	-4,874.09
100-1100-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1100-523400	Printing & Binding	250.00	250.00	0.00	0.00	250.00
100-1100-523500	Travel	3,000.00	3,000.00	0.00	0.00	3,000.00
100-1100-523600	Dues & Fees	1,500.00	1,500.00	0.00	0.00	1,500.00
100-1100-523700	Education & Training	20,000.00	20,000.00	0.00	25.00	19,975.00
100-1100-523900	Other	1,000.00	1,000.00	24.75	136.75	863.25
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	326.89	492.81	507.19
100-1100-531100	General Supplies & Mater	1,000.00	1,000.00	22.89	171.43	828.57
100-1100-531300	Food	500.00	500.00	0.00	0.00	500.00
100-1100-531700	Other Supplies	500.00	500.00	0.00	0.00	500.00
Department: 1100 - Legislative Total:		91,467.84	91,467.84	6,088.93	31,455.28	60,012.56
Department: 1300 - Executive						
100-1300-511100	Salaries & Wages - Executive	511,515.00	511,515.00	40,567.03	161,966.26	349,548.74
100-1300-512100	Group Insurance	156,999.00	156,999.00	10,965.00	38,550.81	118,448.19
100-1300-512200	Fica & Medicare	38,911.00	38,911.00	3,041.69	12,765.34	26,145.66
100-1300-512400	Pmts To Retirement Sys	74,558.00	74,558.00	15,008.48	45,025.44	29,532.56
100-1300-512700	Workers Compensation	1,165.00	1,165.00	0.00	756.35	408.65
100-1300-512810	Uniforms	4,500.00	4,500.00	0.00	277.86	4,222.14
100-1300-521200	Professional Services	15,000.00	15,000.00	3,000.00	9,000.00	6,000.00
100-1300-521202	Engineering Fees	50,000.00	25,000.00	0.00	0.00	25,000.00
100-1300-521302	Drug Testing	0.00	0.00	0.00	50.00	-50.00
100-1300-523400	Printing & Binding	0.00	0.00	0.00	77.16	-77.16
100-1300-523500	Travel	967.00	967.00	0.00	0.00	967.00
100-1300-523510	City Manager Car Allowance	9,125.00	9,125.00	700.00	3,850.00	5,275.00
100-1300-523600	Dues & Fees	8,000.00	4,110.00	0.00	0.00	4,110.00
100-1300-523700	Education & Training	3,000.00	3,000.00	0.00	625.00	2,375.00
100-1300-523900	Other	2,500.00	2,500.00	0.00	119.09	2,380.91
100-1300-529989	Contingency	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1300-531100	General Supplies & Mater	1,000.00	1,000.00	0.00	489.91	510.09
100-1300-531101	Office Supplies	1,000.00	2,233.00	69.61	1,302.52	930.48
100-1300-531114	Flowers & Plants	750.00	750.00	0.00	0.00	750.00
100-1300-531300	Food	1,000.00	1,000.00	1,696.44	2,041.96	-1,041.96
100-1300-531600	Small Equipment <\$20000	1,000.00	3,657.00	0.00	2,656.91	1,000.09
100-1300-531700	Other Supplies	500.00	500.00	0.00	0.00	500.00
Department: 1300 - Executive Total:		882,490.00	857,490.00	75,048.25	279,554.61	577,935.39
Department: 1510 - Financial Administration						
100-1510-511100	Salaries & Wages - Gen Adm/Ch	481,637.00	481,637.00	32,797.00	180,610.20	301,026.80
100-1510-511300	Overtime Pay	1,658.00	1,658.00	247.70	798.73	859.27
100-1510-512100	Group Insurance	206,175.00	206,175.00	18,213.00	72,852.00	133,323.00
100-1510-512200	Fica & Medicare	36,753.00	36,753.00	2,384.22	13,948.12	22,804.88
100-1510-512400	Pmts To Retirement Sys	64,307.00	64,307.00	14,131.82	42,395.46	21,911.54
100-1510-512700	Workers Compensation	4,708.00	4,708.00	0.00	2,710.18	1,997.82
100-1510-512810	Uniforms	500.00	500.00	0.00	0.00	500.00
100-1510-521101	Fifa Expense	1,500.00	1,500.00	0.00	49.00	1,451.00
100-1510-521200	City Attorney & Retainer	250,000.00	250,000.00	41,471.04	124,728.48	125,271.52

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100-1510-521203	Audit Fees	33,250.00	33,250.00	0.00	10,000.00	23,250.00
100-1510-521205	Cpa Expense	12,000.00	12,000.00	0.00	8,625.00	3,375.00
100-1510-521207	Codification Of City Code	7,000.00	7,000.00	0.00	0.00	7,000.00
100-1510-521302	Drug Testing	50.00	50.00	0.00	0.00	50.00
100-1510-523130	General Liability	86,500.00	86,500.00	0.00	106,901.00	-20,401.00
100-1510-523201	Postage	9,500.00	9,500.00	0.00	4,572.00	4,928.00
100-1510-523301	Advertising Expense	3,000.00	3,000.00	283.50	787.50	2,212.50
100-1510-523400	Printing & Binding	300.00	300.00	0.00	875.58	-575.58
100-1510-523500	Travel	500.00	500.00	0.00	0.00	500.00
100-1510-523600	Dues & Fees	12,000.00	12,000.00	0.00	3,522.00	8,478.00
100-1510-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	2,000.00
100-1510-523900	Other	2,500.00	2,500.00	137.00	1,331.36	1,168.64
100-1510-531100	General Supplies & Materials	4,000.00	4,000.00	440.03	2,089.88	1,910.12
100-1510-531101	Office Supplies	8,000.00	8,000.00	1,065.70	3,871.98	4,128.02
100-1510-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1510-581200	Principal - Loan	116,916.00	116,916.00	0.00	28,989.82	87,926.18
100-1510-582200	Interest - Loan	16,027.00	16,027.00	0.00	4,245.50	11,781.50
Department: 1510 - Financial Administration Total:		1,361,781.00	1,361,781.00	111,171.01	613,903.79	747,877.21
Department: 1535 - It - Data Processing/Mis						
100-1535-511100	Regular Pay	182,224.00	182,224.00	13,668.08	70,878.69	111,345.31
100-1535-511300	Overtime Pay	936.00	936.00	0.00	703.25	232.75
100-1535-512100	Group Insurance	51,159.00	51,159.00	3,126.25	12,505.00	38,654.00
100-1535-512200	Fica & Medicare	13,954.00	13,954.00	1,010.96	5,634.12	8,319.88
100-1535-512400	Pmts To Retirement Sys	32,662.00	32,662.00	5,346.68	16,040.04	16,621.96
100-1535-512810	Uniforms	1,000.00	1,000.00	125.64	329.64	670.36
100-1535-521208	Professional Service	1,000.00	1,000.00	0.00	4,900.00	-3,900.00
100-1535-521301	Computer Services	169,220.00	169,220.00	14,632.98	133,191.78	36,028.22
100-1535-521302	Drug Testing	50.00	50.00	0.00	0.00	50.00
100-1535-522201	Office Equip-Rep & Maint	18,000.00	18,000.00	1,992.24	10,419.62	7,580.38
100-1535-522206	Computer Repair & Maint	2,500.00	2,500.00	0.00	0.00	2,500.00
100-1535-523130	General Liability	25,000.00	25,000.00	0.00	24,027.12	972.88
100-1535-523200	Telephone	56,380.00	56,380.00	2,987.05	22,242.54	34,137.46
100-1535-523201	Postage	200.00	200.00	0.00	0.00	200.00
100-1535-523600	Dues & Fees	200.00	200.00	0.00	0.00	200.00
100-1535-523700	Education & Training	6,570.00	6,570.00	0.00	0.00	6,570.00
100-1535-523900	Other	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1535-531100	General Supplies & Mater	500.00	500.00	0.00	0.00	500.00
100-1535-531101	Office Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
100-1535-531102	Computer Supplies	5,250.00	5,250.00	211.83	1,235.88	4,014.12
100-1535-531600	Small Equipment <\$20000	28,100.00	28,100.00	0.00	3,574.54	24,525.46
Department: 1535 - It - Data Processing/Mis Total:		596,905.00	596,905.00	43,101.71	305,682.22	291,222.78
Department: 1565 - General Gov Building & PI						
100-1565-511100	Regular Pay	204,161.00	204,161.00	15,361.86	69,223.27	134,937.73
100-1565-511300	Overtime Pay	564.00	564.00	0.00	0.00	564.00
100-1565-512100	Group Insurance	74,022.00	74,022.00	5,067.50	20,270.00	53,752.00
100-1565-512200	Fica & Medicare	15,642.00	15,642.00	1,119.78	5,290.33	10,351.67
100-1565-512400	Pmts To Retirement Sys	36,300.00	36,300.00	5,990.34	17,971.02	18,328.98
100-1565-512700	Workers Compensation	25,688.00	25,688.00	0.00	13,174.89	12,513.11
100-1565-512810	Uniforms	3,000.00	3,000.00	0.00	0.00	3,000.00
100-1565-521200	Contracted Professional Services	40,000.00	40,000.00	630.52	11,627.25	28,372.75
100-1565-521302	Drug Testing	200.00	200.00	50.00	50.00	150.00
100-1565-522204	Building Repairs & Maint	125,000.00	125,000.00	10,171.64	46,209.89	78,790.11
100-1565-522207	Park Maintenance & Recreation	2,500.00	2,500.00	0.00	0.00	2,500.00
100-1565-523140	Property Insurance	40,000.00	40,000.00	0.00	54,067.00	-14,067.00
100-1565-523700	Education & Training	500.00	500.00	0.00	85.00	415.00
100-1565-523800	Licenses	150.00	150.00	0.00	0.00	150.00
100-1565-523900	Other	500.00	500.00	0.00	0.00	500.00
100-1565-531100	General Supplies & Mater	10,000.00	10,000.00	2,000.97	4,425.78	5,574.22
100-1565-531105	Hand Tools	1,500.00	1,500.00	0.00	39.97	1,460.03

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100-1565-531210	Water & Sewer Utility	60,000.00	60,000.00	0.00	15,771.58	44,228.42
100-1565-531220	Natural Gas	35,000.00	35,000.00	706.14	2,672.88	32,327.12
100-1565-531230	Electricity	180,000.00	180,000.00	15,915.05	75,661.02	104,338.98
100-1565-531600	Small Equipment <\$20000	4,500.00	4,500.00	0.00	0.00	4,500.00
100-1565-531700	Other Supplies	2,000.00	2,000.00	0.00	0.00	2,000.00
100-1565-541200	Site Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00
100-1565-542100	Machinery	0.00	0.00	0.00	12,500.00	-12,500.00
Department: 1565 - General Gov Building & PI Total:		901,227.00	901,227.00	57,013.80	349,039.88	552,187.12
Department: 2000 - Judicial						
100-2000-511100	Salaries & Wages - Municipal Court	236,437.00	236,437.00	16,826.59	89,233.21	147,203.79
100-2000-511300	Overtime Pay	502.00	502.00	0.00	0.00	502.00
100-2000-512100	Group Insurance	50,412.00	50,412.00	4,368.25	17,473.00	32,939.00
100-2000-512200	Fica & Medicare	17,883.00	17,883.00	1,246.26	6,975.15	10,907.85
100-2000-512400	Pmts To Retirement Sys	41,527.00	41,527.00	6,937.36	20,812.08	20,714.92
100-2000-521202	Judge	35,000.00	35,000.00	2,916.66	14,583.30	20,416.70
100-2000-521204	Solicitor	30,000.00	30,000.00	2,500.00	12,500.00	17,500.00
100-2000-521205	Public Defender	20,000.00	20,000.00	5,137.50	7,138.50	12,861.50
100-2000-521210	Contract Labor - Other	3,500.00	3,500.00	300.00	1,002.40	2,497.60
100-2000-523500	Travel	1,500.00	1,500.00	434.00	434.00	1,066.00
100-2000-523600	Dues & Fees	300.00	300.00	300.00	300.00	0.00
100-2000-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	2,000.00
100-2000-523900	Other	500.00	500.00	2.23	11.15	488.85
100-2000-531100	General Supplies & Mater	2,000.00	2,000.00	0.00	965.69	1,034.31
100-2000-571010	Prisoner Expense	40,000.00	40,000.00	2,809.76	11,922.14	28,077.86
100-2000-571030	Peace Officer'S A&B Fund	45,000.00	45,000.00	3,064.33	12,553.06	32,446.94
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	1,504.82	6,062.47	18,937.53
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	159.09	590.35	6,409.65
100-2000-571060	Courtware Solutions	66,000.00	66,000.00	10,500.00	49,000.00	17,000.00
100-2000-571090	Consolidated Remittance	75,000.00	75,000.00	6,680.18	26,633.84	48,366.16
Department: 2000 - Judicial Total:		699,561.00	699,561.00	65,687.03	278,190.34	421,370.66
Department: 3200 - Police						
100-3200-511100	Salaries & Wages - Police	2,417,668.00	2,417,668.00	175,258.68	890,031.11	1,527,636.89
100-3200-511300	Overtime Pay	149,100.00	149,100.00	15,481.81	66,180.51	82,919.49
100-3200-511301	Overtime Pay Dea	19,811.00	19,811.00	2,918.96	13,553.28	6,257.72
100-3200-512100	Group Insurance	853,578.00	853,578.00	60,879.75	240,218.00	613,360.00
100-3200-512200	Fica & Medicare	197,990.00	197,990.00	14,054.53	74,752.92	123,237.08
100-3200-512400	Pmts To Retirement Sys	430,402.00	430,402.00	70,937.38	212,812.14	217,589.86
100-3200-512700	Workers Compensation	90,883.00	90,883.00	0.00	48,322.20	42,560.80
100-3200-512810	Uniforms	28,000.00	28,000.00	652.80	8,018.70	19,981.30
100-3200-521209	Professional Service	8,500.00	8,500.00	482.01	6,269.71	2,230.29
100-3200-521301	Computer Services	500.00	500.00	0.00	0.00	500.00
100-3200-521302	Pre-Employment Screening	2,000.00	2,000.00	265.00	830.00	1,170.00
100-3200-522201	Office Equip-Rep & Maint	1,500.00	1,500.00	0.00	0.00	1,500.00
100-3200-522202	Auto & Truck Rep & Maint	0.00	0.00	0.00	67.50	-67.50
100-3200-522203	Mach & Equip Rep & Maint	8,500.00	8,500.00	0.00	1,856.68	6,643.32
100-3200-523160	Law Enforcement Liabili	30,000.00	30,000.00	0.00	61,252.00	-31,252.00
100-3200-523400	Printing & Binding	2,000.00	2,000.00	0.00	150.00	1,850.00
100-3200-523500	Travel	2,000.00	2,000.00	0.00	3,271.62	-1,271.62
100-3200-523600	Dues & Fees	3,000.00	3,000.00	1,300.00	1,460.62	1,539.38
100-3200-523700	Education & Training	6,000.00	6,000.00	364.24	1,164.24	4,835.76
100-3200-523900	Other	3,000.00	3,000.00	0.00	0.00	3,000.00
100-3200-523905	Police Fund Expenses	40,000.00	40,000.00	1,837.30	27,300.30	12,699.70
100-3200-523910	D.A.R.E Expenses	1,500.00	1,500.00	0.00	0.00	1,500.00
100-3200-531100	General Supplies & Mater	14,000.00	14,000.00	788.23	8,492.28	5,507.72
100-3200-531101	Office Supplies	13,000.00	13,000.00	0.00	0.00	13,000.00
100-3200-531104	Ammunition	17,500.00	17,500.00	0.00	0.00	17,500.00
100-3200-531600	Small Equipment <\$20000	7,500.00	7,500.00	1,968.37	4,948.37	2,551.63
100-3200-531730	Neighborhood Watch	500.00	500.00	0.00	0.00	500.00

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100-3200-571010	Prisoner Expense	5,000.00	5,000.00	0.00	0.00	5,000.00
Department: 3200 - Police Total:		4,353,432.00	4,353,432.00	347,189.06	1,670,952.18	2,682,479.82
Department: 3500 - Fire						
100-3500-511100	Salaries & Wages - Fire Dept	2,316,465.00	2,316,465.00	171,593.69	873,452.12	1,443,012.88
100-3500-511300	Overtime Pay	85,044.00	85,044.00	6,221.23	24,603.51	60,440.49
100-3500-512100	Group Insurance	681,000.00	681,000.00	45,088.50	185,201.25	495,798.75
100-3500-512110	Fire Cancer Insurance-Hb 146	4,500.00	4,500.00	0.00	9,180.02	-4,680.02
100-3500-512200	Fica & Medicare	182,950.00	182,950.00	13,015.42	69,637.19	113,312.81
100-3500-512400	Pmts To Retirement Sys	433,823.00	433,823.00	67,967.96	203,903.88	229,919.12
100-3500-512700	Workers Compensation	53,113.00	53,113.00	0.00	28,656.01	24,456.99
100-3500-512810	Uniforms	26,000.00	26,000.00	1,227.79	1,591.41	24,408.59
100-3500-521208	Professional -Med Service	15,620.00	15,620.00	0.00	195.00	15,425.00
100-3500-521302	Drug Testing	750.00	750.00	115.00	415.00	335.00
100-3500-522203	Mach & Equip Rep & Maint	30,000.00	30,000.00	1,592.25	7,562.82	22,437.18
100-3500-523500	Travel	1,000.00	1,000.00	0.00	0.00	1,000.00
100-3500-523600	Dues & Fees	3,000.00	3,000.00	42.00	84.00	2,916.00
100-3500-523700	Education & Training	5,000.00	5,000.00	0.00	1,813.00	3,187.00
100-3500-523750	Fire Prevention & Train	3,000.00	3,000.00	0.00	0.00	3,000.00
100-3500-523800	Licenses	500.00	500.00	0.00	0.00	500.00
100-3500-523900	Other	12,500.00	12,500.00	0.00	74.61	12,425.39
100-3500-531100	General Supplies & Mater	10,000.00	10,000.00	1,616.32	4,460.81	5,539.19
100-3500-531101	Office Supplies	2,000.00	2,000.00	0.00	30.87	1,969.13
100-3500-531600	Small Equipment <\$20000	3,000.00	3,000.00	0.00	2,432.05	567.95
100-3500-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
100-3500-531710	Medical Supplies	17,000.00	17,000.00	1,605.11	3,003.59	13,996.41
Department: 3500 - Fire Total:		3,887,265.00	3,887,265.00	310,085.27	1,416,297.14	2,470,967.86
Department: 4100 - Public Works						
100-4100-511100	Salaries & Wages - Public Works	328,437.00	328,437.00	24,080.58	126,571.26	201,865.74
100-4100-511300	Overtime Pay	3,534.00	3,534.00	0.00	0.00	3,534.00
100-4100-512100	Group Insurance	166,296.00	166,296.00	13,820.00	55,280.00	111,016.00
100-4100-512200	Fica & Medicare	26,638.00	26,638.00	1,663.42	9,486.20	17,151.80
100-4100-512400	Pmts To Retirement Sys	58,372.00	58,372.00	9,636.76	28,910.28	29,461.72
100-4100-512700	Workers Compensation	42,087.00	42,087.00	0.00	21,688.50	20,398.50
100-4100-512810	Uniforms	8,000.00	8,000.00	203.13	1,101.37	6,898.63
100-4100-521302	Drug Testing	100.00	100.00	0.00	0.00	100.00
100-4100-522140	Lawn Care	8,000.00	8,000.00	0.00	1,024.46	6,975.54
100-4100-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	0.00	2,335.74	7,664.26
100-4100-522320	Rental-Equipment/Vehicle	4,500.00	4,500.00	2,200.00	2,200.00	2,300.00
100-4100-523900	Other	10,000.00	10,000.00	0.00	692.93	9,307.07
100-4100-531100	General Supplies & Materials	10,000.00	10,000.00	155.94	2,516.49	7,483.51
100-4100-531105	Hand Tools	2,000.00	2,000.00	0.00	0.00	2,000.00
100-4100-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	5,000.00
100-4100-531700	Other Supplies	10,000.00	10,000.00	797.76	5,729.81	4,270.19
Department: 4100 - Public Works Total:		692,964.00	692,964.00	52,557.59	257,537.04	435,426.96
Department: 4200 - Highways And Streets						
100-4200-511100	Regular Pay	140,395.00	140,395.00	10,468.65	53,584.40	86,810.60
100-4200-511300	Overtime Pay	3,332.00	3,332.00	0.00	122.28	3,209.72
100-4200-512100	Group Insurance	59,760.00	59,760.00	4,980.00	19,920.00	39,840.00
100-4200-512200	Fica & Medicare	11,335.00	11,335.00	756.54	4,157.47	7,177.53
100-4200-512400	Pmts To Retirement Sys	49,500.00	49,500.00	4,119.36	12,358.08	37,141.92
100-4200-512810	Uniforms	4,000.00	4,000.00	192.35	612.06	3,387.94
100-4200-521202	Engineering Fees	50,000.00	50,000.00	1,192.50	14,804.95	35,195.05
100-4200-521302	Drug Test & Med Service	100.00	100.00	0.00	0.00	100.00
100-4200-521303	Technical Services	3,000.00	3,000.00	0.00	0.00	3,000.00
100-4200-521307	Technical Service-Mapping	5,000.00	5,000.00	0.00	0.00	5,000.00
100-4200-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	4,592.62	5,354.15	9,645.85
100-4200-522210	LMIG Repair & Maintenance	0.00	166,000.00	0.00	0.00	166,000.00
100-4200-522211	Sidewalk Repair & Maint	50,000.00	50,000.00	0.00	2,080.75	47,919.25

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100-4200-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	1,000.00
100-4200-523800	Licenses	250.00	250.00	0.00	0.00	250.00
100-4200-523900	Other	2,000.00	2,000.00	0.00	0.00	2,000.00
100-4200-531100	General Supplies & Mater	15,000.00	15,000.00	3,810.00	13,848.91	1,151.09
100-4200-531105	Hand Tools	2,500.00	2,500.00	0.00	0.00	2,500.00
100-4200-531109	Chemicals	4,500.00	4,500.00	0.00	0.00	4,500.00
100-4200-531110	Street Repair	615,141.00	615,141.00	2,995.00	23,010.00	592,131.00
100-4200-531111	Traffic Light Maintenance	2,000.00	2,000.00	0.00	0.00	2,000.00
100-4200-531112	Flowers & Plants	166,000.00	0.00	0.00	0.00	0.00
100-4200-531113	Street Signs	15,000.00	15,000.00	250.40	563.40	14,436.60
100-4200-531531	Traffic Signal - Utility	2,000.00	2,000.00	174.58	696.95	1,303.05
100-4200-531532	Street Light - Utility	200,000.00	200,000.00	20,097.49	87,619.10	112,380.90
100-4200-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	5,000.00
100-4200-531610	Infrastructure < \$25,000	25,000.00	25,000.00	0.00	0.00	25,000.00
Department: 4200 - Highways And Streets Total:		1,446,813.00	1,446,813.00	53,629.49	238,732.50	1,208,080.50
Department: 4900 - Fleet Maintenance & Shop						
100-4900-511100	Regular Pay-Fleet Maint & Shop	250,117.00	250,117.00	18,383.30	95,809.75	154,307.25
100-4900-511300	Overtime Pay	1,025.00	1,025.00	0.00	59.65	965.35
100-4900-512100	Group Insurance	117,489.00	117,489.00	9,790.75	39,163.00	78,326.00
100-4900-512200	Fica & Medicare	18,830.00	18,830.00	1,274.12	7,077.43	11,752.57
100-4900-512400	Payments To Retirement	44,527.00	44,527.00	7,338.74	22,016.22	22,510.78
100-4900-512700	Workers Compensation	3,615.00	3,615.00	0.00	1,674.81	1,940.19
100-4900-512810	Uniforms	4,000.00	4,000.00	150.81	745.95	3,254.05
100-4900-521302	Drug Testing	50.00	50.00	0.00	0.00	50.00
100-4900-522202	Auto & Truck Rep & Maint	150,000.00	150,000.00	4,169.77	28,159.43	121,840.57
100-4900-522203	Mach & Equip Rep & Maint	5,500.00	5,500.00	0.00	1,663.94	3,836.06
100-4900-523170	Auto Liability	160,000.00	160,000.00	0.00	136,253.00	23,747.00
100-4900-523500	Travel	2,000.00	2,000.00	0.00	0.00	2,000.00
100-4900-523600	Dues & Fees	250.00	250.00	0.00	0.00	250.00
100-4900-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	1,000.00
100-4900-523800	Licenses	500.00	500.00	0.00	0.00	500.00
100-4900-523900	Other	1,000.00	1,000.00	0.00	190.00	810.00
100-4900-531100	General Supplies & Mater	5,000.00	5,000.00	64.04	1,126.24	3,873.76
100-4900-531101	Office Supplies	1,000.00	1,000.00	0.00	223.40	776.60
100-4900-531105	Hand Tools	5,000.00	5,000.00	0.00	645.06	4,354.94
100-4900-531250	Oil Expense	7,500.00	7,500.00	0.00	2,099.70	5,400.30
100-4900-531270	Gasoline Expense	220,000.00	220,000.00	12,700.43	75,868.15	144,131.85
100-4900-531600	Small Equipment <\$20000	22,500.00	22,500.00	0.00	1,228.64	21,271.36
100-4900-542100	Machinery	11,000.00	11,000.00	0.00	0.00	11,000.00
100-4900-542200	Vehicles	150,000.00	150,000.00	0.00	0.00	150,000.00
Department: 4900 - Fleet Maintenance & Shop Total:		1,181,903.00	1,181,903.00	53,871.96	414,004.37	767,898.63
Department: 6500 - Libraries						
100-6500-522204	Building Repairs & Maint	6,000.00	6,000.00	44.49	644.49	5,355.51
100-6500-572030	Library - Azalea Regional Library System	133,238.00	133,238.00	33,309.50	66,619.00	66,619.00
Department: 6500 - Libraries Total:		139,238.00	139,238.00	33,353.99	67,263.49	71,974.51
Department: 7400 - Planning & Zoning						
100-7400-511100	Salaries & Wages - P & Dev	278,882.00	278,882.00	24,537.65	112,601.65	166,280.35
100-7400-511300	Overtime Pay	500.00	500.00	7.96	47.76	452.24
100-7400-512100	Group Insurance	39,300.00	39,300.00	3,313.25	13,253.00	26,047.00
100-7400-512200	Fica & Medicare	21,277.00	21,277.00	1,855.54	8,968.00	12,309.00
100-7400-512400	Pmts To Retirement Sys	49,514.00	49,514.00	8,182.74	24,548.22	24,965.78
100-7400-512810	Uniforms	1,000.00	1,000.00	0.00	0.00	1,000.00
100-7400-521202	Engineering Fees	25,000.00	25,000.00	3,052.50	19,440.75	5,559.25
100-7400-521302	Drug Testing	100.00	100.00	0.00	0.00	100.00
100-7400-521312	Planning Commissioners	2,400.00	2,400.00	0.00	250.00	2,150.00
100-7400-523301	Advertising Expense	500.00	500.00	0.00	105.00	395.00
100-7400-523400	Printing & Binding	500.00	500.00	0.00	0.00	500.00
100-7400-523500	Travel	1,000.00	1,000.00	0.00	506.18	493.82

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100-7400-523600	Dues & Fees	400.00	400.00	0.00	75.33	324.67
100-7400-523700	Education & Training	4,500.00	4,500.00	0.00	795.00	3,705.00
100-7400-523800	Licenses	400.00	400.00	0.00	0.00	400.00
100-7400-523900	Other	1,000.00	1,000.00	0.00	15.99	984.01
100-7400-531100	General Supplies & Mater	2,500.00	2,500.00	0.00	0.00	2,500.00
100-7400-531101	Office Supplies	2,500.00	2,500.00	209.57	372.57	2,127.43
100-7400-531102	Computer Supplies	2,000.00	2,000.00	0.00	0.00	2,000.00
100-7400-531600	Small Equipment <\$20000	500.00	500.00	0.00	0.00	500.00
100-7400-531700	Other Supplies	500.00	500.00	0.00	83.26	416.74
Department: 7400 - Planning & Zoning Total:		434,273.00	434,273.00	41,159.21	181,062.71	253,210.29
Department: 7545 - Economic Development -						
100-7545-511100	Regular Pay	174,166.00	174,166.00	13,045.96	65,919.29	108,246.71
100-7545-511300	Overtime Pay	67,143.00	67,143.00	221.84	21,484.50	45,658.50
100-7545-512100	Group Insurance	59,973.00	59,973.00	4,985.75	19,943.00	40,030.00
100-7545-512200	Fica & Medicare	14,887.00	14,887.00	966.44	6,609.13	8,277.87
100-7545-512400	Payments To Retirement	30,961.00	30,961.00	5,110.24	15,330.72	15,630.28
100-7545-512810	Uniforms	300.00	300.00	0.00	0.00	300.00
100-7545-523301	Advertising Expense	2,500.00	2,500.00	0.00	0.00	2,500.00
100-7545-523400	Printing	1,000.00	1,000.00	0.00	0.00	1,000.00
100-7545-523500	Travel Expense	3,000.00	3,000.00	0.00	674.35	2,325.65
100-7545-523600	Dues & Fees	2,500.00	2,500.00	0.00	140.00	2,360.00
100-7545-523900	Other	1,000.16	1,000.16	0.00	0.00	1,000.16
100-7545-531100	General Supplies & Materials	17,500.00	17,500.00	23.99	5,070.45	12,429.55
100-7545-531112	Flowers & Plants	250.00	250.00	0.00	0.00	250.00
100-7545-531300	Food	15,000.00	15,000.00	0.00	3,244.95	11,755.05
100-7545-542100	Machinery and Equipment	50,000.00	50,000.00	0.00	0.00	50,000.00
100-7545-572010	Events - Etc.	120,000.00	120,000.00	9,163.63	39,913.87	80,086.13
Department: 7545 - Economic Development - Total:		560,180.16	560,180.16	33,517.85	178,330.26	381,849.90
Department: 9000 - 9000						
100-9000-611040	Transfer Out-DDA	0.00	25,000.00	0.00	25,000.00	0.00
Department: 9000 - 9000 Total:		0.00	25,000.00	0.00	25,000.00	0.00
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	-823,790.41	6,339,473.50	
Fund: 210 - Confiscated Asset Fund						
Department: 0000 - Non-Departmental						
210-0000-381001	Confiscated Assets	10,000.00	10,000.00	0.00	0.00	10,000.00
210-0000-381010	Federal Confiscated Assets	115,000.00	115,000.00	0.00	11,045.98	103,954.02
Department: 0000 - Non-Departmental Total:		125,000.00	125,000.00	0.00	11,045.98	113,954.02
Department: 3200 - Police						
210-3200-523900	Other	0.00	0.00	444.00	444.00	-444.00
210-3200-523901	Other -- Federal Forfeiture	0.00	66,500.00	0.00	99,849.00	-33,349.00
210-3200-531100	General Supplies & Mater	25,000.00	25,000.00	0.00	0.00	25,000.00
210-3200-531600	Small Equipment <\$20000	100,000.00	100,000.00	0.00	0.00	100,000.00
210-3200-542201	Vehicles - Federal	0.00	0.00	46,500.00	46,500.00	-46,500.00
210-3200-542400	Computer Equipment-Federal	0.00	0.00	0.00	29,310.00	-29,310.00
Department: 3200 - Police Total:		125,000.00	191,500.00	46,944.00	176,103.00	15,397.00
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):		0.00	-66,500.00	-46,944.00	-165,057.02	
Fund: 275 - Hotel/Motel Fund						
Department: 0000 - Non-Departmental						
275-0000-314100	Hotel / Motel Tax	85,000.00	85,000.00	223.26	16,933.41	68,066.59
Department: 0000 - Non-Departmental Total:		85,000.00	85,000.00	223.26	16,933.41	68,066.59
Department: 7540 - Tourism						
275-7540-523301	Advertising Expense	25,000.00	25,000.00	689.52	8,889.84	16,110.16
275-7540-572010	Events - Tourism	10,000.00	10,000.00	0.00	0.00	10,000.00
275-7540-611050	Transfer Out - General	50,000.00	50,000.00	9,012.94	10,026.12	39,973.88
Department: 7540 - Tourism Total:		85,000.00	85,000.00	9,702.46	18,915.96	66,084.04
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):		0.00	0.00	-9,479.20	-1,982.55	

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 320 - Gw Splost 2017						
Department: 0000 - Non-Departmental						
320-0000-337101	Recreation Gw	1,338,781.00	1,338,781.00	0.00	0.00	1,338,781.00
320-0000-337103	Transportation Gw	1,320,649.00	1,320,649.00	0.00	0.00	1,320,649.00
320-0000-337104	W&S Capital Improvements Gw	380,604.00	380,604.00	0.00	0.00	380,604.00
320-0000-361000	Interest Revenues	18,000.00	18,000.00	0.00	13,445.22	4,554.78
Department: 0000 - Non-Departmental Total:		3,058,034.00	3,058,034.00	0.00	13,445.22	3,044,588.78
Department: 4200 - Highways And Streets						
320-4200-541410	Transp-Old Loganville Sidewalk	1,338,649.00	1,338,649.00	0.00	0.00	1,338,649.00
Department: 4200 - Highways And Streets Total:		1,338,649.00	1,338,649.00	0.00	0.00	1,338,649.00
Department: 4400 - Water						
320-4400-541400	Infrastructure-Dest Park	380,604.00	380,604.00	0.00	0.00	380,604.00
Department: 4400 - Water Total:		380,604.00	380,604.00	0.00	0.00	380,604.00
Department: 6200 - Parks						
320-6200-541400	Recreation - Infrastructure	1,338,781.00	1,338,781.00	0.00	0.00	1,338,781.00
Department: 6200 - Parks Total:		1,338,781.00	1,338,781.00	0.00	0.00	1,338,781.00
Fund: 320 - Gw Splost 2017 Surplus (Deficit):		0.00	0.00	0.00	13,445.22	
Fund: 321 - Wc Splost 2019						
Department: 0000 - Non-Departmental						
321-0000-337103	Transportation Wc Splost 2019	3,218,898.44	3,218,898.44	0.00	0.00	3,218,898.44
321-0000-337104	Public Safety Wc Splost 2019	2,354,725.70	2,354,725.70	0.00	0.00	2,354,725.70
321-0000-337105	Parks And Rec Walton Splost 2019	226,192.86	226,192.86	0.00	0.00	226,192.86
321-0000-361000	Interest Revenues	270,000.00	270,000.00	0.00	95,362.90	174,637.10
321-0000-389000	Bank Charges & Misc.	0.00	0.00	0.00	-35.00	35.00
Department: 0000 - Non-Departmental Total:		6,069,817.00	6,069,817.00	0.00	95,327.90	5,974,489.10
Department: 3200 - Police						
321-3200-541300	Public Safety Buildings	2,354,725.70	2,226,173.70	0.00	0.00	2,226,173.70
321-3200-542200	Vehicles	0.00	128,552.00	0.00	48,488.00	80,064.00
Department: 3200 - Police Total:		2,354,725.70	2,354,725.70	0.00	48,488.00	2,306,237.70
Department: 3500 - Fire						
321-3500-531600	Small Equip Purchase < \$20000	0.00	0.00	0.00	13,072.47	-13,072.47
Department: 3500 - Fire Total:		0.00	0.00	0.00	13,072.47	-13,072.47
Department: 4200 - Highways And Streets						
321-4200-541400	Transportation Infrastructure	3,488,898.44	3,488,898.44	0.00	0.00	3,488,898.44
Department: 4200 - Highways And Streets Total:		3,488,898.44	3,488,898.44	0.00	0.00	3,488,898.44
Department: 6200 - Parks						
321-6200-542100	Machinery/ Equipment	226,192.86	226,192.86	0.00	21,800.00	204,392.86
Department: 6200 - Parks Total:		226,192.86	226,192.86	0.00	21,800.00	204,392.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):		0.00	0.00	0.00	11,967.43	
Fund: 323 - Walton county SPLOST 2025						
Department: 0000 - Non-Departmental						
323-0000-337102	SPLOST 2025 Public Safety	623,397.12	623,397.12	0.00	40,276.81	583,120.31
323-0000-337103	SPLOST 2025 Transportation	5,015,513.69	5,015,513.69	0.00	151,995.98	4,863,517.71
323-0000-337104	SPLOST 2025 Public Utilities	5,440,557.22	5,440,557.22	0.00	351,506.73	5,089,050.49
323-0000-337105	SPLOST 2025 Parks & Recreation	255,026.12	255,026.12	0.00	16,476.88	238,549.24
323-0000-361000	Interest Revenues	12,000.00	12,000.00	0.00	12,574.01	-574.01
323-0000-389000	Bank Charges/ Misc	0.00	0.00	0.00	-80.00	80.00
Department: 0000 - Non-Departmental Total:		11,346,494.15	11,346,494.15	0.00	572,750.41	10,773,743.74
Department: 3200 - Police						
323-3200-542100	Machinery & Equipment	311,698.49	311,698.49	0.00	0.00	311,698.49
Department: 3200 - Police Total:		311,698.49	311,698.49	0.00	0.00	311,698.49
Department: 3500 - Fire						
323-3500-542100	Machinery & Equipment	311,698.69	311,698.69	0.00	0.00	311,698.69
Department: 3500 - Fire Total:		311,698.69	311,698.69	0.00	0.00	311,698.69

Income Statement

For Fiscal: 2025-2026 Period End

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Department: 4200 - Highways And Streets						
323-4200-541400	Transportation Streets and Sidewalks	5,015,513.69	5,015,513.69	0.00	0.00	5,015,513.69
Department: 4200 - Highways And Streets Total:		5,015,513.69	5,015,513.69	0.00	0.00	5,015,513.69
Department: 4330 - Sewer Collections						
323-4330-541400	Sewer Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
Department: 4330 - Sewer Collections Total:		2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
Department: 4400 - Water						
323-4400-541400	Water Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
Department: 4400 - Water Total:		2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
Department: 6200 - Parks						
323-6200-541400	Parks & Rec Infrastructure	267,026.06	267,026.06	0.00	0.00	267,026.06
Department: 6200 - Parks Total:		267,026.06	267,026.06	0.00	0.00	267,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):		0.00	0.00	0.00	572,750.41	
Fund: 324 - GW SPLOST 2023						
Department: 0000 - Non-Departmental						
324-0000-337101	Splost 23 Transportation	2,559,746.00	2,559,746.00	0.00	21,385.42	2,538,360.58
324-0000-337102	Splost 23 - Public Safety-Facilities & Equip	600,000.00	600,000.00	0.00	35,188.09	564,811.91
324-0000-337103	Splost 23 Recreational	750,000.00	750,000.00	0.00	46,015.19	703,984.81
324-0000-337104	Splost 23 Water & Sewer Capital Improvem...	574,642.00	574,642.00	0.00	35,188.09	539,453.91
324-0000-361000	Interest Income	36,000.00	36,000.00	0.00	14,664.89	21,335.11
324-0000-389000	Bank Charges and Misc	0.00	0.00	0.00	-381.50	381.50
Department: 0000 - Non-Departmental Total:		4,520,388.00	4,520,388.00	0.00	152,060.18	4,368,327.82
Department: 3200 - Police						
324-3200-541300	Police Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	300,000.00
Department: 3200 - Police Total:		300,000.00	300,000.00	0.00	0.00	300,000.00
Department: 3500 - Fire						
324-3500-541300	Fire Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	300,000.00
Department: 3500 - Fire Total:		300,000.00	300,000.00	0.00	0.00	300,000.00
Department: 4200 - Highways And Streets						
324-4200-541400	Transportation Infrastructure	2,595,746.00	2,595,746.00	0.00	0.00	2,595,746.00
Department: 4200 - Highways And Streets Total:		2,595,746.00	2,595,746.00	0.00	0.00	2,595,746.00
Department: 4330 - Sewer Collections						
324-4330-541400	Sewer Infrastructure	287,321.00	287,321.00	0.00	0.00	287,321.00
Department: 4330 - Sewer Collections Total:		287,321.00	287,321.00	0.00	0.00	287,321.00
Department: 4400 - Water						
324-4400-541400	Water Infrastructure	287,321.00	287,321.00	0.00	0.00	287,321.00
Department: 4400 - Water Total:		287,321.00	287,321.00	0.00	0.00	287,321.00
Department: 6200 - Parks						
324-6200-541400	Recreational Infrastructure	750,000.00	750,000.00	0.00	0.00	750,000.00
Department: 6200 - Parks Total:		750,000.00	750,000.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):		0.00	0.00	0.00	152,060.18	
Fund: 371 - ARPA						
Department: 0000 - Non-Departmental						
371-0000-361000	Interest Revenue	36,000.00	36,000.00	0.00	10,118.22	25,881.78
371-0000-399000	Fund Balance For Budget Only	1,732,734.00	1,732,734.00	0.00	0.00	1,732,734.00
Department: 0000 - Non-Departmental Total:		1,768,734.00	1,768,734.00	0.00	10,118.22	1,758,615.78
Department: 4200 - Highways And Streets						
371-4200-541400	Street Infrastructure	418,734.00	418,734.00	0.00	44,027.92	374,706.08
Department: 4200 - Highways And Streets Total:		418,734.00	418,734.00	0.00	44,027.92	374,706.08
Department: 4320 - Stormwater						
371-4320-522205	Infrastructure Repair & Maintenance	0.00	0.00	0.00	187.50	-187.50
371-4320-541400	Infrastructure	0.00	0.00	0.00	-20,340.30	20,340.30
Department: 4320 - Stormwater Total:		0.00	0.00	0.00	-20,152.80	20,152.80

Income Statement

For Fiscal: 2025-2026 Period End

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Department: 4400 - Water						
371-4400-522205	Infrastructure Repair & Maintenance	0.00	0.00	0.00	9,545.07	-9,545.07
Department: 4400 - Water Total:		0.00	0.00	0.00	9,545.07	-9,545.07
Department: 6500 - Libraries						
371-6500-541300	Building-Library	1,350,000.00	1,350,000.00	10,638.00	10,638.00	1,339,362.00
Department: 6500 - Libraries Total:		1,350,000.00	1,350,000.00	10,638.00	10,638.00	1,339,362.00
Fund: 371 - ARPA Surplus (Deficit):		0.00	0.00	-10,638.00	-33,939.97	
Fund: 375 - Capital Recovery-Impact Fees						
Department: 0000 - Non-Departmental						
375-0000-341320	Capital Recovery Impact Fee	240,000.00	240,000.00	0.00	59,543.33	180,456.67
375-0000-361000	Interest Revenues	0.00	0.00	0.00	17,233.08	-17,233.08
Department: 0000 - Non-Departmental Total:		240,000.00	240,000.00	0.00	76,776.41	163,223.59
Department: 4320 - Stormwater						
375-4320-541400	Infrastructure	0.00	0.00	0.00	6,792.50	-6,792.50
Department: 4320 - Stormwater Total:		0.00	0.00	0.00	6,792.50	-6,792.50
Department: 4400 - Water						
375-4400-541400	Infrastructure	240,000.00	240,000.00	0.00	0.00	240,000.00
Department: 4400 - Water Total:		240,000.00	240,000.00	0.00	0.00	240,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):		0.00	0.00	0.00	69,983.91	
Fund: 505 - Water & Sewer Fund						
Department: 0000 - Non-Departmental						
505-0000-341320	Capital Recovery Fee	0.00	0.00	87,390.11	116,673.71	-116,673.71
505-0000-344211	Water Sales / Collection	4,268,000.00	4,268,000.00	363,112.68	1,630,085.50	2,637,914.50
505-0000-344212	Water Tap Fees	450,000.00	450,000.00	50,300.00	119,850.00	330,150.00
505-0000-344213	Backflow	20,000.00	20,000.00	240.00	1,050.00	18,950.00
505-0000-344214	Sprinkler Meter Fees	5,000.00	5,000.00	0.00	0.00	5,000.00
505-0000-344215	Hydrant Meter Fees	20,000.00	20,000.00	69.22	1,788.49	18,211.51
505-0000-344255	Sewer Sales / Collection	3,640,000.00	3,640,000.00	308,805.93	1,373,881.20	2,266,118.80
505-0000-344256	Sewer Tap Fees	700,000.00	700,000.00	66,039.38	209,474.38	490,525.62
505-0000-344257	Dumping Tickets	507,896.00	507,896.00	39,600.00	270,300.00	237,596.00
505-0000-344258	Grease Trap Fees	13,000.00	13,000.00	1,050.00	2,550.00	10,450.00
505-0000-344260	Storm Water Utility	650,000.00	650,000.00	54,667.33	245,900.92	404,099.08
505-0000-349300	Bad Check Fees	2,000.00	2,000.00	-106.72	-4,112.87	6,112.87
505-0000-349900	Water & Sewer Late Fees	210,000.00	210,000.00	14,002.55	71,104.60	138,895.40
505-0000-349910	Administrative Fees	105,000.00	105,000.00	-192.43	53,368.97	51,631.03
505-0000-361000	Interest Revenues	150,000.00	150,000.00	0.00	57,770.20	92,229.80
505-0000-389000	Bank Charges & Etc.	150,000.00	150,000.00	11,799.98	29,351.93	120,648.07
505-0000-390000	Miscellaneous Revenue	150,000.00	150,000.00	0.00	0.00	150,000.00
505-0000-391100	Collections -Bad Debt	5,000.00	5,000.00	0.00	-57.41	5,057.41
Department: 0000 - Non-Departmental Total:		11,045,896.00	11,045,896.00	996,778.03	4,178,979.62	6,866,916.38
Department: 4300 - Water Quality Control						
505-4300-511100	Salaries & Wages - Wqc	699,634.73	699,634.73	48,912.99	173,656.21	525,978.52
505-4300-511300	Overtime Pay	15,040.98	15,040.98	819.88	2,967.38	12,073.60
505-4300-512100	Group Insurance	250,380.00	250,380.00	19,709.00	78,836.00	171,544.00
505-4300-512200	Fica & Medicare	54,735.42	54,735.42	3,548.61	20,018.73	34,716.69
505-4300-512400	Pmts To Retirement Sys	124,373.03	124,373.03	20,528.16	61,584.48	62,788.55
505-4300-512810	Uniforms	40,000.00	40,000.00	1,860.02	10,493.85	29,506.15
505-4300-521201	Legal Expenses	0.00	0.00	0.00	45.00	-45.00
505-4300-521202	Engineering Fees	8,000.00	8,000.00	1,250.00	5,840.00	2,160.00
505-4300-521208	Professional -Med Service	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4300-521301	Computer Services	91,467.00	91,467.00	5,630.99	72,534.33	18,932.67
505-4300-521302	Drug Testing	500.00	500.00	200.00	300.00	200.00
505-4300-521307	Technical Service	10,000.00	10,000.00	0.00	0.00	10,000.00
505-4300-521320	Outside Lab Service	10,000.00	10,000.00	1,301.16	6,260.40	3,739.60
505-4300-521330	W E T Sampling	5,000.00	5,000.00	0.00	2,758.00	2,242.00
505-4300-522110	Disposal (Sludge)	5,000.00	5,000.00	0.00	0.00	5,000.00
505-4300-522201	Office Equip-Rep & Maint	8,000.00	8,000.00	428.46	2,331.81	5,668.19

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
505-4300-522202	Auto & Truck Rep & Maint	40,000.00	40,000.00	3,972.45	9,108.65	30,891.35
505-4300-522203	Mach & Equip Rep & Maint	30,000.00	30,000.00	540.58	23,079.41	6,920.59
505-4300-522204	Building Repairs & Maint	15,000.00	15,000.00	578.38	13,094.05	1,905.95
505-4300-522205	Infrastructure Rep & Main	200,000.00	200,000.00	19,919.98	22,175.45	177,824.55
505-4300-522206	Computer Repair & Maint	5,000.00	5,000.00	0.00	0.00	5,000.00
505-4300-522320	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	0.00	2,000.00
505-4300-523130	General Liability	85,000.00	85,000.00	0.00	68,078.00	16,922.00
505-4300-523140	Property Insurance	40,000.00	40,000.00	0.00	54,067.00	-14,067.00
505-4300-523170	Auto Liability	75,000.00	75,000.00	0.00	136,253.00	-61,253.00
505-4300-523200	Telephone	15,600.00	15,600.00	1,003.02	4,587.15	11,012.85
505-4300-523500	Travel	500.00	500.00	0.00	0.00	500.00
505-4300-523600	Dues & Fees	2,000.00	2,000.00	860.00	860.00	1,140.00
505-4300-523700	Education & Training	10,000.00	10,000.00	0.00	608.55	9,391.45
505-4300-523800	Licenses	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4300-523900	Other	2,000.00	2,000.00	0.00	79.00	1,921.00
505-4300-531100	General Supplies & Mater	10,000.00	10,000.00	1,749.71	4,347.39	5,652.61
505-4300-531101	Office Supplies	5,000.00	5,000.00	0.00	768.93	4,231.07
505-4300-531102	Computer Supplies	1,500.00	1,500.00	0.00	0.00	1,500.00
505-4300-531103	Lab Supplies	24,000.00	24,000.00	1,673.15	12,545.42	11,454.58
505-4300-531105	Hand Tools	1,000.00	1,000.00	553.88	553.88	446.12
505-4300-531109	Chemicals	230,000.00	230,000.00	22,472.28	81,411.13	148,588.87
505-4300-531210	Water & Sewer Utility	0.00	0.00	0.00	2,984.41	-2,984.41
505-4300-531220	Natural Gas	1,200.00	1,200.00	118.22	472.00	728.00
505-4300-531230	Electricity	450,000.00	450,000.00	37,425.58	179,312.70	270,687.30
505-4300-531270	Gasoline Expense	70,000.00	70,000.00	3,631.44	20,032.31	49,967.69
505-4300-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	1,896.28	3,103.72
505-4300-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4300-561000	Depreciation	825,000.00	825,000.00	0.00	0.00	825,000.00
505-4300-562000	Amortization	67,785.00	67,785.00	0.00	0.00	67,785.00
505-4300-581100	Principal - Bonds	1,050,000.00	1,050,000.00	0.00	0.00	1,050,000.00
505-4300-582100	Interest - Bonds	606,246.00	606,246.00	279,123.00	279,123.00	327,123.00
Department: 4300 - Water Quality Control Total:		5,193,962.16	5,193,962.16	477,810.94	1,353,063.90	3,840,898.26
Department: 4320 - Stormwater						
505-4320-511100	Regular Pay	270,145.47	270,145.47	20,274.70	95,083.88	175,061.59
505-4320-511300	Overtime Pay	8,075.28	8,075.28	756.14	3,845.17	4,230.11
505-4320-512100	Group Insurance	75,636.00	75,636.00	6,303.00	25,212.00	50,424.00
505-4320-512200	Fica & Medicare	21,470.26	21,470.26	1,545.50	8,517.95	12,952.31
505-4320-512400	Pmts To Retirement Sys	47,379.60	47,379.60	7,926.40	23,779.20	23,600.40
505-4320-521202	Engineering Fees	25,000.00	25,000.00	4,720.98	15,513.82	9,486.18
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	2,000.00	8,000.00	17,000.00
505-4320-521320	Outside Lab Service	20,000.00	20,000.00	0.00	11,261.45	8,738.55
505-4320-522203	Mach & Equip Rep & Maint	2,500.00	2,500.00	0.00	0.00	2,500.00
505-4320-522205	Infrastructure Rep & Main	75,000.00	75,000.00	7,000.00	91,446.75	-16,446.75
505-4320-523301	Advertising Expense	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4320-523400	Printing & Binding	3,000.00	3,000.00	0.00	0.00	3,000.00
505-4320-523700	Education & Training	1,000.00	1,000.00	0.00	511.55	488.45
505-4320-523800	Licenses	500.00	500.00	200.00	200.00	300.00
505-4320-523900	Other	1,000.00	1,000.00	23.75	118.75	881.25
505-4320-531100	General Supplies & Mater	8,000.00	8,000.00	658.84	3,335.44	4,664.56
505-4320-531101	Office Supplies	1,500.00	1,500.00	184.97	226.34	1,273.66
505-4320-531109	Chemicals	2,500.00	2,500.00	0.00	943.75	1,556.25
505-4320-531600	Small Equipment <\$20000	500.00	500.00	0.00	0.00	500.00
505-4320-531700	Other Supplies	500.00	500.00	0.00	0.00	500.00
Department: 4320 - Stormwater Total:		589,706.61	589,706.61	51,594.28	287,996.05	301,710.56
Department: 4330 - Sewer Collections						
505-4330-511100	Regular Pay	283,014.36	283,014.36	14,678.31	60,403.69	222,610.67
505-4330-511300	Overtime Pay	30,767.27	30,767.27	2,419.85	7,839.57	22,927.70
505-4330-512100	Group Insurance	125,256.00	125,256.00	2,506.75	11,618.00	113,638.00
505-4330-512200	Fica & Medicare	24,163.16	24,163.16	1,266.05	5,386.97	18,776.19

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
505-4330-512400	Retirement	50,204.72	50,204.72	8,304.00	24,912.00	25,292.72
505-4330-521202	Engineering Fees	5,000.00	5,000.00	0.00	2,677.50	2,322.50
505-4330-521303	Tech Services	7,500.00	15,000.00	4,000.00	10,000.00	5,000.00
505-4330-521306	Tech Service Generator	5,000.00	5,000.00	0.00	0.00	5,000.00
505-4330-521307	Tech Sev Gis Mapping	22,000.00	22,000.00	0.00	7,991.13	14,008.87
505-4330-522110	Septic Disposal	30,000.00	22,500.00	10,500.00	17,500.00	5,000.00
505-4330-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	824.33	6,672.13	3,327.87
505-4330-522205	Infrastructure Rep & Maint	100,000.00	100,000.00	14,237.50	21,585.58	78,414.42
505-4330-523500	Travel	500.00	500.00	0.00	0.00	500.00
505-4330-523600	Dues & Fees	500.00	500.00	0.00	0.00	500.00
505-4330-523700	Education & Training	3,500.00	3,500.00	0.00	623.55	2,876.45
505-4330-523800	Licenses	500.00	500.00	0.00	0.00	500.00
505-4330-523900	Other	1,000.00	1,000.00	0.00	21.54	978.46
505-4330-531100	General Supplies & Materials	10,000.00	10,000.00	3,560.37	4,712.91	5,287.09
505-4330-531101	Office Supplies	500.00	500.00	0.00	42.84	457.16
505-4330-531105	Hand Tools	500.00	500.00	1,496.85	1,496.85	-996.85
505-4330-531109	Chemicals	10,000.00	10,000.00	186.00	1,129.75	8,870.25
505-4330-531600	Small Equipment <\$20000	2,500.00	2,500.00	0.00	0.00	2,500.00
505-4330-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4330-541400	Infrastructure	500,000.00	500,000.00	0.00	0.00	500,000.00
505-4330-541405	Utility Relocation Project	0.00	0.00	2,096.25	8,610.45	-8,610.45
Department: 4330 - Sewer Collections Total:		1,223,405.51	1,223,405.51	66,076.26	193,224.46	1,030,181.05
Department: 4400 - Water						
505-4400-511100	Salaries & Wages - Water	549,573.83	549,573.83	36,312.02	159,376.00	390,197.83
505-4400-511300	Overtime Pay	34,931.35	34,931.35	2,444.47	11,045.98	23,885.37
505-4400-512100	Group Insurance	246,657.00	246,657.00	6,919.00	53,903.50	192,753.50
505-4400-512200	Fica & Medicare	45,040.22	45,040.22	2,787.98	14,412.96	30,627.26
505-4400-512400	Pmts To Retirement Sys	97,659.32	97,659.32	16,125.18	48,375.54	49,283.78
505-4400-512700	Workers Compensation	39,358.00	39,358.00	0.00	17,275.07	22,082.93
505-4400-521202	Engineering Fees	10,000.00	10,000.00	0.00	0.00	10,000.00
505-4400-521203	Audit Fees	24,750.00	24,750.00	0.00	0.00	24,750.00
505-4400-521302	Drug Testing	0.00	0.00	0.00	50.00	-50.00
505-4400-521304	Tech Service -Utlty Prot	5,000.00	5,000.00	3,871.54	3,871.54	1,128.46
505-4400-521305	Techserv -Utility Service	60,700.00	60,700.00	6,737.37	19,544.45	41,155.55
505-4400-521307	Technical Service	73,500.00	73,500.00	8,502.65	22,566.45	50,933.55
505-4400-521320	Outside Lab Service	8,000.00	8,000.00	179.48	954.70	7,045.30
505-4400-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4400-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	0.00	1,959.51	13,040.49
505-4400-522205	Infrastructure Rep & Main	325,000.00	325,000.00	28,849.51	114,429.40	210,570.60
505-4400-523201	Postage	34,000.00	34,000.00	3,202.75	14,464.24	19,535.76
505-4400-523301	Advertising Expense	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4400-523400	Printing & Binding	17,000.00	17,000.00	1,295.32	4,201.64	12,798.36
505-4400-523500	Travel	500.00	500.00	0.00	0.00	500.00
505-4400-523600	Dues & Fees	1,500.00	1,500.00	0.00	90.17	1,409.83
505-4400-523700	Education & Training	7,000.00	7,000.00	0.00	-25.45	7,025.45
505-4400-523800	Licenses	1,000.00	1,000.00	0.00	0.00	1,000.00
505-4400-523900	Other	295,652.00	295,652.00	0.00	2,563.54	293,088.46
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	3,609.52	5,236.20	12,763.80
505-4400-531101	Office Supplies	2,000.00	2,000.00	0.00	0.00	2,000.00
505-4400-531103	Lab Supplies	500.00	500.00	0.00	0.00	500.00
505-4400-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	1,500.00
505-4400-531109	Chemicals	500.00	500.00	0.00	943.75	-443.75
505-4400-531210	Water & Sewer Utility	20,000.00	20,000.00	119,762.81	122,700.46	-102,700.46
505-4400-531510	Purchased Water	2,000,000.00	2,000,000.00	55,734.19	558,714.16	1,441,285.84
505-4400-531591	Water Meters	100,000.00	100,000.00	0.00	0.00	100,000.00
505-4400-531600	Small Equipment <\$20000	2,000.00	2,000.00	0.00	0.00	2,000.00

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
505-4400-531700 Other Supplies	500.00	500.00	0.00	0.00	500.00
Department: 4400 - Water Total:	4,038,821.72	4,038,821.72	296,333.79	1,176,653.81	2,862,167.91
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	104,962.76	1,168,041.40	
Fund: 540 - Solid Waste Fund					
Department: 0000 - Non-Departmental					
540-0000-311790 Sanitation Franchise Tax	103,200.00	103,200.00	0.00	27,040.77	76,159.23
540-0000-344110 Sanitation Sales / Collection	3,100,000.00	3,100,000.00	257,069.37	1,185,377.90	1,914,622.10
540-0000-361000 Interest Revenues	0.00	0.00	0.00	13,069.31	-13,069.31
Department: 0000 - Non-Departmental Total:	3,203,200.00	3,203,200.00	257,069.37	1,225,487.98	1,977,712.02
Department: 4510 - Solid Waste Admin					
540-4510-522110 Disposal	2,163,200.00	2,163,200.00	0.00	371,068.26	1,792,131.74
540-4510-522111 Roll Off Dumpsters	600,000.00	600,000.00	0.00	80,490.66	519,509.34
540-4510-611050 Transfer Out - General	440,000.00	440,000.00	0.00	0.00	440,000.00
Department: 4510 - Solid Waste Admin Total:	3,203,200.00	3,203,200.00	0.00	451,558.92	2,751,641.08
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	257,069.37	773,929.06	
Total Surplus (Deficit):	0.00	-66,500.00	-528,819.48	8,900,671.57	

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

Group Summary

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 100 - General Fund					
0000 - Non-Departmental	17,229,500.00	17,229,500.00	459,684.74	12,646,479.31	4,583,020.69
1100 - Legislative	91,467.84	91,467.84	6,088.93	31,455.28	60,012.56
1300 - Executive	882,490.00	857,490.00	75,048.25	279,554.61	577,935.39
1510 - Financial Administration	1,361,781.00	1,361,781.00	111,171.01	613,903.79	747,877.21
1535 - It - Data Processing/Mis	596,905.00	596,905.00	43,101.71	305,682.22	291,222.78
1565 - General Gov Building & Pl	901,227.00	901,227.00	57,013.80	349,039.88	552,187.12
2000 - Judicial	699,561.00	699,561.00	65,687.03	278,190.34	421,370.66
3200 - Police	4,353,432.00	4,353,432.00	347,189.06	1,670,952.18	2,682,479.82
3500 - Fire	3,887,265.00	3,887,265.00	310,085.27	1,416,297.14	2,470,967.86
4100 - Public Works	692,964.00	692,964.00	52,557.59	257,537.04	435,426.96
4200 - Highways And Streets	1,446,813.00	1,446,813.00	53,629.49	238,732.50	1,208,080.50
4900 - Fleet Maintenance & Shop	1,181,903.00	1,181,903.00	53,871.96	414,004.37	767,898.63
6500 - Libraries	139,238.00	139,238.00	33,353.99	67,263.49	71,974.51
7400 - Planning & Zoning	434,273.00	434,273.00	41,159.21	181,062.71	253,210.29
7545 - Economic Development -	560,180.16	560,180.16	33,517.85	178,330.26	381,849.90
9000 - 9000	0.00	25,000.00	0.00	25,000.00	0.00
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	-823,790.41	6,339,473.50	-6,339,473.50
Fund: 210 - Confiscated Asset Fund					
0000 - Non-Departmental	125,000.00	125,000.00	0.00	11,045.98	113,954.02
3200 - Police	125,000.00	191,500.00	46,944.00	176,103.00	15,397.00
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	-66,500.00	-46,944.00	-165,057.02	98,557.02
Fund: 275 - Hotel/Motel Fund					
0000 - Non-Departmental	85,000.00	85,000.00	223.26	16,933.41	68,066.59
7540 - Tourism	85,000.00	85,000.00	9,702.46	18,915.96	66,084.04
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	-9,479.20	-1,982.55	1,982.55
Fund: 320 - Gw Splost 2017					
0000 - Non-Departmental	3,058,034.00	3,058,034.00	0.00	13,445.22	3,044,588.78
4200 - Highways And Streets	1,338,649.00	1,338,649.00	0.00	0.00	1,338,649.00
4400 - Water	380,604.00	380,604.00	0.00	0.00	380,604.00
6200 - Parks	1,338,781.00	1,338,781.00	0.00	0.00	1,338,781.00
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	0.00	13,445.22	-13,445.22
Fund: 321 - Wc Splost 2019					
0000 - Non-Departmental	6,069,817.00	6,069,817.00	0.00	95,327.90	5,974,489.10
3200 - Police	2,354,725.70	2,354,725.70	0.00	48,488.00	2,306,237.70
3500 - Fire	0.00	0.00	0.00	13,072.47	-13,072.47
4200 - Highways And Streets	3,488,898.44	3,488,898.44	0.00	0.00	3,488,898.44
6200 - Parks	226,192.86	226,192.86	0.00	21,800.00	204,392.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	0.00	0.00	11,967.43	-11,967.43
Fund: 323 - Walton county SPLOST 2025					
0000 - Non-Departmental	11,346,494.15	11,346,494.15	0.00	572,750.41	10,773,743.74
3200 - Police	311,698.49	311,698.49	0.00	0.00	311,698.49
3500 - Fire	311,698.69	311,698.69	0.00	0.00	311,698.69
4200 - Highways And Streets	5,015,513.69	5,015,513.69	0.00	0.00	5,015,513.69
4330 - Sewer Collections	2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
4400 - Water	2,720,278.61	2,720,278.61	0.00	0.00	2,720,278.61
6200 - Parks	267,026.06	267,026.06	0.00	0.00	267,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	0.00	572,750.41	-572,750.41
Fund: 324 - GW SPLOST 2023					
0000 - Non-Departmental	4,520,388.00	4,520,388.00	0.00	152,060.18	4,368,327.82
3200 - Police	300,000.00	300,000.00	0.00	0.00	300,000.00
3500 - Fire	300,000.00	300,000.00	0.00	0.00	300,000.00
4200 - Highways And Streets	2,595,746.00	2,595,746.00	0.00	0.00	2,595,746.00
4330 - Sewer Collections	287,321.00	287,321.00	0.00	0.00	287,321.00
4400 - Water	287,321.00	287,321.00	0.00	0.00	287,321.00

Income Statement

For Fiscal: 2025-2026 Period En

Section 3, ItemB.

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
6200 - Parks	750,000.00	750,000.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	0.00	152,060.18	-152,060.18
Fund: 371 - ARPA					
0000 - Non-Departmental	1,768,734.00	1,768,734.00	0.00	10,118.22	1,758,615.78
4200 - Highways And Streets	418,734.00	418,734.00	0.00	44,027.92	374,706.08
4320 - Stormwater	0.00	0.00	0.00	-20,152.80	20,152.80
4400 - Water	0.00	0.00	0.00	9,545.07	-9,545.07
6500 - Libraries	1,350,000.00	1,350,000.00	10,638.00	10,638.00	1,339,362.00
Fund: 371 - ARPA Surplus (Deficit):	0.00	0.00	-10,638.00	-33,939.97	33,939.97
Fund: 375 - Capital Recovery-Impact Fees					
0000 - Non-Departmental	240,000.00	240,000.00	0.00	76,776.41	163,223.59
4320 - Stormwater	0.00	0.00	0.00	6,792.50	-6,792.50
4400 - Water	240,000.00	240,000.00	0.00	0.00	240,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	0.00	69,983.91	-69,983.91
Fund: 505 - Water & Sewer Fund					
0000 - Non-Departmental	11,045,896.00	11,045,896.00	996,778.03	4,178,979.62	6,866,916.38
4300 - Water Quality Control	5,193,962.16	5,193,962.16	477,810.94	1,353,063.90	3,840,898.26
4320 - Stormwater	589,706.61	589,706.61	51,594.28	287,996.05	301,710.56
4330 - Sewer Collections	1,223,405.51	1,223,405.51	66,076.26	193,224.46	1,030,181.05
4400 - Water	4,038,821.72	4,038,821.72	296,333.79	1,176,653.81	2,862,167.91
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	104,962.76	1,168,041.40	-1,168,041.40
Fund: 540 - Solid Waste Fund					
0000 - Non-Departmental	3,203,200.00	3,203,200.00	257,069.37	1,225,487.98	1,977,712.02
4510 - Solid Waste Admin	3,203,200.00	3,203,200.00	0.00	451,558.92	2,751,641.08
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	257,069.37	773,929.06	-773,929.06
Total Surplus (Deficit):	0.00	-66,500.00	-528,819.48	8,900,671.57	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
100 - General Fund	0.00	0.00	-823,790.41	6,339,473.50	-6,339,473.50
210 - Confiscated Asset Fund	0.00	-66,500.00	-46,944.00	-165,057.02	98,557.02
275 - Hotel/Motel Fund	0.00	0.00	-9,479.20	-1,982.55	1,982.55
320 - Gw Splost 2017	0.00	0.00	0.00	13,445.22	-13,445.22
321 - Wc Splost 2019	0.00	0.00	0.00	11,967.43	-11,967.43
323 - Walton county SPLOST ...	0.00	0.00	0.00	572,750.41	-572,750.41
324 - GW SPLOST 2023	0.00	0.00	0.00	152,060.18	-152,060.18
371 - ARPA	0.00	0.00	-10,638.00	-33,939.97	33,939.97
375 - Capital Recovery-Impac...	0.00	0.00	0.00	69,983.91	-69,983.91
505 - Water & Sewer Fund	0.00	0.00	104,962.76	1,168,041.40	-1,168,041.40
540 - Solid Waste Fund	0.00	0.00	257,069.37	773,929.06	-773,929.06
Total Surplus (Deficit):	0.00	-66,500.00	-528,819.48	8,900,671.57	



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Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Robbie Schwartz Planning and Development Director

Date: December 11, 2025

Subject: Updated Final Plat, Fuller Station

Recommendation: Authorize the Mayor to sign final plat and development agreement as presented.

Fiscal Implication: None

Background: The City Council initially approved a final plat for this project at its Jan. 9, 2025 meeting. Since then, a variety of issues discovered over the past few months led to shifting boundary lines and reductions in right-of-way that necessitate a new final plat to be filed along with the corresponding development agreement. These changes also make the variance request as it relates to the placement of sewer cleanouts no longer relevant as this matter is addressed in the development agreement.

PREPARED BY:



A GEORGIA LAND SURVEYING FIRM:
LSF# 1240

P.O. BOX 384
BRASELTON, GEORGIA 30517
PHONE: (678) 776-7494
MR. KEVIN CANN R.L.S.

REVISED FINAL SUBDIVISION PLAT FOR FULLER STATION TOWNHOMES

LOCATED IN LAND LOT 185 OF THE 4th DISTRICT
CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA
TAX PARCEL NUMBER LG060129B00

ZONED RM-8 (CITY OF LOGANVILLE REZONING CASE R19-021)

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

Note:

Lot layout required on each lot to be approved by the Department prior to a building permit being issued. This lot layout plan must be drawn by a Registered Land Surveyor, architect, or other professional, or may be drawn by the builder on a certified boundary survey of the lot. It must show all proposed improvements and easements on the lot, and must also show the same information on all adjoining lots. It will be the builder's responsibility to ensure that the house is staked out on the site to match the approved lot layout plan. Prior to a Certificate of Occupancy being issued, a record drawing prepared by a Registered Land Surveyor and meeting the above requirements must be submitted for approval.

HLP - HOUSE LOCATION PLAN

A House Location Plan shall be required to be approved by the Department prior to issuance of a Building Permit on those lots labeled "HLP". A House Location Plan is a scale drawing submitted by the builder at the time of permit. It is not required that this plan be prepared by a land surveyor or professional engineer. The purpose of this plan is to ensure that the house is properly located on the lot. Please refer to the City of Loganville Development Regulations or contact the City of Loganville Department of Planning and Development for further information.

CITY OF LOGANVILLE NOTES

- 1) THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF LOGANVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY PUBLIC STREET RIGHT-OF-WAY.
- 2) STREAM BUFFER EASEMENTS ARE TO REMAIN IN NATURAL AND UNDISTURBED CONDITION.
- 3) STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- 4) UNLESS NOTED OTHERWISE, 1/2 INCH REBAR ARE SET AT ALL LOT CORNERS NOT ROAD RIGHT OF WAY CHANGES OR MITERS.
- 5) UNLESS NOTED OTHERWISE, WATER MAINS ARE 8".
- 6) PROPERTY IS ZONED RM-8 (CITY OF LOGANVILLE REZONING CASE R19-021, APPROVED 7-9-2020).
- 7) STREET LIGHTS HAVE BEEN INSTALLED.
- 8) TOTAL AREA 17.82 ACRES.
- 9) NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0085E DATED 12/8/2016.



VICINITY MAP



FIRM PANEL NO. 13297C0085E

OWNERS ACKNOWLEDEMENT OF DEDICATION:

(STATE OF GEORGIA) (COUNTY OF WALTON) (CITY OF LOGANVILLE)
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERTO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (SDH) Multi State 2, LLC

BY: Steven S. Benson
TPG AG EHC III (SDH) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATE

BY:

SDH ATLANTA, LLC

11-24-25

DATE

"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S)

ATTACHED HERETO DATED _____, WHICH HEREBY BECOME PART OF THIS PLAT,

AND WHICH WERE RECORDED _____ AND SIGNED BY THE OWNER.

DEED BOOK & PAGE

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT OF THE CITY OF LOGANVILLE:

THE DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF LOGANVILLE AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

BY:

DATE:

DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFICATE OF APPROVAL BY MAYOR & COUNCIL:

THE CITY OF LOGANVILLE MAYOR AND CITY COUNCIL HEREBY ACCEPT ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF ALL PUBLIC STREETS, EASEMENTS, AND OTHER PUBLIC FACILITIES LOCATED INSIDE THE PUBLIC STREET RIGHT-OF-WAYS TOGETHER WITH ALL PUBLIC UTILITY AND ACCESS EASEMENTS NOT LOCATED IN THE PUBLIC STREET RIGHT-OF-WAYS ALONG WITH ANY APPURTENANCES SHOWN THEREON. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

DATED THIS _____ DAY OF _____, 20____

BY: _____ MAYOR, THE CITY OF LOGANVILLE MAYOR & CITY COUNCIL

ATTEST: _____ CITY CLERK, THE CITY OF LOGANVILLE

REVISION #1

THIS FINAL SUBDIVISION PLAT WAS ORIGINALLY RECORDED AT PLAT BOOK 128, PAGE 103 OF THE RECORDS OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY GEORGIA. THIS REVISION IS BEING MADE TO REVISE THE LOCATION OF THE 60 FOOT RIGHT-OF-WAY TO THE BACK OF CURB, MAKING THE RIGHT-OF-WAY WIDTH 24 FEET, AND ADDING AN 18 FOOT GENERAL UTILITY EASEMENT FOLLOWING ALONG THE RIGHT-OF-WAY. PLEASE SEE PLAT BOOK 128, PAGE 103 FOR ORIGINAL SIGNATURES.

Kevin Lee Cann
KEVIN LEE CANN, GEORGIA RLS 3123

11/11/25

DATE:

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT OF SURVEY IS BASED WAS COLLECTED USING A TRIMBLE R8 RTK ROVER UTILIZING THE VRS NOW NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL GROUND SURVEY. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 182,416 FEET, AND CONTAINS A TOTAL OF 17.82 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE R8 RTK.

Kevin Lee Cann
REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 3123

DATE OF EXPIRATION: 12/31/25

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3123



SHEET INDEX:

1. COVER SHEET
- 2.3. FINAL PLAT

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

No.	REVISION	DATE
1	REVISE RW TO BACK OF CURB, ADJUST LOTS ACCORDINGLY & ADD 18' GENERAL UTILITY ESMT.	11/11/25
2		
3		
4		
5		

SEE SHEET 3

SEE SHEET 3



LEGEND	
B/L=	BUILDING LINE
C/L=	CURB & GUTTER
CMP=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CMP=	CURB TIP PIPE
D.B.=	DEED BOOK
D.P.=	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP=	EDGE OF PAVEMENT
EP=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MULTA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON P/F FOUND
IPF=	IRON P/F SET
LL=	LAND LOT
LL=	LAND LOT LINE
LL=	MINIMUM FINISHED FLOOR ELEV.
LL=	NEW OR FORMERLY
N/V=	NOT TO SCALE
OT=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P/L=	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
P.O.B.=	POINT ON LINE
RBF=	REBAR PIN FOUND
RBF=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UT=	UNDERGROUND TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
UT=	UNDERGROUND CABLE T.V. LINE
UT=	CABLE T.V. LINE
UT=	UNDERGROUND CABLE T.V. LINE
UT=	SANITARY SEWER LINE
UT=	WATER LINE
UT=	FENCE
UT=	FLOOD LINE
UT=	TREE
UT=	UNDERGROUND TELEPHONE PEDESTAL

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

N/F
INGLES MARKET INC.
D.B. 633, PG. 332
TAX PARCEL LG060129A00
ZONED CH

OPEN SPACE
15.946 ACRES
(TOTAL)
NL11B 132

N/F
STEPHEN D. GRANT
D.B. 3110, PG. 111
P.B. 99, PG. 188
TAX PARCEL NL11A181
ZONED R16

N/F
ROMEO HOMES GEORGIA LLC
D.B. 3730, PG. 187
P.B. 99, PG. 188
TAX PARCEL NL11A180
ZONED R16

N/F
ROMEO HOMES GEORGIA LLC
D.B. 3730, PG. 192
P.B. 99, PG. 188
TAX PARCEL NL11A185
ZONED R16

N/F
ROMEO HOMES GEORGIA LLC
D.B. 3730, PG. 191
P.B. 99, PG. 188
TAX PARCEL NL11A184
ZONED R16

N/F
ROMEO HOMES GEORGIA LLC
D.B. 3730, PG. 189
P.B. 99, PG. 188
TAX PARCEL NL11A183
ZONED R16

N/F
ROMEO HOMES GEORGIA LLC
D.B. 3730, PG. 188
P.B. 99, PG. 188
TAX PARCEL NL11A182
ZONED R16

CURVE	ARC	CURVE CHART	CHORD	BEARING
C101	27.46'	1500.00'	N60°06'03"E	27.46'
C102	58.34'	500.00'	N57°16'57"E	58.31'
C103	144.28'	150.00'	N60°06'03"E	136.30'
C104	129.14'	120.00'	S30°05'28"W	123.00'
C105	87.29'	100.00'	S63°49'16"W	84.55'
C106	119.01'	100.00'	S04°43'09"W	112.11'

CURVE	RADIUS	ARC	CHORD	BEARING
C1	38.00'	12.62'	S50°46'10"W	12.62'
C2	1486.24'	27.21'	S60°06'03"W	27.46'
C3	523.87'	4.37'	N60°21'47"E	4.37'
C4	523.87'	24.01'	N56°48'39"E	24.01'
C5	523.87'	24.08'	N56°10'51"E	24.08'

CURVE	RADIUS	ARC	CHORD	BEARING
C6	523.87'	7.47'	N54°27'20"E	7.47'
C7	40.00'	21.76'	N21°51'08"E	21.76'
C8	40.00'	21.73'	N09°17'48"W	21.73'
C9	40.00'	16.11'	N36°23'56"W	16.11'
C10	40.00'	20.79'	N62°49'40"W	20.79'
C11	40.00'	20.79'	N62°49'40"W	20.79'
C12	40.00'	5.52'	N81°40'17"W	5.52'
C13	40.00'	26.91'	S42°38'17"W	26.91'
C14	40.00'	22.33'	S40°54'17"W	22.33'
C15	40.00'	29.82'	S03°33'23"W	29.82'
C16	40.00'	13.48'	S27°27'00"E	13.48'
C17	15.00'	23.83'	S08°28'05"W	23.83'
C18	25.00'	34.43'	S84°18'47"E	34.43'
C19	162.00'	12.28'	S38°13'56"E	12.28'
C20	25.00'	3.84'	S40°27'32"E	3.84'
C21	162.00'	22.23'	S42°04'03"E	22.23'
C22	162.00'	22.22'	S52°09'30"E	22.22'
C23	162.00'	22.22'	S59°58'53"E	22.22'
C24	162.00'	20.15'	S67°28'39"E	20.15'
C25	162.00'	22.91'	S75°05'39"E	22.91'
C26	162.00'	22.24'	S83°04'44"E	22.24'
C27	162.00'	11.76'	S89°05'30"E	11.76'
C28	112.00'	97.77'	N63°49'14"E	97.77'
C29	112.00'	77.40'	N19°00'56"E	77.40'
C30	113.61'	15.06'	N04°37'14"W	15.06'
C31	112.00'	6.39'	N10°07'29"W	6.39'
C32	112.00'	22.52'	N17°31'11"W	22.52'
C33	112.00'	11.93'	N26°19'46"W	11.93'
C34	25.00'	36.32'	N16°33'22"E	36.32'
C35	12.39'	12.39'	N65°09'35"E	12.39'
C36	108.00'	22.89'	N44°59'28"E	22.89'
C37	108.00'	18.58'	N55°59'34"E	18.58'
C38	15.00'	23.82'	S73°35'29"E	23.82'
C39	40.00'	26.60'	N47°05'06"W	26.60'
C40	40.00'	27.75'	N86°00'22"W	27.75'
C41	40.00'	22.29'	S58°09'35"W	22.29'
C42	40.00'	54.07'	S03°28'22"W	54.07'
C43	4.50'	7.55'	N12°50'06"E	7.55'
C44	4.50'	7.07'	N74°04'40"W	7.07'
C45	4.50'	7.07'	S15°55'20"W	7.07'
C46	132.00'	141.03'	N30°19'48"E	141.03'
C47	138.00'	7.05'	N89°42'27"W	7.05'
C48	138.00'	133.74'	N60°28'45"W	133.74'
C49	25.00'	11.43'	N19°30'15"W	11.43'
C50	25.00'	16.40'	N12°30'08"E	16.40'
C51	25.00'	9.88'	N42°37'07"E	9.88'
C52	25.00'	39.07'	S74°09'25"E	39.07'
C53	88.00'	22.19'	S21°51'54"E	22.19'
C54	88.00'	82.07'	S12°05'44"W	82.07'
C55	88.00'	72.17'	S65°19'57"W	72.17'
C56	88.00'	39.89'	S45°20'34"W	39.89'
C57	108.00'	72.44'	N19°42'09"E	72.44'
C58	40.00'	11.52'	N45°41'15"E	11.52'
C59	25.00'	0.94'	N59°33'01"E	0.94'
C60	25.00'	19.81'	S60°06'01"W	19.81'
C61	1510.21'	7.87'	S60°06'01"W	7.87'
C62	25.00'	4.20'	S84°00'52"W	4.20'
C63	25.00'	34.59'	S13°37'10"W	34.59'
C64	488.00'	10.87'	N54°34'38"E	10.87'
C65	488.00'	35.70'	S57°18'41"E	35.70'
C66	488.00'	10.37'	N60°00'58"E	10.37'

LOT	AREA	TAX PARCEL
1	1,822 S.F.	NL11B 001
2	1,822 S.F.	NL11B 002
3	1,822 S.F.	NL11B 003
4	1,822 S.F.	NL11B 004
5	1,822 S.F.	NL11B 005
6	1,787 S.F.	NL11B 006
7	1,787 S.F.	NL11B 007
8	1,787 S.F.	NL11B 008
9	1,787 S.F.	NL11B 009
10	1,787 S.F.	NL11B 010
11	1,787 S.F.	NL11B 011
12	1,782 S.F.	NL11B 012
13	1,782 S.F.	NL11B 013
14	1,782 S.F.	NL11B 014
15	1,782 S.F.	NL11B 015
16	1,782 S.F.	NL11B 016
17	1,782 S.F.	NL11B 017
18	1,782 S.F.	NL11B 018
19	1,782 S.F.	NL11B 019
20	1,782 S.F.	NL11B 020
21	1,782 S.F.	NL11B 021
22	1,782 S.F.	NL11B 022
23	1,782 S.F.	NL11B 023
24	1,782 S.F.	NL11B 024
25	1,782 S.F.	NL11B 025
26	1,782 S.F.	NL11B 026
27	1,782 S.F.	NL11B 027
28	1,782 S.F.	NL11B 028
29	1,782 S.F.	NL11B 029
30	1,821 S.F.	NL11B 030
31	1,782 S.F.	NL11B 031
32	1,782 S.F.	NL11B 032
33	1,782 S.F.	NL11B 033
34	1,782 S.F.	NL11B 034
35	1,782 S.F.	NL11B 035
36	1,782 S.F.	NL11B 036
37	1,782 S.F.	NL11B 037
38	1,782 S.F.	NL11B 038
39	1,782 S.F.	NL11B 039
40	1,782 S.F.	NL11B 040
41	1,782 S.F.	NL11B 041
42	1,782 S.F.	NL11B 042
43	1,782 S.F.	NL11B 043
44	1,782 S.F.	NL11B 044
45	1,788 S.F.	NL11B 045
46	1,908 S.F.	NL11B 046
47	2,348 S.F.	NL11B 047
48	1,834 S.F.	NL11B 048
49	3,372 S.F.	NL11B 049
50	1,994 S.F.	NL11B 050
51	1,877 S.F.	NL11B 051
52	2,072 S.F.	NL11B 052
53	1,972 S.F.	NL11B 053
54	1,838 S.F.	NL11B 054
55	1,872 S.F.	NL11B 055
56	1,871 S.F.	NL11B 056
57	2,166 S.F.	NL11B 057
58	1,999 S.F.	NL11B 058
59	1,895 S.F.	NL11B 059
60	1,859 S.F.	NL11B 060
61	1,857 S.F.	NL11B 061
62	1,857 S.F.	NL11B 062
63	1,857 S.F.	NL11B 063
64	1,857 S.F.	NL11B 064
65	1,857 S.F.	NL11B 065
66	1,857 S.F.	NL11B 066

LOT	AREA	TAX PARCEL
67	1,857 S.F.	NL11B 067
68	1,857 S.F.	NL11B 068
69	1,857 S.F.	NL11B 069
70	1,857 S.F.	NL11B 070
71	1,841 S.F.	NL11B 071
72	2,024 S.F.	NL11B 072
73	2,032 S.F.	NL11B 073
74	2,030 S.F.	NL11B 074
75	3,028 S.F.	NL11B 075
76	2,182 S.F.	NL11B 076
77	2,026 S.F.	NL11B 077
78	1,835 S.F.	NL11B 078
79	1,838 S.F.	NL11B 079
80	1,838 S.F.	NL11B 080
81	1,838 S.F.	NL11B 081
82	1,838 S.F.	NL11B 082
83	1,838 S.F.	NL11B 083
84	1,815 S.F.	NL11B 084
85	1,815 S.F.	NL11B 085
86	1,821 S.F.	NL11B 086
87	1,821 S.F.	NL11B 087
88	1,821 S.F.	NL11B 088
89	1,821 S.F.	NL11B 089
90	1,821 S.F.	NL11B 090
91	1,821 S.F.	NL11B 091
92	1,864 S.F.	NL11B 092
93	1,864 S.F.	NL11B 093
94	1,864 S.F.	NL11B 094
95	1,864 S.F.	NL11B 095
96	1,864 S.F.	NL11B 096
97	1,864 S.F.	NL11B 097
98	1,864 S.F.	NL11B 098
99	1,864 S.F.	NL11B 099
100	1,864 S.F.	NL11B 100
101	1,864 S.F.	NL11B 101
102	1,864 S.F.	NL11B 102
103	1,821 S.F.	NL11B 103
104	1,821 S.F.	NL11B 104
105	1,821 S.F.	NL11B 105
106	1,821 S.F.	NL11B 106
107	1,821 S.F.	NL11B 107
108	1,821 S.F.	NL11B 108
109	1,897 S.F.	NL11B 109
110	1,897 S.F.	NL11B 110
111	1,876 S.F.	NL11B 111
112	1,888 S.F.	NL11B 112
113	1,834 S.F.	NL11B 113
114	1,834 S.F.	NL11B 114
115	1,837 S.F.	NL11B 115
116	1,837 S.F.	NL11B 116
117	1,837 S.F.	NL11B 117
118	1,837 S.F.	NL11B 118
119	1,949 S.F.	NL11B 119
120	1,940 S.F.	NL11B 120
121	1,931 S.F.	NL11B 121
122	1,922 S.F.	NL11B 122
123	1,915 S.F.	NL11B 123
124	1,905 S.F.	NL11B 124
125	1,897 S.F.	NL11B 125
126	1,899 S.F.	NL11B 126
127	1,909 S.F.	NL11B 127
128	1,909 S.F.	NL11B 128
129	1,909 S.F.	NL11B 129
130	1,909 S.F.	NL11B 130
131	1,909 S.F.	NL11B 131

SURVEYORS CERTIFICATION
As required by subsection (d) of O.C.G.A. Section 15-6-07, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-07.

KEVIN LEE CANN GA. L.S. #123

REVISED FINAL PLAT FOR

FULLER STATION TOWNHOMES



**NORTHEAST LAND
SURVEYING, LLC**

A Georgia Land Surveying Firm: #1240

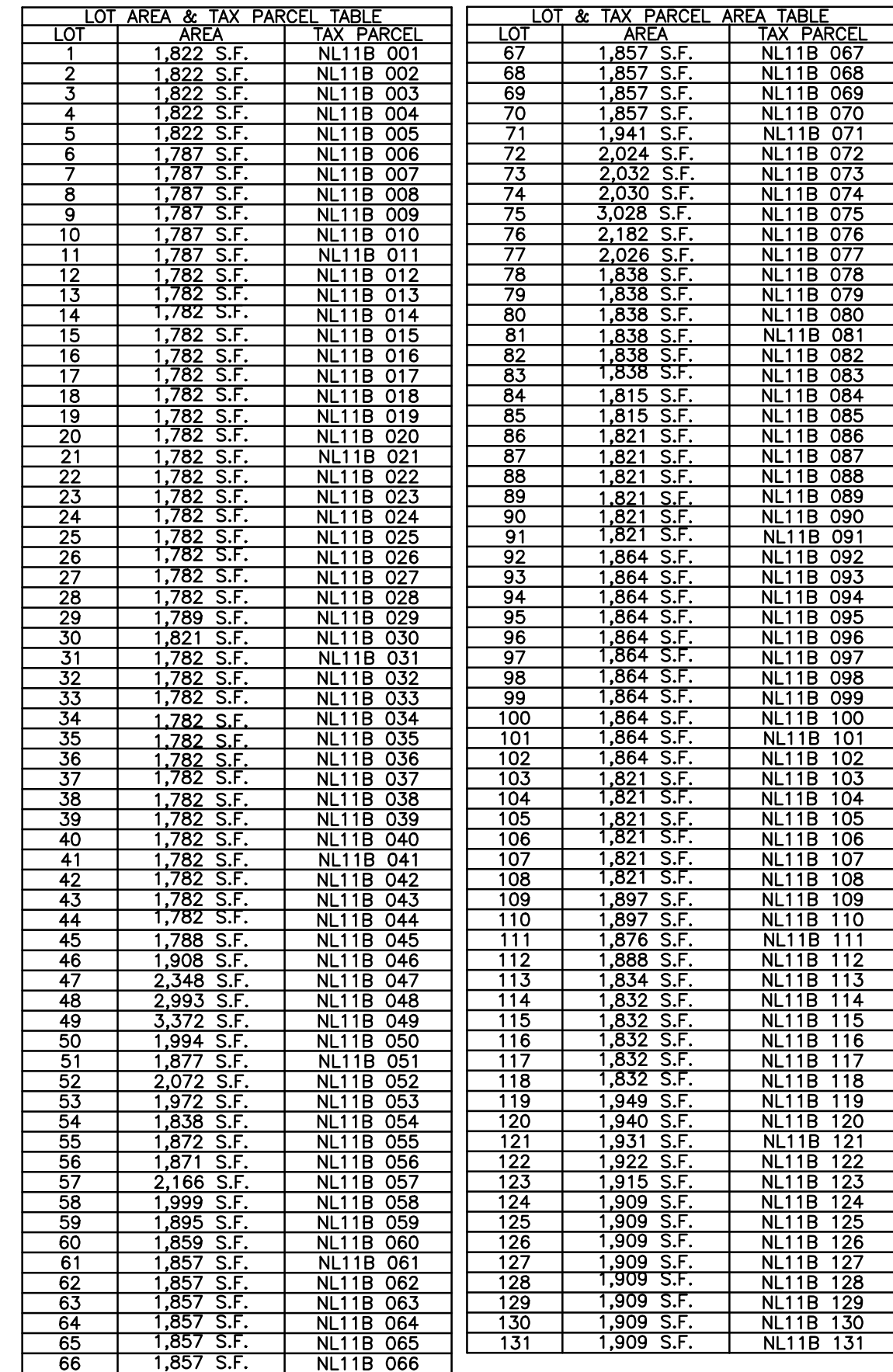
P.O. Box 384

Braselton, Georgia 30517

Phone: (678) 776-7494

No.	REVISION	DATE
1	REVISE R/W TO BACK OF CURB, ADJUST LOTS ACCORDINGLY & ADD 18" GENERAL UTILITY ESMT.	11/11/25
2		
3		
4		
5		

Project Name:	FULLER STATION
Project Address:	TOMMY LEE FULLER DRIVE
Land Lot No(s):	185
District:	4TH
City:	CITY OF LOGANVILLE
County:	WALTON, GEORGIA



DEVELOPMENT AND MAINTENANCE SURETY AGREEMENT

GEORGIA, WALTON COUNTY

THIS DEVELOPMENT AND MAINTENANCE SURETY AGREEMENT (“Agreement”) is made and entered into on the ____ day of _____, 2025, by and between the **CITY OF LOGANVILLE, GEORGIA**, a Municipal Corporation chartered under the laws of the State of Georgia (hereinafter the “City”) and **SDH ATLANTA LLC**, a Georgia limited liability company (hereinafter the “Developer”) (hereinafter, collectively, the “Parties”).

PREAMBLE:

WHEREAS, Developer is the record owner of a portion of that certain previously developed real property located in the City of Loganville, Walton County, Georgia, and being generally known as FULLER STATION TOWNHOMES SUBDIVISION, MAP/PARCEL NO. LG060129B00, Walton County, Georgia (together with all improvements now or hereafter located thereon, the “Property”) (a detailed legal description of the same is attached hereto and incorporated herein by reference as Exhibit “A”) consisting of Lots 12, 13, 14, 15, 16, 17, 128, 129, 130, and 131 together with all open space and the remainder of the Lots located on the Property are owned by Developer’s affiliated entity, TPG AG EHC III (SDH) MULTI STATE 2, LLC, a Delaware limited liability company (“TPG”), with which Developer has entered into an option to purchase agreement under which Developer has the unrestricted option to purchase such Lots; and

WHEREAS, Developer desires to complete development of the Property by constructing not more than 131 townhome units; and

WHEREAS, Developer has installed all roads in accordance with City code and desires to locate or relocate all previously installed public utilities on the Property in accordance with City code, this Agreement, and other City requirements (the roads and public utilities are hereinafter referred to as the “Public Improvements”); and

WHEREAS, the Property and the Public Improvements are currently subject to a previous Development and Maintenance Surety Agreement dated on or about January 29, 2025 (the “Previous Development and Maintenance Surety Agreement”) that is binding upon the Parties; and

WHEREAS, certain circumstances have arisen that require the Parties to enter into this Agreement; and

WHEREAS, those circumstances include but are not limited to the (i) the City’s abandonment of certain portions of the Property previously conveyed to City by Developer, (ii) Developer’s granting of a general utility easement over, under, and through the property to be abandoned by the City in accordance with this Agreement, and (iii) the City allowing Developer to install sewer and waterline laterals under the driveways of not more than twenty percent (20%) of the units located on the Property, together with other additional requirements as stated herein; and

WHEREAS, Developer desires that the City approve the Developer’s Revised Final Plat For: Fuller Station Townhomes dated November 11, 2025, the same being attached hereto as Exhibit “B” (the “Development”); and

WHEREAS, the City desires to approve said Final Plat upon the full execution of this Agreement; and

WHEREAS, this Agreement will become effective upon the execution by all Parties and shall be complied with in accordance with its terms.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of one dollar in hand paid, and for other good and valuable consideration received by the undersigned, the receipt and adequacy being hereby acknowledged, the Parties agree as follows:

AGREEMENT

1.

Development Requirements

- A) **Requirements Generally.** Developer shall complete any and all specific conditions of this Agreement, as well as comply with all applicable rules, regulations, and conditions of the current City Ordinances, Development Regulations, Utility Department Specifications, and the City of Loganville Roadway Design and Construction Specifications for the City (collectively, the “Development Standards”), except as where specifically excepted herein, in completing development of the Property. In addition to said Development Standards, the conditions contained in this Agreement shall apply. If there is a conflict between the Development Standards and this Agreement, the terms of this Agreement shall control.
- B) **Specific Conditions.** The following conditions shall also apply:
- (1) Pursuant to O.C.G.A. § 32-7-4, City shall abandon certain property back to Developer and TPG which consists of approximately eighteen feet (18’) on each side of Alameda Street, Flinders Drive, and Moynihan Trail, located on the Property and shown by Exhibit “B”, and being more specifically described by Exhibit “C” attached hereto.
 - (2) As part of said abandonment, City shall retain a nonexclusive perpetual general utility easement over, under, across, and through the property described by Exhibit “C” for the purpose of allowing the City to install, maintain, and access the City’s utilities infrastructure, including but not limited to water service utilities, sanitary sewer utilities, electrical utilities, telecommunication utilities, and streetlight utilities.
 - (3) City shall continue to retain ownership of the approximate twenty-four-foot (24’) right-of-way on Alameda Street, Flinders Drive, and Moynihan Trail, together with any

and all areas generally shown as a cul-de-sac located on the Property, said twenty-four (24') right-of-way being shown on Exhibit "B".

(4) Notwithstanding Section 333000 – Sanitary Sewer System, Section 3.4 Sewer Lateral Lines Installation, and Section 333110 – Water System, Section 3.4 Service Connection and Tubing Installation of the City's Utility Department Specifications, to the contrary, Developer shall be permitted to install sewer and waterline laterals underneath the driveways of not more than twenty-six (26) units located on the Property. Those units are identified on Exhibit "B" and are as follows: Units 3, 10, 12, 16, 17, 24, 26, 27, 36, 43, 51, 54, 59, 61, 63, 64, 65, 72, 80, 81, 83, 84, 88, 93, 103, and 121 (the "Identified Units").

(5) Pursuant to Section 333000 – Sanitary Sewer System, Section 3.4 Sewer Lateral Lines Installation, Subsection B, Developer shall be permitted to install sanitary sewer line cleanouts in the driveways of the Identified Units, utilizing traffic-rated materials approved by the City.

(6) Pursuant to Section 333110 – Water System, Section 3.4 Service Connection and Tubing Installation of the City's Utility Department Specifications, Developer shall **not** be permitted to install water meters on or under the driveways of any unit situated on the Property, including the Identified Units.

(7) Developer acknowledges and agrees that all terms and conditions contained in the Previous Development and Maintenance Surety Agreement, shall remain in full force and effect. Specifically, Developer shall maintain and **not** cancel or otherwise alter the Maintenance Bond required by said Development and Maintenance Surety Agreement.

2.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the Parties, their successors and assigns, immediately upon the execution of this Agreement by all Parties.

3.

Previous Written and Oral Statements

All previous written or transcribed plans, documents, letters, electronic correspondence, notes, minutes and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreement between the Parties. The Parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts and each such counterpart, and all counterparts together, shall constitute the original Agreement.

4.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the Parties hereto, and any amendments, changes, additions or deletions shall be made in writing upon the mutual agreement of the Parties, executed by the City and the Developer.

5.

Binding Effect

This Agreement shall be binding upon the undersigned and their agents, heirs, administrators, executors, successors and assigns. The promises and covenants contained within this Agreement shall run with the land. The Parties expressly stipulate that there are no third-party beneficiaries to this Agreement.

6.

Future Changes in Development Specifications

To the extent any items constituting Public Improvements have not yet been developed and accepted by the City, or are not subject to this Agreement, the same shall be developed to the standards

established by the development regulations, ordinances, guidelines, standards, rules and conditions of the City (the "Development Standards") in effect as of the date of this Agreement and any future amendments to the Development Standards which are in effect at the time of the commencement of development of the particular aspect of the Public Improvements to which the amendments apply.

7.

Captions and Definitions

Captions, the description headings of the separate articles, sections and paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

"Developer" includes the above-named party responsible for performing the specific conditions of this Agreement, as well as complying with all applicable rules, regulations and conditions of the current City Ordinances, Development Regulations, Utility Department Specifications, and the City of Loganville Roadway Design and Construction Specifications for the City, except as where specifically excepted herein, in the development of the Public Improvements. "Developer" also includes any assignee or successor in interest of Developer under this Agreement.

All terms used in this Agreement which are not otherwise defined herein shall be defined in the manner prescribed by the City Ordinances, as applicable.

8.

Severability

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, all of which other provisions shall remain in full force and effect.

Each person executing or attesting this Agreement warrants and represents that he or she is fully authorized to do so. Each person also stipulates that he or she has been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and that all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein. The Parties also

agree that this Agreement has been prepared after negotiations and, as a result, neither party may be considered the sole author thereof, and it should not be construed in favor or against either party by a court of competent jurisdiction.

9.

Applicable Law

The laws of the State of Georgia shall govern the validity, interpretation, performance and enforcement of this Agreement and any dispute involving this Agreement without regard to conflicts of laws principles.

10.

Enforcement

In the event that Developer, its successors, or its assignees fail to comply with all the aforementioned terms of this Agreement, the City Ordinances or the Development Regulations for the City, the City shall be authorized to refuse certificates of occupancy, construction permits, development permits, and to terminate construction and development on all parcels located on the Property. If, prior to completion of Developer’s obligations outlined in Section 1(A) and Section 1(B) herein, any individual or entity that is not a party to this Agreement brings an action against the City relating to Developer’s obligations as outlined in Section 1(A) and Section 1(B) herein, or if it becomes necessary for the City to bring an action under this Agreement against Developer or anyone performing work for Developer under the terms of this Agreement, Developer, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorneys fees, incurred in connection with such a proceeding, so long as the City prevails in such an action. This agreement may be enforced by the Superior Court of Walton County or any other court having jurisdiction over the same.

11.

Indemnification

Developer for itself and all entities performing work under the terms of this Agreement at Developer’s request, hereby specifically promises and warrants to fully indemnify and hold harmless the

City, its agents, assigns and/or representatives against any and all claims, causes of action, actions, liens, demands, rights to causes of action, damages and claims of damages sustained, or claimed to have been sustained, on account of any known and unknown personal injuries, deaths and/or property damage occurring during the performance of the work involved in Section 1(A) and Section 1(B) and arising out of or in any way related to the performance of such work.

If, prior to the completion of all of the obligations of Developer contained within Section 1(A) and Section 1(B) of this Agreement, a claim is asserted or an action is brought against the City, its agents, assigns and/or representatives arising out of or in any way related to the obligations of Developer as outlined within each particular Section, Developer will indemnify, save and hold harmless and make good any damage award that may be entered against the City, its agents, assigns and/or representatives including any and all costs of defense, attorneys' fees and all expenses.

The provisions of this section are contractual and are not merely recitals.

12.

Insurance

From the date of execution of this Agreement up and until the completion of all obligations of Developer contained within Section 1(A) and Section 1(B) of this Agreement, Developer shall carry public liability insurance naming the City as an additional insured in a minimum amount of One Million Dollars (\$1,000,000.00) in respect to the aggregate claims arising out of a single occurrence and One Million Dollars (\$1,000,000.00) in property damage. A copy of the policy or a certificate of insurance shall be delivered to the City contemporaneously with the execution of this Agreement and Developer shall supply the City with a renewal policy or certificate prior to the expiration of each renewal or succeeding policy or certificate as requested by the City. Such insurance policy shall provide that the insurer shall not cancel such policy unless such insurer shall deliver to the City notice of such cancellation no later than thirty (30) days prior to the date of such cancellation.

13.

Rights Cumulative

All rights, powers and privileges conferred hereunder upon Parties hereto shall be cumulative but not restrictive to those given by law. No waiver of any default hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by a party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

14.

Stipulation and Waiver

Developer knowingly and voluntarily waives any right to seek monetary relief in a court of competent jurisdiction, including but not limited to damages, costs, sanctions, or fees, from the City in connection with this Agreement, the development of the Public Improvements or the conditions contained herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and affixed their seals
the day and year first above written.

Signed, sealed and delivered
in the presence of: **SDH ATLANTA, LLC**

Unofficial Witness

By: _____
Its: _____

(SEAL)

Notary Public
My Commission expires _____.
[Seal]

Signed, sealed and delivered
in the presence of: **CITY OF LOGANVILLE, GEORGIA**

Unofficial Witness

Skip Baliles, Mayor

(SEAL)

Notary Public
My Commission expires _____.
[Seal]

Attest: _____
Kristi Ash, Deputy Clerk
(CITY SEAL)

z:\city of loganville\2025 fuller station\development agreement (december 2025)\drafts\2025.11.18. development agreement re fuller station.doc

Fuller Station Legal Description

All that tract or parcel of land lying and being in Land Lot 185 of the 4th Land District, City of Loganville, Walton County, Georgia, being more particularly described as follows:

Beginning at a point on the northeasterly right-of-way of Tommy Lee Fuller Road (having a 100 foot right-of-way), said point being 1869.59 feet as measured along said right-of-way from its intersection with the northerly right-of-way of Baker Carter Drive (having an 80 foot right-of-way), said point being THE TRUE POINT OF BEGINNING;

THENCE continuing along said right-of-way North 29 degrees 58 minutes 42 seconds West for a distance of 51.81 feet to a point;

THENCE continuing along said right-of-way North 30 degrees 25 minutes 25 seconds West for a distance of 215.39 feet to a point;

THENCE continuing along said right-of-way North 30 degrees 26 minutes 17 seconds West for a distance of 180.95 feet to a point in the centerline of a creek;

THENCE along the centerline of said creek the following 40 courses and distances: North 09 degrees 24 minutes 57 seconds East for a distance of 14.08 feet to a point;

THENCE North 19 degrees 37 minutes 22 seconds East for a distance of 13.90 feet to a point;

THENCE North 33 degrees 42 minutes 46 seconds East for a distance of 6.19 feet to a point;

THENCE North 83 degrees 09 minutes 32 seconds East for a distance of 12.84 feet to a point;

THENCE North 79 degrees 56 minutes 23 seconds East for a distance of 6.18 feet to a point;

THENCE North 55 degrees 57 minutes 28 seconds East for a distance of 14.32 feet to a point;

THENCE North 51 degrees 11 minutes 35 seconds East for a distance of 14.36 feet to a point;

THENCE North 46 degrees 46 minutes 04 seconds East for a distance of 14.38 feet to a point;

THENCE North 42 degrees 36 minutes 56 seconds East for a distance of 14.35 feet to a point;

THENCE North 39 degrees 04 minutes 22 seconds East for a distance of 17.58 feet to a point;

THENCE North 34 degrees 40 minutes 26 seconds East for a distance of 14.48 feet to a point;

THENCE North 26 degrees 41 minutes 07 seconds East for a distance of 14.25 feet to a point;

THENCE North 16 degrees 34 minutes 46 seconds East for a distance of 9.95 feet to a point;

THENCE North 20 degrees 21 minutes 29 seconds West for a distance of 12.13 feet to a point;

THENCE North 00 degrees 10 minutes 58 seconds East for a distance of 12.82 feet to a point;

THENCE North 01 degrees 44 minutes 36 seconds East for a distance of 4.83 feet to a point;

THENCE North 01 degrees 20 minutes 48 seconds East for a distance of 13.30 feet to a point;

THENCE North 07 degrees 31 minutes 13 seconds East for a distance of 9.36 feet to a point;

THENCE North 26 degrees 50 minutes 30 seconds East for a distance of 12.77 feet to a point;

THENCE North 43 degrees 05 minutes 52 seconds East for a distance of 3.81 feet to a point;

THENCE North 67 degrees 32 minutes 43 seconds East for a distance of 9.35 feet to a point;

THENCE North 43 degrees 57 minutes 37 seconds East for a distance of 13.37 feet to a point;

THENCE North 43 degrees 06 minutes 10 seconds East for a distance of 11.49 feet to a point;

THENCE North 59 degrees 10 minutes 27 seconds East for a distance of 13.90 feet to a point;

THENCE North 64 degrees 48 minutes 49 seconds East for a distance of 14.05 feet to a point;

THENCE North 56 degrees 20 minutes 15 seconds East for a distance of 10.39 feet to a point;

THENCE North 20 degrees 15 minutes 42 seconds East for a distance of 13.35 feet to a point;

THENCE North 27 degrees 05 minutes 07 seconds East for a distance of 8.26 feet to a point;

THENCE North 66 degrees 16 minutes 50 seconds East for a distance of 13.64 feet to a point;

THENCE North 71 degrees 07 minutes 52 seconds East for a distance of 13.84 feet to a point;

THENCE North 56 degrees 22 minutes 58 seconds East for a distance of 3.56 feet to a point;

THENCE North 38 degrees 45 minutes 32 seconds East for a distance of 13.20 feet to a point;

THENCE North 18 degrees 35 minutes 59 seconds East for a distance of 6.45 feet to a point;

THENCE North 15 degrees 12 minutes 35 seconds West for a distance of 12.97 feet to a point;

THENCE North 08 degrees 38 minutes 26 seconds West for a distance of 5.52 feet to a point;

THENCE North 09 degrees 16 minutes 53 seconds East for a distance of 14.13 feet to a point;

THENCE North 17 degrees 12 minutes 53 seconds East for a distance of 14.13 feet to a point;

THENCE North 28 degrees 17 minutes 05 seconds East for a distance of 11.86 feet to a point;
THENCE North 54 degrees 54 minutes 54 seconds East for a distance of 12.64 feet to a point;
THENCE North 59 degrees 37 minutes 06 seconds East for a distance of 3.78 feet to a point;
THENCE leaving said creek North 30 degrees 06 minutes 23 seconds West for a distance of 108.75 feet to a ½ inch rebar found;
THENCE North 59 degrees 43 minutes 48 seconds East for a distance of 494.00 feet to a ½ inch rebar found;
THENCE North 88 degrees 36 minutes 36 seconds East for a distance of 529.73 feet to a ½ inch rebar found;
THENCE South 81 degrees 22 minutes 38 seconds East for a distance of 363.22 feet to a ½ inch rebar found;
THENCE South 28 degrees 25 minutes 58 seconds East for a distance of 63.19 feet to a point;
THENCE South 53 degrees 56 minutes 20 seconds West for a distance of 710.31 feet to a ½ inch rebar found;
THENCE South 60 degrees 39 minutes 29 seconds West for a distance of 540.19 feet to a ½ inch rebar found;
THENCE South 29 degrees 23 minutes 24 seconds East for a distance of 122.85 feet to a point;
THENCE South 59 degrees 49 minutes 34 seconds West for a distance of 363.32 feet to THE TRUE POINT OF BEGINNING.

Said area contains 17.820 acres and represents the area of the Subdivision known as Fuller Station.

PREPARED BY:

A GEORGIA LAND SURVEYING FIRM:
LSF# 1240P.O. BOX 384
BRASELTON, GEORGIA 30517
PHONE: (678) 776-7494
MR. KEVIN CANN R.L.S.

REVISED FINAL SUBDIVISION PLAT FOR FULLER STATION TOWNHOMES

LOCATED IN LAND LOT 185 OF THE 4th DISTRICT
CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA
TAX PARCEL NUMBER LG060129B00

ZONED RM-8 (CITY OF LOGANVILLE REZONING CASE R19-021)

EXHIBIT "B"

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

Note:

Lot layout required on each lot to be approved by the Department prior to a building permit being issued. This lot layout plan must be drawn by a Registered Land Surveyor, architect, or other professional, or may be drawn by the builder on a certified boundary survey of the lot. It must show all proposed improvements and easements on the lot, and must also show the same information on all adjoining lots. It will be the builder's responsibility to ensure that the house is staked out on the site to match the approved lot layout plan. Prior to a Certificate of Occupancy being issued, a record drawing prepared by a Registered Land Surveyor and meeting the above requirements must be submitted for approval.

HLP - HOUSE LOCATION PLAN

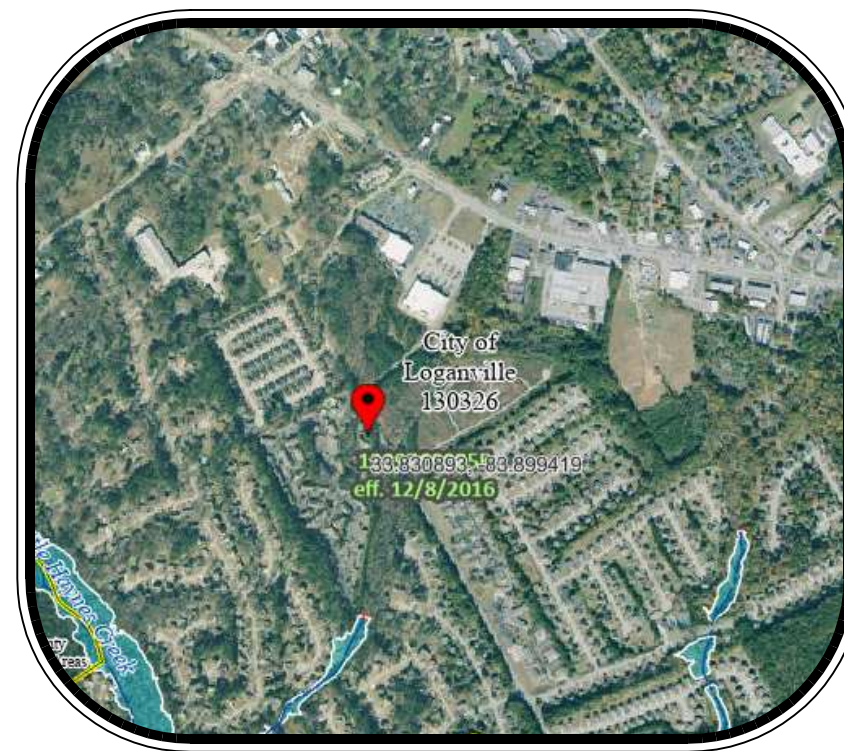
A House Location Plan shall be required to be approved by the Department prior to issuance of a Building Permit on those lots labeled "HLP". A House Location Plan is a scale drawing submitted by the builder at the time of permit. It is not required that this plan be prepared by a land surveyor or professional engineer. The purpose of this plan is to ensure that the house is properly located on the lot. Please refer to the City of Loganville Development Regulations or contact the City of Loganville Department of Planning and Development for further information.

CITY OF LOGANVILLE NOTES

- 1) THE CITY OF LOGANVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF LOGANVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY PUBLIC STREET RIGHT-OF-WAY.
- 2) STREAM BUFFER EASEMENTS ARE TO REMAIN IN NATURAL AND UNDISTURBED CONDITION.
- 3) STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- 4) UNLESS NOTED OTHERWISE, 1/2 INCH REBAR ARE SET AT ALL LOT CORNERS NOT ROAD RIGHT OF WAY CHANGES OR MITERS.
- 5) UNLESS NOTED OTHERWISE, WATER MAINS ARE 8".
- 6) PROPERTY IS ZONED RM-8 (CITY OF LOGANVILLE REZONING CASE R19-021, APPROVED 7-9-2020).
- 7) STREET LIGHTS HAVE BEEN INSTALLED.
- 8) TOTAL AREA 17.82 ACRES.
- 9) NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0085E DATED 12/8/2016.



VICINITY MAP



FIRM PANEL NO. 13297C0085E

OWNERS ACKNOWLEDEMENT OF DEDICATION:

(STATE OF GEORGIA) (COUNTY OF WALTON) (CITY OF LOGANVILLE)
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERTO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (SDH) Multi State 2, LLC

BY: Steven S. Benson
109 AG EHC III (SDH) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
11/25/2025

DATE
BY: Kenneth H. Adams
SDH ATLANTA, LLC
11-24-25
DATE

"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S)

ATTACHED HERETO DATED _____, WHICH HEREBY BECOME PART OF THIS PLAT,

AND WHICH WERE RECORDED _____ AND SIGNED BY THE OWNER.

DEED BOOK & PAGE

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT OF THE CITY OF LOGANVILLE:

THE DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF LOGANVILLE AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

BY: _____
DATE: _____

DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFICATE OF APPROVAL BY MAYOR & COUNCIL:

THE CITY OF LOGANVILLE MAYOR AND CITY COUNCIL HEREBY ACCEPT ON BEHALF OF THE CITY OF LOGANVILLE THE DEDICATION OF ALL PUBLIC STREETS, EASEMENTS, AND OTHER PUBLIC FACILITIES LOCATED INSIDE THE PUBLIC STREET RIGHT-OF-WAYS TOGETHER WITH ALL PUBLIC UTILITY AND ACCESS EASEMENTS NOT LOCATED IN THE PUBLIC STREET RIGHT-OF-WAYS ALONG WITH ANY APPURTENANCES SHOWN THEREON. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF LOGANVILLE.

DATED THIS _____ DAY OF _____, 20____

BY: _____ MAYOR, THE CITY OF LOGANVILLE MAYOR & CITY COUNCIL

ATTEST: _____ CITY CLERK, THE CITY OF LOGANVILLE

REVISION #1

THIS FINAL SUBDIVISION PLAT WAS ORIGINALLY RECORDED AT PLAT BOOK 128, PAGE 103 OF THE RECORDS OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY GEORGIA. THIS REVISION IS BEING MADE TO REVISE THE LOCATION OF THE 60 FOOT RIGHT-OF-WAY TO THE BACK OF CURB, MAKING THE RIGHT-OF-WAY WIDTH 24 FEET, AND ADDING AN 18 FOOT GENERAL UTILITY EASEMENT FOLLOWING ALONG THE RIGHT-OF-WAY. PLEASE SEE PLAT BOOK 128, PAGE 103 FOR ORIGINAL SIGNATURES.

Kevin Lee Cann
KEVIN LEE CANN, GEORGIA RLS 3123

11/11/25
DATE:

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT OF SURVEY IS BASED WAS COLLECTED USING A TRIMBLE R8 RTK ROVER UTILIZING THE VRS NOW NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL GROUND SURVEY. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 182,416 FEET, AND CONTAINS A TOTAL OF 17.82 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE R8 RTK.

Kevin Lee Cann
REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 3123

DATE OF EXPIRATION: 12/31/25

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3123

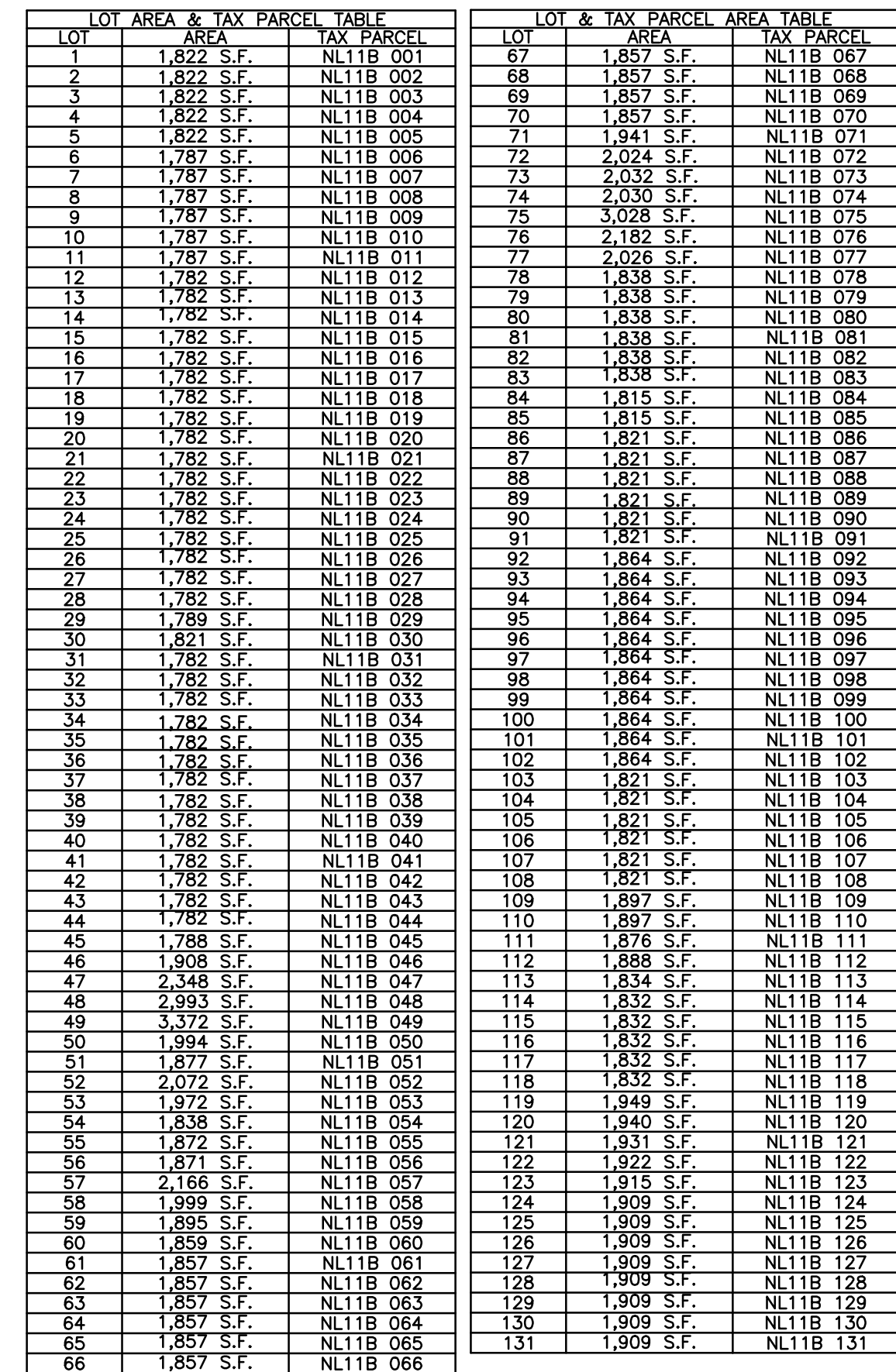


SHEET INDEX:

1. COVER SHEET
- 2.3. FINAL PLAT

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

No.	REVISION	DATE
1	REVISE RW TO BACK OF CURB, ADJUST LOTS ACCORDINGLY & ADD 18' GENERAL UTILITY ESMT.	11/11/25
2		
3		
4		
5		



A RESOLUTION TO ABANDON A PORTION OF THE RIGHT-OF-WAYS OF THE CITY ROADS COMMONLY KNOWN AS ALAMEDA STREET, FLINDERS DRIVE, AND MOYNIHAN TRAIL, LOCATED IN THE FULLER STATION TOWNHOMES SUBDIVISION

A Resolution of the Mayor and Council of the City of Loganville, Georgia, to abandon a portion of the right-of-ways of the City Roads commonly known as Alameda Street, Flinders Drive, and Moynihan Trail, located in the Fuller Station Townhomes Subdivision (the “City Roads”).

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LOGANVILLE, GEORGIA, after adequate notice having been provided to the adjacent property owner, that a portion of the right-of-ways of the City Roads, as described more particularly in Exhibit “A” (the “ROW”) attached hereto (also being shown by Exhibit “B” attached hereto) and incorporated herein by reference, is hereby abandoned pursuant to O.C.G.A. § 32-7-3, by the City of Loganville due to the ROW being no longer needed because of a change in conditions and that no substantial public purpose is served by its existence in the City’s road system. Consequently, the City of Loganville is hereby permitted to dispose of said ROW pursuant to O.C.G.A. § 32-7-4 and O.C.G.A. § 36-37-4.

The ROW, based on its minimal size and the City of Loganville’s department estimate, has a fair market value not exceeding \$75,000.00. Therefore, pursuant to O.C.G.A. § 32-7-4(a)(2)(B) and O.C.G.A. § 36-37-6(g), the Mayor and City Council are granted the necessary authority to negotiate and convey the ROW to the adjoining landowners, SDH ATLANTA, LLC, and TPG AG EHC III (SDH) MULTI STATE 2, LLC.

Upon successful negotiation of the ROW with the adjoining landowners, SDH ATLANTA, LLC, and TPG AG EHC III (SDH) MULTI STATE 2, LLC, the Mayor is authorized to convey title of said ROW by quitclaim deed pursuant to O.C.G.A. § 32-7-4(c), reserving for the benefit of the City a general utility easement over, under, through, and across the property described in Exhibit “A” attached hereto.

SO RESOLVED this 11th day of December, 2025.

CITY OF LOGANVILLE, GEORGIA

Approved: _____
Skip Baliles, Mayor

Attest: _____
Kristi Ash, Deputy Clerk

EXHIBIT “A”**Fuller Station Right-of-Way Abandonment Legal Description (Interior Right-of-way of Alameda Street & Flinders Drive & Entirety of Moynihan Trail)**

All that tract or parcel of land lying and being in Land Lot 185 of the 4th Land District, City of Loganville, Walton County, Georgia, being more particularly described as follows:

Beginning at a point at the intersection of the existing northerly right-of-way of Alameda Street (having a 60 foot right-of-way) and the existing easterly right-of-way of Flinders Drive (having a 60 foot right-of-way), said point being THE TRUE POINT OF BEGINNING;

THENCE along a curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet, being subtended by a chord bearing of North 74 degrees 22 minutes 29 seconds West for a distance of 21.21 feet to a point;

THENCE North 29 degrees 22 minutes 29 seconds West for a distance of 216.41 feet to a point;

THENCE along a curve to the left having a radius of 70.14 feet, an arc length of 3.66 feet, being subtended by a chord bearing of North 29 degrees 22 minutes 29 seconds West for a distance of 3.66 feet to a point;

THENCE with a reverse curve to the right having a radius of 72.50 feet, an arc length of 22.63 feet, being subtended by a chord bearing of North 16 degrees 53 minutes 00 seconds West for a distance of 22.53 feet to a point;

THENCE along a curve to the right having a radius of 70.00 feet, an arc length of 57.03 feet, being subtended by a chord bearing of North 15 degrees 28 minutes 22 seconds East for a distance of 55.47 feet to a point;

THENCE North 38 degrees 48 minutes 48 seconds East for a distance of 88.33 feet to a point;

THENCE along a curve to the right having a radius of 70.00 feet, an arc length of 61.11 feet, being subtended by a chord bearing of North 63 degrees 49 minutes 16 seconds East for a distance of 59.18 feet to a point;

THENCE North 88 degrees 49 minutes 44 seconds East for a distance of 190.70 feet to a point;

THENCE along a curve to the right having a radius of 15.00 feet, an arc length of 25.65 feet, being subtended by a chord bearing of South 42 degrees 11 minutes 07 seconds East for a distance of 22.64 feet to a point;

THENCE along a curve to the right having a radius of 90.00 feet, an arc length of 85.01 feet, being subtended by a chord bearing of South 33 degrees 51 minutes 41 seconds West for a distance of 81.89 feet to a point;

THENCE South 60 degrees 55 minutes 20 seconds West for a distance of 44.57 feet to a point;

THENCE along a curve to the right having a radius of 12.17 feet, an arc length of 2.77 feet, being subtended by a chord bearing of South 66 degrees 50 minutes 10 seconds West for a distance of 2.77 feet to a point;

THENCE along a curve to the right having a radius of 14.94 feet, an arc length of 16.99 feet, being subtended by a chord bearing of North 76 degrees 06 minutes 19 seconds West for a distance of 16.09 feet to a point;

THENCE with a reverse curve to the left having a radius of 60.00 feet, an arc length of 183.04 feet, being subtended by a chord bearing of South 49 degrees 03 minutes 19 seconds West for a distance of 119.88 feet to a point;

THENCE North 60 degrees 55 minutes 20 seconds East for a distance of 14.98 feet to a point;

THENCE along a curve to the left having a radius of 4.50 feet, an arc length of 7.55 feet, being subtended by a chord bearing of North 12 degrees 50 minutes 06 seconds East for a distance of 6.70 feet to a point;

THENCE with a reverse curve to the right having a radius of 40.00 feet, an arc length of 130.70 feet, being subtended by a chord bearing of North 58 degrees 21 minutes 21 seconds East for a distance of 79.84 feet to a point;

THENCE with a reverse curve to the left having a radius of 15.00 feet, an arc length of 23.85 feet, being subtended by a chord bearing of South 73 degrees 35 minutes 28 seconds East for a distance of 21.42 feet to a point;

THENCE North 60 degrees 55 minutes 18 seconds East for a distance of 62.45 feet to a point;

THENCE along a curve to the left having a radius of 108.00 feet, an arc length of 113.92 feet, being subtended by a chord bearing of North 30 degrees 42 minutes 15 seconds East for a distance of 108.71 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 39.99 feet, being subtended by a chord bearing of North 45 degrees 20 minutes 34 seconds West for a distance of 35.86 feet to a point;

THENCE South 88 degrees 49 minutes 42 seconds West for a distance of 199.39 feet to a point;

THENCE along a curve to the left having a radius of 88.00 feet, an arc length of 72.17 feet, being subtended by a chord bearing of South 65 degrees 19 minutes 57 seconds West for a distance of 70.17 feet to a point;

THENCE along a curve to the left having a radius of 88.00 feet, an arc length of 4.64 feet, being subtended by a chord bearing of South 40 degrees 19 minutes 29 seconds West for a distance of 4.64 feet to a point;

THENCE South 38 degrees 48 minutes 46 seconds West for a distance of 88.33 feet to a point;

THENCE along a curve to the left having a radius of 88.00 feet, an arc length of 104.73 feet, being subtended by a chord bearing of South 04 degrees 43 minutes 07 seconds West for a distance of 98.66 feet to a point;

THENCE South 29 degrees 22 minutes 31 seconds East for a distance of 224.42 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 39.07 feet, being subtended by a chord bearing of South 74 degrees 09 minutes 35 seconds East for a distance of 35.21 feet to a point;

THENCE North 60 degrees 37 minutes 30 seconds East for a distance of 328.23 feet to a point;

THENCE along a curve to the left having a radius of 488.00 feet, an arc length of 56.94 feet, being subtended by a chord bearing of North 57 degrees 16 minutes 55 seconds East for a distance of 56.91 feet to a point;

THENCE North 53 degrees 56 minutes 20 seconds East for a distance of 211.63 feet to a point;

THENCE along a curve to the left having a radius of 24.99 feet, an arc length of 9.88 feet, being subtended by a chord bearing of North 42 degrees 37 minutes 07 seconds East for a distance of 9.81 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 16.40 feet, being subtended by a chord bearing of North 12 degrees 30 minutes 08 seconds East for a distance of 16.11 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 11.53 feet, being subtended by a chord bearing of North 19 degrees 30 minutes 15 seconds West for a distance of 11.43 feet to a point;

THENCE along a curve to the left having a radius of 138.00 feet, an arc length of 140.80 feet, being subtended by a chord bearing of North 61 degrees 56 minutes 36 seconds West for a distance of 134.77 feet to a point;

THENCE South 88 degrees 49 minutes 42 seconds West for a distance of 132.77 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 38.89 feet, being subtended by a chord bearing of South 44 degrees 16 minutes 00 seconds West for a distance of 35.08 feet to a point;

THENCE with a reverse curve to the right having a radius of 132.00 feet, an arc length of 141.03 feet, being subtended by a chord bearing of South 30 degrees 18 minutes 48 seconds West for a distance of 134.42 feet to a point;

THENCE South 60 degrees 55 minutes 18 seconds West for a distance of 32.86 feet to a point;

THENCE along a curve to the left having a radius of 4.50 feet, an arc length of 7.07 feet, being subtended by a chord bearing of South 15 degrees 55 minutes 20 seconds West for a distance of 6.36 feet to a point;

THENCE South 29 degrees 04 minutes 40 seconds East for a distance of 11.76 feet to a point;

THENCE North 60 degrees 55 minutes 20 seconds East for a distance of 37.25 feet to a point;

THENCE along a curve to the left having a radius of 150.00 feet, an arc length of 153.10 feet, being subtended by a chord bearing of North 31 degrees 40 minutes 58 seconds East for a distance of 146.54 feet to a point;

THENCE with a reverse curve to the right having a radius of 15.00 feet, an arc length of 22.62 feet, being subtended by a chord bearing of North 45 degrees 38 minutes 10 seconds East for a distance of 20.53 feet to a point;

THENCE North 88 degrees 49 minutes 44 seconds East for a distance of 125.08 feet to a point;

THENCE along a curve to the right having a radius of 120.00 feet, an arc length of 113.82 feet, being subtended by a chord bearing of South 63 degrees 59 minutes 56 seconds East for a distance of 109.60 feet to a point;

THENCE along a curve to the right having a radius of 15.00 feet, an arc length of 23.76 feet, being subtended by a chord bearing of South 08 degrees 33 minutes 23 seconds West for a distance of 21.35 feet to a point;

THENCE South 53 degrees 56 minutes 22 seconds West for a distance of 203.82 feet to a point;

THENCE along a curve to the right having a radius of 470.00 feet, an arc length of 12.21 feet, being subtended by a chord bearing of South 54 degrees 41 minutes 02 seconds West for a distance of 12.21 feet to a point;

THENCE along a curve to the right having a radius of 470.00 feet, an arc length of 42.63 feet, being subtended by a chord bearing of South 58 degrees 01 minutes 37 seconds West for a distance of 42.62 feet to a point;

THENCE South 60 degrees 37 minutes 31 seconds West for a distance of 320.03 feet to THE TRUE POINT OF BEGINNING.

Said area contains 0.907 acres and represents the area of the interior portion of the former 60 foot Right-of-Way and the Revised 24 foot Right-of-way of Alameda Street and Flinders Drive, and the entire former 60 foot Right-of-Way and the Revised 24 foot Right-of-Way of Moynihan Trail.

TOGETHER WITH

Fuller Station Right-of-Way Abandonment Legal Description (Exterior Right-of-way of Alameda Street & Flinders Drive)

All that tract or parcel of land lying and being in Land Lot 185 of the 4th Land District, City of Loganville, Walton County, Georgia, being more particularly described as follows:

Beginning at a point on the northeasterly right-of-way of Tommy Lee Fuller Road (having a 100 foot right-of-way), said point being 2,046.82 feet as measured along said right-of-way from its intersection with the northerly right-of-way of Baker Carter Drive (having an 80 foot right-of-way), said point being THE TRUE POINT OF BEGINNING;

THENCE along said right-of-way North 30 degrees 25 minutes 49 seconds West for a distance of 28.33 feet to a point;

THENCE along a curve to the right having a radius of 38.00 feet, an arc length of 12.68 feet, being subtended by a chord bearing of North 50 degrees 46 minutes 10 seconds East for a distance of 12.62 feet to a point;

THENCE North 59 degrees 34 minutes 35 seconds East for a distance of 340.93 feet to a point;

THENCE along a curve to the right having a radius of 1486.24 feet, an arc length of 27.21 feet, being subtended by a chord bearing of North 60 degrees 06 minutes 03 seconds East for a distance of 27.21 feet to a point;

THENCE North 60 degrees 37 minutes 31 seconds East for a distance of 491.28 feet to a point;

THENCE along a curve to the left having a radius of 523.87 feet, an arc length of 59.93 feet, being subtended by a chord bearing of North 57 degrees 19 minutes 29 seconds East for a distance of 59.90 feet to a point;

THENCE North 53 degrees 56 minutes 01 seconds East for a distance of 403.27 feet to a point;

THENCE North 53 degrees 56 minutes 14 seconds East for a distance of 23.44 feet to a point;

THENCE along a curve to the left having a radius of 40.00 feet, an arc length of 189.22 feet, being subtended by a chord bearing of North 81 degrees 34 minutes 55 seconds West for a distance of 56.05 feet to a point;

THENCE with a reverse curve to the right having a radius of 15.00 feet, an arc length of 11.92 feet, being subtended by a chord bearing of South 14 degrees 20 minutes 33 seconds East for a distance of 11.61 feet to a point;

THENCE along a curve to the right having a radius of 15.00 feet, an arc length of 11.92 feet, being subtended by a chord bearing of South 31 degrees 10 minutes 42 seconds West for a distance of 11.61 feet to a point;

THENCE South 53 degrees 57 minutes 08 seconds West for a distance of 86.79 feet to a point;

THENCE along a curve to the right having a radius of 25.00 feet, an arc length of 38.27 feet, being subtended by a chord bearing of North 79 degrees 54 minutes 54 seconds West for a distance of 34.64 feet to a point;

THENCE North 36 degrees 03 minutes 40 seconds West for a distance of 6.60 feet to a point;

THENCE along a curve to the left having a radius of 162.00 feet, an arc length of 155.82 feet, being subtended by a chord bearing of North 63 degrees 36 minutes 59 seconds West for a distance of 149.88 feet to a point;

THENCE South 88 degrees 49 minutes 42 seconds West for a distance of 406.17 feet to a point;

THENCE along a curve to the left having a radius of 112.00 feet, an arc length of 97.77 feet, being subtended by a chord bearing of South 63 degrees 49 minutes 14 seconds West for a distance of 94.69 feet to a point;

THENCE South 38 degrees 48 minutes 46 seconds West for a distance of 88.33 feet to a point;

THENCE along a curve to the left having a radius of 112.01 feet, an arc length of 133.29 feet, being subtended by a chord bearing of South 04 degrees 43 minutes 07 seconds West for a distance of 125.56 feet to a point;

THENCE South 29 degrees 22 minutes 31 seconds East for a distance of 224.42 feet to a point;

THENCE along a curve to the right having a radius of 25.00 feet, an arc length of 39.26 feet, being subtended by a chord bearing of South 15 degrees 38 minutes 22 seconds West for a distance of 35.35 feet to a point;

THENCE South 60 degrees 37 minutes 29 seconds West for a distance of 89.27 feet to a point;

THENCE along a curve to the left having a radius of 719.62 feet, an arc length of 13.17 feet, being subtended by a chord bearing of South 60 degrees 06 minutes 01 seconds West for a distance of 13.17 feet to a point;

Thence with a reverse curve to the right having a radius of 792.38 feet, an arc length of 14.51 feet, being subtended by a chord bearing of South 60 degrees 06 minutes 01 seconds West for a distance of 14.51 feet to a point;

THENCE South 59 degrees 34 minutes 33 seconds West for a distance of 341.41 feet to a point;

THENCE along a curve to the right having a radius of 38.00 feet, an arc length of 12.45 feet, being subtended by a chord bearing of South 68 degrees 57 minutes 32 seconds West for a distance of 12.39 feet to a point;

THENCE North 30 degrees 28 minutes 04 seconds West for a distance of 32.74 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet, an arc length of 23.56 feet, being subtended by a chord bearing of South 75 degrees 25 minutes 25 seconds East for a distance of 21.21 feet to a point;

THENCE North 59 degrees 34 minutes 35 seconds East for a distance of 338.43 feet to a point;

THENCE along a curve to the right having a radius of 1530.00 feet, an arc length of 28.01 feet, being subtended by a chord bearing of North 60 degrees 06 minutes 03 seconds East for a distance of 28.01 feet to a point;

THENCE North 60 degrees 37 minutes 31 seconds East for a distance of 81.27 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet, an arc length of 23.56 feet, being subtended by a chord bearing of North 15 degrees 37 minutes 31 seconds East for a distance of 21.21 feet to a point;

THENCE North 29 degrees 22 minutes 29 seconds West for a distance of 216.41 feet to a point;

THENCE along a curve to the right having a radius of 130.00 feet, an arc length of 154.71 feet, being subtended by a chord bearing of North 04 degrees 43 minutes 09 seconds East for a distance of 145.74 feet to a point;

THENCE North 38 degrees 48 minutes 48 seconds East for a distance of 88.33 feet to a point;

THENCE along a curve to the right having a radius of 130.00 feet, an arc length of 113.48 feet, being subtended by a chord bearing of North 63 degrees 49 minutes 16 seconds East for a distance of 109.91 feet to a point;

THENCE North 88 degrees 49 minutes 44 seconds East for a distance of 406.17 feet to a point;

THENCE along a curve to the right having a radius of 180.02 feet, an arc length of 171.73 feet, being subtended by a chord bearing of South 63 degrees 50 minutes 28 seconds East for a distance of 165.29 feet to a point;

THENCE with a reverse curve to the left having a radius of 15.29 feet, an arc length of 11.77 feet, being subtended by a chord bearing of South 58 degrees 33 minutes 38 seconds East for a distance of 11.48 feet to a point;

THENCE along a curve to the left having a radius of 14.72 feet, an arc length of 11.79 feet, being subtended by a chord bearing of North 76 degrees 26 minutes 22 seconds East for a distance of 11.48 feet to a point;

THENCE North 53 degrees 56 minutes 22 seconds East for a distance of 60.23 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet, an arc length of 19.77 feet, being subtended by a chord bearing of North 16 degrees 10 minutes 53 seconds East for a distance of 18.37 feet to a point;

THENCE with a reverse curve to the right having a radius of 60.00 feet, an arc length of 286.65 feet, being subtended by a chord bearing of South 64 degrees 42 minutes 39 seconds East for a distance of 82.05 feet to a point;

THENCE with a reverse curve to the left having a radius of 15.00 feet, an arc length of 2.55 feet, being subtended by a chord bearing of South 67 degrees 16 minutes 44 seconds West for a distance of 2.55 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet, an arc length of 2.22 feet, being subtended by a chord bearing of South 58 degrees 10 minutes 17 seconds West for a distance of 2.21 feet to a point;

THENCE South 53 degrees 56 minutes 22 seconds West for a distance of 403.22 feet to a point;

THENCE along a curve to the right having a radius of 528.28 feet, an arc length of 61.85 feet, being subtended by a chord bearing of South 57 degrees 16 minutes 57 seconds West for a distance of 61.81 feet to a point;

THENCE South 60 degrees 37 minutes 31 seconds West for a distance of 491.31 feet to a point;

THENCE along a curve to the left having a radius of 1470.00 feet, an arc length of 26.91 feet, being subtended by a chord bearing of South 60 degrees 06 minutes 03 seconds West for a distance of 26.91 feet to a point;

THENCE South 59 degrees 34 minutes 35 seconds West for a distance of 338.43 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet, an arc length of 23.56 feet, being subtended by a chord bearing of South 14 degrees 34 minutes 35 seconds West for a distance of 21.21 feet to a point to THE TRUE POINT OF BEGINNING.

Said area contains 1.398 acres and represents the area of the exterior portion of the former 60 foot Right-of-Way and the Revised 24 foot Right-of-way of Alameda Street and Flinders Drive.

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made the ____ day of **December, 2025**, between **CITY OF LOGANVILLE, GEORGIA, a Georgia Municipal Corporation**, as party or parties of the first part, hereinafter called Grantor, and **SDH ATLANTA, LLC, a Georgia limited liability company** and **TPG AG EHC III (SDH) MULTI STATE 2, LLC, a Delaware limited liability company**, as party or parties of the second part, collectively hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN.

Grantor reserves unto itself a perpetual nonexclusive General Utility Easement, on, under, through, and across the property described by Exhibit "A", which includes, but is in no way limited to, the installation and maintenance of sanitary sewer infrastructure, water delivery infrastructure, electrical infrastructure, and the like.

This Quitclaim Deed is being conveyed pursuant to that Resolution of Abandonment approved by the Mayor and Council of the City of Loganville at their regular meeting held on December 11, 2025.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF LOGANVILLE, GEORGIA

(Unofficial witness)

By: _____ (SEAL)
Skip Baliles, Mayor

(Notary Public)

Signed, sealed and delivered in the presence of:

By: _____ (SEAL)
Kristi Ash, Deputy Clerk

(Unofficial witness)

(CITY SEAL)

(Notary Public)

EXHIBIT “A”

Fuller Station Right-of-Way Abandonment Legal Description (Interior Right-of-way of Alameda Street & Flinders Drive & Entirety of Moynihan Trail)

All that tract or parcel of land lying and being in Land Lot 185 of the 4th Land District, City of Loganville, Walton County, Georgia, being more particularly described as follows:

Beginning at a point at the intersection of the existing northerly right-of-way of Alameda Street (having a 60 foot right-of-way) and the existing easterly right-of-way of Flinders Drive (having a 60 foot right-of-way), said point being THE TRUE POINT OF BEGINNING;

THENCE along a curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet, being subtended by a chord bearing of North 74 degrees 22 minutes 29 seconds West for a distance of 21.21 feet to a point;

THENCE North 29 degrees 22 minutes 29 seconds West for a distance of 216.41 feet to a point;

THENCE along a curve to the left having a radius of 70.14 feet, an arc length of 3.66 feet, being subtended by a chord bearing of North 29 degrees 22 minutes 29 seconds West for a distance of 3.66 feet to a point;

THENCE with a reverse curve to the right having a radius of 72.50 feet, an arc length of 22.63 feet, being subtended by a chord bearing of North 16 degrees 53 minutes 00 seconds West for a distance of 22.53 feet to a point;

THENCE along a curve to the right having a radius of 70.00 feet, an arc length of 57.03 feet, being subtended by a chord bearing of North 15 degrees 28 minutes 22 seconds East for a distance of 55.47 feet to a point;

THENCE North 38 degrees 48 minutes 48 seconds East for a distance of 88.33 feet to a point;

THENCE along a curve to the right having a radius of 70.00 feet, an arc length of 61.11 feet, being subtended by a chord bearing of North 63 degrees 49 minutes 16 seconds East for a distance of 59.18 feet to a point;

THENCE North 88 degrees 49 minutes 44 seconds East for a distance of 190.70 feet to a point;

THENCE along a curve to the right having a radius of 15.00 feet, an arc length of 25.65 feet, being subtended by a chord bearing of South 42 degrees 11 minutes 07 seconds East for a distance of 22.64 feet to a point;

THENCE along a curve to the right having a radius of 90.00 feet, an arc length of 85.01 feet, being subtended by a chord bearing of South 33 degrees 51 minutes 41 seconds West for a distance of 81.89 feet to a point;

THENCE South 60 degrees 55 minutes 20 seconds West for a distance of 44.57 feet to a point;

THENCE along a curve to the right having a radius of 12.17 feet, an arc length of 2.77 feet, being subtended by a chord bearing of South 66 degrees 50 minutes 10 seconds West for a distance of 2.77 feet to a point;

THENCE along a curve to the right having a radius of 14.94 feet, an arc length of 16.99 feet, being subtended by a chord bearing of North 76 degrees 06 minutes 19 seconds West for a distance of 16.09 feet to a point;

THENCE with a reverse curve to the left having a radius of 60.00 feet, an arc length of 183.04 feet, being subtended by a chord bearing of South 49 degrees 03 minutes 19 seconds West for a distance of 119.88 feet to a point;

THENCE North 60 degrees 55 minutes 20 seconds East for a distance of 14.98 feet to a point;

THENCE along a curve to the left having a radius of 4.50 feet, an arc length of 7.55 feet, being subtended by a chord bearing of North 12 degrees 50 minutes 06 seconds East for a distance of 6.70 feet to a point;

THENCE with a reverse curve to the right having a radius of 40.00 feet, an arc length of 130.70 feet, being subtended by a chord bearing of North 58 degrees 21 minutes 21 seconds East for a distance of 79.84 feet to a point;

THENCE with a reverse curve to the left having a radius of 15.00 feet, an arc length of 23.85 feet, being subtended by a chord bearing of South 73 degrees 35 minutes 28 seconds East for a distance of 21.42 feet to a point;

THENCE North 60 degrees 55 minutes 18 seconds East for a distance of 62.45 feet to a point;

THENCE along a curve to the left having a radius of 108.00 feet, an arc length of 113.92 feet, being subtended by a chord bearing of North 30 degrees 42 minutes 15 seconds East for a distance of 108.71 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 39.99 feet, being subtended by a chord bearing of North 45 degrees 20 minutes 34 seconds West for a distance of 35.86 feet to a point;

THENCE South 88 degrees 49 minutes 42 seconds West for a distance of 199.39 feet to a point;

THENCE along a curve to the left having a radius of 88.00 feet, an arc length of 72.17 feet, being subtended by a chord bearing of South 65 degrees 19 minutes 57 seconds West for a distance of 70.17 feet to a point;

THENCE along a curve to the left having a radius of 88.00 feet, an arc length of 4.64 feet, being subtended by a chord bearing of South 40 degrees 19 minutes 29 seconds West for a distance of 4.64 feet to a point;

THENCE South 38 degrees 48 minutes 46 seconds West for a distance of 88.33 feet to a point;

THENCE along a curve to the left having a radius of 88.00 feet, an arc length of 104.73 feet, being subtended by a chord bearing of South 04 degrees 43 minutes 07 seconds West for a distance of 98.66 feet to a point;

THENCE South 29 degrees 22 minutes 31 seconds East for a distance of 224.42 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 39.07 feet, being subtended by a chord bearing of South 74 degrees 09 minutes 35 seconds East for a distance of 35.21 feet to a point;

THENCE North 60 degrees 37 minutes 30 seconds East for a distance of 328.23 feet to a point;

THENCE along a curve to the left having a radius of 488.00 feet, an arc length of 56.94 feet, being subtended by a chord bearing of North 57 degrees 16 minutes 55 seconds East for a distance of 56.91 feet to a point;

THENCE North 53 degrees 56 minutes 20 seconds East for a distance of 211.63 feet to a point;

THENCE along a curve to the left having a radius of 24.99 feet, an arc length of 9.88 feet, being subtended by a chord bearing of North 42 degrees 37 minutes 07 seconds East for a distance of 9.81 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 16.40 feet, being subtended by a chord bearing of North 12 degrees 30 minutes 08 seconds East for a distance of 16.11 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 11.53 feet, being subtended by a chord bearing of North 19 degrees 30 minutes 15 seconds West for a distance of 11.43 feet to a point;

THENCE along a curve to the left having a radius of 138.00 feet, an arc length of 140.80 feet, being subtended by a chord bearing of North 61 degrees 56 minutes 36 seconds West for a distance of 134.77 feet to a point;

THENCE South 88 degrees 49 minutes 42 seconds West for a distance of 132.77 feet to a point;

THENCE along a curve to the left having a radius of 25.00 feet, an arc length of 38.89 feet, being subtended by a chord bearing of South 44 degrees 16 minutes 00 seconds West for a distance of 35.08 feet to a point;

THENCE with a reverse curve to the right having a radius of 132.00 feet, an arc length of 141.03 feet, being subtended by a chord bearing of South 30 degrees 18 minutes 48 seconds West for a distance of 134.42 feet to a point;

THENCE South 60 degrees 55 minutes 18 seconds West for a distance of 32.86 feet to a point;

THENCE along a curve to the left having a radius of 4.50 feet, an arc length of 7.07 feet, being subtended by a chord bearing of South 15 degrees 55 minutes 20 seconds West for a distance of 6.36 feet to a point;

THENCE South 29 degrees 04 minutes 40 seconds East for a distance of 11.76 feet to a point;

THENCE North 60 degrees 55 minutes 20 seconds East for a distance of 37.25 feet to a point;

THENCE along a curve to the left having a radius of 150.00 feet, an arc length of 153.10 feet, being subtended by a chord bearing of North 31 degrees 40 minutes 58 seconds East for a distance of 146.54 feet to a point;

THENCE with a reverse curve to the right having a radius of 15.00 feet, an arc length of 22.62 feet, being subtended by a chord bearing of North 45 degrees 38 minutes 10 seconds East for a distance of 20.53 feet to a point;

THENCE North 88 degrees 49 minutes 44 seconds East for a distance of 125.08 feet to a point;

THENCE along a curve to the right having a radius of 120.00 feet, an arc length of 113.82 feet, being subtended by a chord bearing of South 63 degrees 59 minutes 56 seconds East for a distance of 109.60 feet to a point;

THENCE along a curve to the right having a radius of 15.00 feet, an arc length of 23.76 feet, being subtended by a chord bearing of South 08 degrees 33 minutes 23 seconds West for a distance of 21.35 feet to a point;

THENCE South 53 degrees 56 minutes 22 seconds West for a distance of 203.82 feet to a point;

THENCE along a curve to the right having a radius of 470.00 feet, an arc length of 12.21 feet, being subtended by a chord bearing of South 54 degrees 41 minutes 02 seconds West for a distance of 12.21 feet to a point;

THENCE along a curve to the right having a radius of 470.00 feet, an arc length of 42.63 feet, being subtended by a chord bearing of South 58 degrees 01 minutes 37 seconds West for a distance of 42.62 feet to a point;

THENCE South 60 degrees 37 minutes 31 seconds West for a distance of 320.03 feet to THE TRUE POINT OF BEGINNING.

Said area contains 0.907 acres and represents the area of the interior portion of the former 60 foot Right-of-Way and the Revised 24 foot Right-of-way of Alameda Street and Flinders Drive, and the entire former 60 foot Right-of-Way and the Revised 24 foot Right-of-Way of Moynihan Trail.

TOGETHER WITH

Fuller Station Right-of-Way Abandonment Legal Description (Exterior Right-of-way of Alameda Street & Flinders Drive)

All that tract or parcel of land lying and being in Land Lot 185 of the 4th Land District, City of Loganville, Walton County, Georgia, being more particularly described as follows:

Beginning at a point on the northeasterly right-of-way of Tommy Lee Fuller Road (having a 100 foot right-of-way), said point being 2,046.82 feet as measured along said right-of-way from its intersection with the northerly right-of-way of Baker Carter Drive (having an 80 foot right-of-way), said point being THE TRUE POINT OF BEGINNING;

THENCE along said right-of-way North 30 degrees 25 minutes 49 seconds West for a distance of 28.33 feet to a point;

THENCE along a curve to the right having a radius of 38.00 feet, an arc length of 12.68 feet, being subtended by a chord bearing of North 50 degrees 46 minutes 10 seconds East for a distance of 12.62 feet to a point;

THENCE North 59 degrees 34 minutes 35 seconds East for a distance of 340.93 feet to a point;

THENCE along a curve to the right having a radius of 1486.24 feet, an arc length of 27.21 feet, being subtended by a chord bearing of North 60 degrees 06 minutes 03 seconds East for a distance of 27.21 feet to a point;

THENCE North 60 degrees 37 minutes 31 seconds East for a distance of 491.28 feet to a point;

THENCE along a curve to the left having a radius of 523.87 feet, an arc length of 59.93 feet, being subtended by a chord bearing of North 57 degrees 19 minutes 29 seconds East for a distance of 59.90 feet to a point;

THENCE North 53 degrees 56 minutes 01 seconds East for a distance of 403.27 feet to a point;

THENCE North 53 degrees 56 minutes 14 seconds East for a distance of 23.44 feet to a point;

THENCE along a curve to the left having a radius of 40.00 feet, an arc length of 189.22 feet, being subtended by a chord bearing of North 81 degrees 34 minutes 55 seconds West for a distance of 56.05 feet to a point;

THENCE with a reverse curve to the right having a radius of 15.00 feet, an arc length of 11.92 feet, being subtended by a chord bearing of South 14 degrees 20 minutes 33 seconds East for a distance of 11.61 feet to a point;

THENCE along a curve to the right having a radius of 15.00 feet, an arc length of 11.92 feet, being subtended by a chord bearing of South 31 degrees 10 minutes 42 seconds West for a distance of 11.61 feet to a point;

THENCE South 53 degrees 57 minutes 08 seconds West for a distance of 86.79 feet to a point;

THENCE along a curve to the right having a radius of 25.00 feet, an arc length of 38.27 feet, being subtended by a chord bearing of North 79 degrees 54 minutes 54 seconds West for a distance of 34.64 feet to a point;

THENCE North 36 degrees 03 minutes 40 seconds West for a distance of 6.60 feet to a point;

THENCE along a curve to the left having a radius of 162.00 feet, an arc length of 155.82 feet, being subtended by a chord bearing of North 63 degrees 36 minutes 59 seconds West for a distance of 149.88 feet to a point;

THENCE South 88 degrees 49 minutes 42 seconds West for a distance of 406.17 feet to a point;

THENCE along a curve to the left having a radius of 112.00 feet, an arc length of 97.77 feet, being subtended by a chord bearing of South 63 degrees 49 minutes 14 seconds West for a distance of 94.69 feet to a point;

THENCE South 38 degrees 48 minutes 46 seconds West for a distance of 88.33 feet to a point;

THENCE along a curve to the left having a radius of 112.01 feet, an arc length of 133.29 feet, being subtended by a chord bearing of South 04 degrees 43 minutes 07 seconds West for a distance of 125.56 feet to a point;

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THENCE along a curve to the right having a radius of 25.00 feet, an arc length of 39.26 feet, being subtended by a chord bearing of South 15 degrees 38 minutes 22 seconds West for a distance of 35.35 feet to a point;

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THENCE along a curve to the left having a radius of 719.62 feet, an arc length of 13.17 feet, being subtended by a chord bearing of South 60 degrees 06 minutes 01 seconds West for a distance of 13.17 feet to a point;

Thence with a reverse curve to the right having a radius of 792.38 feet, an arc length of 14.51 feet, being subtended by a chord bearing of South 60 degrees 06 minutes 01 seconds West for a distance of 14.51 feet to a point;

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THENCE along a curve to the right having a radius of 38.00 feet, an arc length of 12.45 feet, being subtended by a chord bearing of South 68 degrees 57 minutes 32 seconds West for a distance of 12.39 feet to a point;

THENCE North 30 degrees 28 minutes 04 seconds West for a distance of 32.74 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet, an arc length of 23.56 feet, being subtended by a chord bearing of South 75 degrees 25 minutes 25 seconds East for a distance of 21.21 feet to a point;

THENCE North 59 degrees 34 minutes 35 seconds East for a distance of 338.43 feet to a point;

THENCE along a curve to the right having a radius of 1530.00 feet, an arc length of 28.01 feet, being subtended by a chord bearing of North 60 degrees 06 minutes 03 seconds East for a distance of 28.01 feet to a point;

THENCE North 60 degrees 37 minutes 31 seconds East for a distance of 81.27 feet to a point;

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THENCE with a reverse curve to the left having a radius of 15.29 feet, an arc length of 11.77 feet, being subtended by a chord bearing of South 58 degrees 33 minutes 38 seconds East for a distance of 11.48 feet to a point;

THENCE along a curve to the left having a radius of 14.72 feet, an arc length of 11.79 feet, being subtended by a chord bearing of North 76 degrees 26 minutes 22 seconds East for a distance of 11.48 feet to a point;

THENCE North 53 degrees 56 minutes 22 seconds East for a distance of 60.23 feet to a point;

THENCE along a curve to the left having a radius of 15.00 feet, an arc length of 19.77 feet, being subtended by a chord bearing of North 16 degrees 10 minutes 53 seconds East for a distance of 18.37 feet to a point;

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Said area contains 1.398 acres and represents the area of the exterior portion of the former 60 foot Right-of-Way and the Revised 24 foot Right-of-way of Alameda Street and Flinders Drive.



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Robbie Schwartz Planning and Development Director

Date: December 11, 2025

Subject: Joint Comprehensive Plan 5-Year Update

Recommendation: Authorize the Mayor to sign letter of engagement with Northeast Georgia Regional Commission to conduct the 5-year update to the Comprehensive Plan.

Fiscal Implication: This is a budgeted item of \$6,000 - 100-7400-521202

Background: The City Council approved the current Walton County Comprehensive Plan at its June 16, 2022 meeting. Each of these plans account for a decade and as such, a five-year update is usually required to see how the individual government entities are doing in working toward the established goals and if there are some updates or changes that need to be made.

The City, along with other municipalities, partnered with Walton County to have the Comprehensive Plan done by the Northeast Georgia Regional Commission. Typically, the process can take 12 to 18 months to complete.

Northeast Georgia Regional Commission

305 Research Drive
Athens, GA 30605



Scope of Work to Perform Consulting Services for Walton County, Town of Between, Town of Jersey, and the Cities of Good Hope, Loganville, Social Circle, and Walnut Grove

Date	Services Performed By:	Services Performed For:
10/28/2025	Northeast Georgia Regional Commission 305 Research Drive Athens, GA 30605	Walton County, Town of Between, Town of Jersey, and the Cities of Good Hope, Loganville, Social Circle, and Walnut Grove

This Statement of Work (SOW) is issued by request of the Walton County Planning Department ("Client") and Northeast Georgia Regional Commission ("Contractor"). A formal agreement will be made available following local review and formal request by the chief elected officials of each jurisdiction.

Period of Performance

The services provided are proposed to commence on May 1, 2026, and shall continue through December 31, 2027.

Scope of Work

Contractor shall provide the services and deliverable(s) as follows:

NEGRC will lead, facilitate, and write the 2027 comprehensive plan for Walton County and all associated municipalities. Each jurisdiction will its own individual comprehensive plan document. Responsibilities of the NEGRC include the following:

- NEGRC will lead and facilitate the update process, including public engagement (1 online public survey and 4-7 public open houses) and analysis of special topic areas (land use, transportation, etc.). A summary of information and raw data from the analyses will be provided to local governments with the final deliverable.
- NEGRC will lead and facilitate 2 public hearings and _____ steering committee (i.e. project advisory committee) meetings.
- NEGRC will produce all final content (maps, images, writing, etc.) for the final plan document.

Deliverable Materials

The final deliverable will include the following: (1) Individual Comprehensive Plans for each jurisdiction (2) any public engagement material gathered during the study, (3) all associated data collected during the study.

Jurisdictional Plan Type and Fee Schedule

Municipality	Requested plan type	Local Fee
Walton County	Basic Plan – Two Additional Elements	\$6,000
Town of Between	Basic Plan – Two Additional Elements	\$3,000
City of Good Hope	Basic Plan – One Additional Elements	\$1,500
Town of Jersey	Basic Plan – One Additional Elements	\$1,500
City of Loganville	Basic Plan – Two Additional Elements	\$6,000
City of Social Circle	Basic Plan – Two Additional Elements	\$6,000
Town of Walnut Grove	Basic Plan – Two Additional Elements	\$6,000
Total:		\$30,000

The total value for the services pursuant to this SOW is estimated to not exceed \$30,000 unless otherwise agreed to by both parties via a project change request. A revised MOA will be issued specifying the amended value. This figure is based on an estimate of providing the above-mentioned deliverables and all associated costs.

Additional Fees: Any additional elements, analyses, or meetings outside of the scope of the requested plan type will have an associated fee applied in addition to the quoted services by jurisdictional request.

Invoice Procedures

Client (Walton County) will be invoiced annually or at the discretion of the NEGRC for consulting services and travel expenses. Invoices are due within 30 days of receipt.

Client will be invoiced all additional costs requested that are associated with the above-mentioned deliverables. Any additional costs will align with the NEGRC's Local Fee Schedule for Comprehensive Plans per jurisdiction.

Northeast Georgia Regional Commission
305 Research Drive
Athens, GA 30605



Scope of Work to Perform Consulting Services for Walton County, Town of Between, Town of Jersey, and the Cities of Good Hope, Loganville, Social Circle, and Walnut Grove

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Northeast Georgia Regional Commission

305 Research Drive
Athens, GA 30605



Scope of Work to Perform Consulting Services for Walton County, Town of Between, Town of Jersey, and the Cities of Good Hope, Loganville, Social Circle, and Walnut Grove

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- NEGRC will lead and facilitate 2 public hearings and _____ steering committee (i.e. project advisory committee) meetings.
- NEGRC will produce all final content (maps, images, writing, etc.) for the final plan document.

Schedule of Work

The following project implementation schedule is provided as a general guide and are subject to change if needed. Tasks will be undertaken and pursued in such sequence as to assure their expeditious completion and as may be required elsewhere in this Statement of Work. All deliverables are intended to be completed in a manner that allows the local government(s) to adopt the required comprehensive plan update by the due date of June 30, 2027.

Activity	Timeframe
NEGRC hosts preliminary planning meeting	October 28, 2025
LOCAL GOVERNMENT(S) coordinate availability, assemble steering committee, and confirm associated subcontractor(s)	November 2025 – March 2026
NEGRC performs kickoff public hearing	May 2026
Public Engagement Process (30-day online survey and public open houses)	May – August 2026
NEGRC performs jurisdictional analysis of existing data	June – August 2026
NEGRC facilitates steering committee meetings	September – December 2026
NEGRC finalizes draft	February 2027
LOCAL GOVERNMENT(S) perform review and request any necessary revisions	February – April 2027
NEGRC hosts second public hearing and LOCAL GOVERNMENT transmits plan for regional and state review	April 2027
LOCAL GOVERNMENT(S) adopt plan	June 2027
Deliverable assembly and project closeout	July 2027



Comprehensive Plan Local Fee Schedule

Basic Plan – Base Required Elements Only

Cost: No local fee

Elements:

- Community Goals
- Needs and Opportunities
- Broadband Services
- Community Work Program
- Public Input:
 - Two public hearings
 - Online public survey
 - One local government work session (in-person or virtual)

Basic Plan – One Additional Element

Cost: \$1,500 for areas of population under 1,000
\$3,000 for areas of population above 1,000

Addition of one of the following elements:

- Future Land Use
- Transportation
- Housing
- Economic Development

Basic Plan – Two Additional Elements

Cost: \$3,000 for areas of population under 1,000
\$6,000 for areas of population above 1,000

Addition of two of the following elements:

- Future Land Use
- Transportation
- Housing
- Economic Development

Advanced Plan

Cost: \$10,000 for areas of population under 1,000
\$20,000 for areas of population above 1,000

Includes:

- All required elements
- Any additional elements
- In-depth local analysis of each element
- Two public hearings, four public engagement events, and an online survey

Additional Options

Extensive Local Analysis

Cost: \$5,000 for more in-depth analysis of local conditions and needs

Increased Public Involvement

Cost: \$1,000 per additional work session
\$1,000 per additional public input outlet

Additional Element

Cost: \$1,500 for areas of population under 1,000
\$3,000 for areas of population above 1,000

Optional Elements include, but are not limited to:

- Housing
- Transportation
- Economic Development
- Sustainability / Resiliency

Note: This document is intended as a guide for the Northeast Georgia Regional Commission Planning & Government Services Division regarding local fees for comprehensive plan updates. Fees are subject to change depending on project conditions and local needs. Prior to beginning all projects that require a local fee, a Memorandum of Agreement will be executed between the two parties.

Contacts

Mark Beatty | Director of Planning & Government Services
(706) 369-5650
mbeatty@negrc.org

Joyce Okoth | Program Assistant
(706) 369-5650
josassisi@negrc.org



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December 11, 2025

Ms. Eva Kennedy, Executive Director
Northeast Georgia Regional Commission
305 Research Drive
Athens, GA 30605-2795

RE: Update of Local Comprehensive Plan

Dear Ms. Kennedy,

I am writing to request the assistance of the Northeast Georgia Regional Commission with the update of the local comprehensive plan for the City of Loganville. We would like to nominate Councilwoman Lisa Newberry, Assistant City Manager Jeff Smith, and Planning Director Robbie Schwartz to serve on the steering committee on our behalf.

The primary contact for this project is Director Schwartz, who may be reached at rschwartz@loganville-ga.gov or 770-466-2633. Thank you for your time and attention in this request and we look forward to hearing from you.

Sincerely,

Lee "Skip" Baliles,
Mayor, City of Loganville



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Staff Report

To: Mayor and City Council

From: Danny Roberts, City Manager

Date: December 11, 2025

Subject: Selection of Appeal Panel for HR Related Appeal

RECOMMENDATION:

It is recommended that the Mayor and City Council draw five names from the 2024–2026 Ethics Committee List to hear an employee appeal. Three members will serve on the panel, with two designated as alternates.

BACKGROUND:

City Personnel Policy, Section 3-907

Resources Director within five (5) calendar days for a hearing before a hearing panel. The City Manager and/or Human Resources Director will determine if the case is properly filed. If properly filed, the City Manager and/or Human Resources Director will notify the appellant in writing within ten (10) calendar days of the date, time and place of the hearing. A three (3) person hearing panel will be appointed by the Mayor and City Council to hear all appeals. Members of the panel will be drawn on a case by case basis from the ethics panel as established by City Ordinance Section 2-8-9 Council approval 01/11/2001 (now 2-198)

Chapter 2 – Administration, Section 2-198

The board of ethics of the city shall be composed of five residents of the city to be appointed as provided in subsections (a)(2) and (a)(3) of this section.

(2) The mayor shall designate three members and the councilmembers shall each designate one qualified citizen to provide a pool of nine individuals who have consented to serve as a member of such board of ethics and who will be available for a period of two years to be called upon to serve in the event a board of ethics is appointed.

(3) The city clerk shall maintain a listing of these nine qualified citizens. Should the investigating committee determine a complaint warrants a hearing before the board of ethics, the city council, at the first public meeting after such determination, shall draw names randomly from the listing of qualified citizens until the specified five members of the board of ethics have been appointed. Such board will elect one of its members to serve as chairman.



Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Natalie Warnack, Finance Director

Date: December 11, 2025

Subject: Audit Required Budget Amendment Fiscal Year 2025

RECOMMENDATION:

We respectfully request that the Mayor and City Council authorize the required budget amendment for General Fund department 1565 Buildings and Ground.

FISCAL IMPLICATION:

The fiscal impact of this will be an increase to General Fund 100-1565-541000 (Property Purchase) of \$802,449. This increase will cause this departments budget to exceed its appropriations for FY 2025.

BACKGROUND:

Based on the preliminary draft audit of FY 6-30-2025 and at the suggestion of the auditor, this audit budget amendment will be required. This General Fund entry is due to property purchased in FY 2016 that has previously been recorded as assets held for resale and now need to be recorded as an asset.



LOGANVILLE FIRE DEPARTMENT

Section 6, ItemA.

Chief Timothy Johnson
4303 Lawrenceville Rd.
Loganville, Ga. 30052
Tel:(770)-554-9693

To: Honorable Mayor Skip Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Timothy Johnson, Fire Chief

Date: December 11, 2025

Subject: Purchase of 2 new LUCAS Devices

RECOMMENDATION:

Staff recommends the City Council approve the authorization for the purchase of 2 new LUCAS devices. Currently we have one LUCAS device that has to be shared by 3 stations. By purchasing 2 additional devices, we are able to have one on every front-line engine which allows for a faster response to placing the device on the patient. The total cost is \$ 39,608.40.

FISCAL IMPLICATION:

The Fire Department operates 3 stations that are divided up into response territories. Time is essential to the conversion of someone who is experiencing a cardiac arrest event and having a Lucas device on all the front-line engines allows us to quickly apply the device and begin chest compressions for the patient. This purchase is budgeted on Line item 100-3500-542100 utilizing Walton Healthcare Foundation Grant Fund.

BACKGROUND:

The city has used Stryker to purchase a LUCAS device in the past.

DISCUSSION:

Approval of purchase of 2 new LUCAS devices.



Firehouse Subs Quote- Loganville Fire

Quote Number:11188279

Version:1

Prepared For:CITY OF LOGANVILLE FIRE DEPT

Attn:

Quote Date:11/03/2025

Expiration Date:02/01/2026

Remit to:

Rep:

Email:

Phone Number:

Mobile:

Stryker Sales, LLC

21343 NETWORK PLACE

CHICAGO IL 60673-1213

USA

Austin Mayfield

austin.mayfield@stryker.com

850-933-9617

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	CITY OF LOGANVILLE FIRE DEPT	Name:	CITY OF LOGANVILLE FIRE DEPT	Name:	CITY OF LOGANVILLE FIRE DEPT
Account #:	20036193	Account #:	20036193	Account #:	20036193
Address:	4303 LAWRENCEVILLE RD	Address:	4303 LAWRENCEVILLE RD	Address:	4303 LAWRENCEVILLE RD
	LOGANVILLE		LOGANVILLE		LOGANVILLE
	Georgia 30052-2331		Georgia 30052-2331		Georgia 30052-2331

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	2	\$19,204.20	\$38,408.40
2.0	11576-000060	LUCAS Desk-Top Battery Charger	2	\$330.00	\$660.00
3.0	11576-000071	LUCAS External Power Supply	2	\$270.00	\$540.00
Equipment Total:					\$39,608.40

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Shipping and Handling:	\$0.00
Grand Total:	\$39,608.40

Prices: In effect for 30 days

Terms: Net 30 Days



Firehouse Subs Quote- Loganville Fire

Quote Number:	11188279	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1	Rep:	Austin Mayfield
Prepared For:	CITY OF LOGANVILLE FIRE DEPT	Email:	austin.mayfield@stryker.com
Attn:		Phone Number:	
		Mobile:	850-933-9617
Quote Date:	11/03/2025		
Expiration Date:	02/01/2026		

Shipping & Handling Includes:
Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

**INTERGOVERNMENTAL AGREEMENT CONCERNING THE
TRANSFER AND SALE OF 254 MAIN STREET AND 4436 PECAN STREET,
LOGANVILLE, GEORGIA**

This Intergovernmental Agreement is made and entered into this ____ day of December, 2025, by and between the City of Loganville, Georgia, a duly incorporated municipality organized and operating under the laws of the State of Georgia (the “City”) and the Downtown Development Authority of the City of Loganville (the “DDA”) (the “Agreement”) (with both the City and DDA being referred to herein collectively as the “Parties”).

RECITALS

WHEREAS, the City acquired the property commonly known as 254 Main Street, Loganville, Georgia 30655 by virtue of that certain Warranty Deed dated January 5, 1989, and recorded in Deed Book 285, pages 192-193, Walton County, Georgia records, said deed being attached hereto as Exhibit “A” for a more complete description of the Property; and,

WHEREAS, the City acquired the property commonly known as 4436 Pecan Street, Loganville, Georgia 30655 by virtue of that certain Warranty Deed dated February 2, 2016, and recorded in Deed Book 3872, pages 71-72, Walton County, Georgia records, said deed being attached hereto as Exhibit “B” for a more complete description of the Property (collectively, 254 Main Street and 4436 Pecan Street, Loganville, Georgia 30655, being hereinafter referred to as the “Property”); and,

WHEREAS, the City currently holds title to the Property, free and clear of any and all known encumbrances; and,

WHEREAS, the City is desirous of entering into this Agreement concerning the Property with the DDA for the purpose of allowing the DDA to market and sell the Property for the general benefit and wellbeing of the public and to promote economic development and revitalization within the City; and,

WHEREAS, the DDA is desirous of marketing and selling the Property for the general benefit and wellbeing of the public and to promote economic development and revitalization within the City, particularly the downtown core; and,

WHEREAS, the City and DDA desire to support the economic wellbeing of the City and its citizens, particularly by encouraging economic growth and development within the Commercial Central Business District of Downtown Loganville, where the Property is located; and,

WHEREAS, the City at its November 13, 2025, meeting adopted its “254 Main Street Redevelopment Vision Synopsis” attached hereto as Exhibit “C” (the “254 Vision”), for the purpose of clarifying the objectives and goals of the City for the Property; and,

WHEREAS, pursuant to O.C.G.A. § 36-42-2, the DDA is responsible for the revitalization and redevelopment of the downtown area of the City under its purview by promoting public good, general welfare, commerce, industry, and employment opportunities of the City and State; and,

WHEREAS, pursuant to O.C.G.A. § 36-42-8, the DDA may acquire and dispose of real property of every kind and character, or any interest therein, in furtherance of the public purpose of the DDA.

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS OF AGREEMENT

1. The DDA Responsibilities:

The DDA shall, in accordance with the 254 Vision, as well as the purpose and intent of this Agreement, conduct a public Request For Proposal Process (“RFP”) seeking qualified developers and buyers for the Property; and,

The RFP terms and conditions shall be developed by the DDA in its sole discretion; and,

The DDA shall review any submissions received from the RFP; and,

Upon receipt of any proposals derived for the RFP, the DDA shall take into consideration (a) any and all effects the proposals may have upon the revitalization and redevelopment of the Commercial Central Business District (“CBD”) of the City, (b) any and all effects the proposals may have upon the development and promotion of the general welfare of the public, the CBD, and the City, (c) any and all effects the proposals may have upon existing and surrounding industries, trades, commerce, and employment opportunities for the general welfare of the public, the CBD,

and the City, and (d) any and all relative economic impacts that may be associated with the proposals; and,

The DDA shall meet with prospective developers, buyers, or agents for the purpose of inspecting and walking the Property; and,

The DDA shall, in its sole discretion, after reviewing all proposals received from the RFP, select the applicant and proposal that best meets the criteria of the RFP; and,

The DDA shall, subject to the approval and consent of the City Council, enter into a purchase and sale agreement with the selected applicant; and,

The DDA shall sell the Property subject to the terms and conditions of this Agreement, all in keeping with the terms of the 254 Vision and the RFP.

2. **The City**: On the Closing Date, as defined by the contemplated Purchase and Sale Agreement, the City shall transfer any and all right, title, interest, and equity the City has in and to the Property by Limited Warranty Deed (the “Deed”) to the DDA. The consideration for such transfer is agreed to be the obligation of the Parties under this Agreement.

3. **Term**: The initial term of this Agreement shall commence on January 1, 2026, and end on December 31, 2026, unless terminated earlier in writing by mutual agreement by the Parties. Thereafter, the term of this Agreement shall automatically renew for successive six (6) month terms until the Property is sold, unless otherwise agreed to in writing by the Parties.

4. **Proceeds of Sale**: Upon the sale of the Property, the proceeds from the sale shall be divided between the Parties as follows:

- a. The City shall receive ninety percent (90%) of the proceeds from the sale of the Property after any and all fees and costs of closing have been paid associated therewith. The City shall deposit the sales proceeds into the General Fund for the City.
- b. The DDA shall receive ten percent (10%) of the proceeds from the sale of the Property after any and all fees and costs of closing have been paid associated therewith. The DDA shall deposit and utilize its portion of the sales proceeds in a manner that is commensurate with the general purpose of the DDA.

5. **Entire Agreement**: This Agreement incorporates all prior negotiations, interpretations and understandings between the Parties and is the full and complete expression of their agreement. This Agreement supersedes all prior or contemporaneous negotiations, commitments, agreements and writings between the Parties with respect to the subject matter hereof. All such other negotiations, commitments, agreements and writings shall have no further force or effect, and the Parties to any such other negotiation, commitment, agreement or writing will have no further rights or obligations thereunder.

6. **Modification**: Any change, alteration, deletion, or addition to the terms set forth in this Agreement must be in the form of a written modification signed by both Parties.

7. **Counterparts**: This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

8. **Governing Law**: This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first hereinabove written.

CITY OF LOGANVILLE, GEORGIA

By: _____
Skip Baliles
Mayor

Attest: _____
Name: _____
Title: _____

[SEAL]

DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF LOGANVILLE

By: _____
Tara Argo
Chairperson

Attest: _____
Name: _____
Title: _____

[SEAL]

192

MAIL TO:

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

LAW OFFICES

GARNER AND STILL

P.O. BOX 672

LAWRENCEVILLE, GA. 30246

THIS INDENTURE, Made the 5th day of January, in the year
 one thousand nine hundred eighty-eight, between

BANK OF LOGANVILLE, A GEORGIA BANKING CORPORATION

of the County of Walton, and State of Georgia, as party or parties of the
 first part, hereinafter called Grantor, and

CITY OF LOGANVILLE, A GEORGIA POLITICAL SUBDIVISION

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
 "Grantee" to include their respective heirs, successors and assigns where the context requires or
 permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One Dollar and
 Other Good and Valuable Considerations----- (1.00-----) DOLLARS
 in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby
 acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents
 does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE ATTACHED EXHIBIT "A"

In addition to the property conveyed herein Grantor conveys to
 Grantee all its right, title and interest in and to an easement
 from Timothy S. Kirby and Carolyn Kirby to Grantor dated December
 22, 1972 recorded in Deed Book 109, Page 78, as well as an
 easement from J. W. Higgins to Grantor dated October 3, 1972
 recorded in Deed Book 87, page 776.

RECORDED
 BOOK PG
 KATHY K. REESE
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA.

RECORDED JAN 23 1989
 BOOK 285 PG
 KATHY K. REESE
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above
 described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above
 written.

Signed, sealed and delivered in presence of: BANK OF LOGANVILLE, A GEORGIA BANKING CORP

Barbara A. Thrasher
 UNOFFICIAL WITNESS

BY: Charles H. Kelling Jr (Seal)

Charles H. Kelling Jr
 Notary Public, Walton County, Georgia

ATTEST Charles H. Kelling Jr (Seal)

Commission Expires July 14, 1989

NOTARY PUBLIC

Charles H. Kelling Jr (Seal)

EXHIBIT ATRACT I

All that tract or parcel of land lying and being in City of Loganville, County of Walton, State of Georgia, with improvements thereon situated on the South Side of Main Street fronting thirty-eight (38) feet on Main Street and running back a uniform width ninety-four (94) feet. Said lot is bounded on the North by Main Street; on the East and South by other property of Charles S. Floyd; on the West by Mill Street. On said lot is located a building known as the Farmers and Merchants Bank Building. This deed conveys only one-half undivided interest in the East wall of the said Farmers and Merchants Bank Building, the other one-half interest being retained by Charles S. Floyd.

TRACT II

All that tract or parcel of land lying and being in the City of Loganville, Walton County, Georgia and being a part of the vacant lot deeded to Johnny W. Higgins by Ernest Atkinson January 10, 1961. Being more particularly described as follows:

Beginning at a point on the southeast side of Main Street one (1) foot northeast of the wall of the building now known as Higgins Barber Shop Building and running north 50 degrees east for fourteen (14) feet; thence running south 39 degrees 8 minutes east along line of property of C. C. Moreland for one hundred nine (109) feet; thence running south 51 degrees west along line of Hoke S. O'Kelley Property for eighty-three (83) feet; thence running north 39 degrees 53 minutes along Pecan Street for eighteen (18) feet to the present bank property line; thence north 51 degrees east along bank of Loganville Property for thirty (30) feet; thence north 39 degrees 53 minutes west along the northeast wall of the present Bank of Loganville Building for fifty-six feet nine inches (56.9) to the within two (2) feet of the rear of Higgins Barber Shop Building; thence running along line of Johnny W. Higgins property north 50 degrees east for thirty-eight (38) feet; thence running north 50 degrees east one (1) foot from wall of Higgins Barber Shop Building and along line of J. W. Higgins property for thirty-five feet one inch (35.1) to the point of beginning. This land being bounded as follows: on the north by Moreland Property, east by O'Kelley property, south by Bank of Loganville and Pecan Street, west by J. W. Higgins Property and Main Street.

TRACT III

All that tract or parcel of land lying and being in the State of Georgia, County of Walton and City of Loganville, Georgia, a strip of land unimproved beginning at iron pin corner of now existing Bank of Loganville parking lot, thence running South 53 degrees 12 minutes west 18.0 feet to an iron pin corner running South 36 degrees 56 minutes East 64 feet to iron pin stake; thence South 36 degrees 56 minutes east 64.2 feet to iron pin stake and corner; thence North 53 degrees 56 minutes East 32.8 feet to iron pin stake and corner; thence North 38 degrees 36 minutes West 104.7 feet to iron pin stake; thence North 62 degrees 58 minutes West 26.8 feet to iron pin stake and the beginning point, according to survey and plat made by W. T. Dunahoo Surveyor and Associates Reg. No. 1577 June 9, 1972 for Bank of Loganville, Loganville, Georgia, recorded in Plat Book 16, Page 287 in Clerk of Superior Court, Walton, County, and said plat and recording thereof reference is hereby made for a full and complete description of the subject land conveyed by this deed. Said land bounded on the North by now existing parking lot of said Bank of Loganville, East by other lands of Timothy S. Kirby and Carolyn Kirby; South by Robert Wood and Inez Henderson; West by Property of Bank of Loganville now existing parking area and Clack.

TRACT IV

All that tract or parcel of land lying and being in the City of Loganville, County of Walton, State of Georgia and bounded and described as follows: Commencing on Pecan Street (Formerly Mill Street) at the land line now Bank of Loganville, thence running South along Pecan Street (Formerly Mill Street) Sixty-four (64) feet to stake at corner with land of Mrs. J. P. Clack; thence East fifty-eight (58) feet to line of Thomas Garrett; thence North sixty-four (64) feet to Bank of Loganville line; thence along Bank of Loganville line fifty-eight (58) feet to beginning corner. This is the same property as described in the first part of a Deed by Mrs. Geneva O'Kelley McDaniel Administratrix of the Estate of P. O'Kelley and recorded in Deed Book 30, Pages 167-168, November 30, 1946, Walton County Clerk of Superior Court Records.

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48

Deed Doc: WD Rec#: 247873
 Recorded 02/08/2016 02:46PM
 Georgia Transfer Tax Paid : \$150.00
 KATHY K. TROST
 Clerk Superior Court, WALTON County, GA
 Bk 03872 Pg 0071-0072

Return Recorded Document to:
 C. ROBIN WYATT, P.C.
 2194 NORTH ROAD
 SNELLVILLE, GEORGIA 30078

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

File #: 16-031

This Indenture made this 2nd day of February, 2016 between DOLLIE HENDERSON, of the County of Walton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CITY OF LOGANVILLE, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" FOR THE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE THERETO.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

William D. ...
 Witnesses

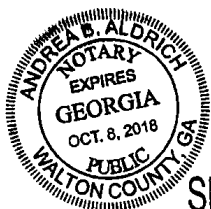
Andrea B. Aldrich
 Notary Public

Dollie Henderson (Seal)
 DOLLIE HENDERSON

____ (Seal)

____ (Seal)

____ (Seal)




SEAL AFFIXED

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract of land lying and being in Walton County, State of Georgia, City of Loganville, containing one-half acre of land, more or less, and situated on the East side of Pecan Street (formally Mill Street) and on the North side of Mill Street (formally Magnolia Street) and more particularly described as follows: Beginning at the corner of Pecan and Mill Streets going Easterly 161 feet to the corner of lot of Morgan Hodges, thence in a Northerly direction 153 feet to the intersection with the lot of Gary Myers, thence in a Westerly direction 70 feet, then in a Northerly direction 223 feet along the property lines of Gary Myers and Mark Nash to the property line of Harold Clack, thence in a Westerly direction 82 feet to the east side of Pecan Street, thence in a Southerly direction 349 feet to the beginning point. Said property is a corner lot bounded on the West by Pecan Street, on the South by Mill Street, on the East by Morgan Hodges, Gary Myers and Mark Nash and on the South by Harold Clack. Said property was conveyed to G.I. Henderson by Mrs. Mary (J.M.) Harrison by Warranty Deed dated May 24, 1955, recorded in Deed Book 43 Page 63 Walton County Records. The property is known as 4436 Pecan Street, Loganville, Georgia, Map LG050, Parcel 47, Legal H)PP)BDG/LOT 651/045, Tax District 3.



254 Main Street Redevelopment Vision Synopsis

The City of Loganville's primary objective in the redevelopment of 254 Main Street is to achieve a thoughtfully designed infill redevelopment project on the property that injects excitement in our downtown core and promotes prosperity for generations to come at 254 Main Street. We envision a site plan and building design that is cohesive, incorporates quality building materials, and reflects the "small town feel" of the surrounding downtown district. Ultimately, we aspire to create a development that feels timeless, seamlessly integrates with the surrounding area, and stands the test of time.

The City Council and the Downtown Development Authority of the City of Loganville are supportive of increasing the number of Main Street business fronts on the Main Street-frontage of the lot, and are particularly enthusiastic about the prospect of adding restaurant space with outdoor seating to our downtown core. The City also wants to prioritize public parking accessibility for those visiting Main Street. While housing components are not currently a priority, the council is open to innovative designs that enhance the viability of Main Street businesses through the incorporation of lofts, business spaces above retail, or detached housing, such as larger homes with ADU components or cottage homes consistent with the style of other historic residential properties in the area. Preserving some of the old-growth pecan trees within the site plan is an additional benefit for the community that the City wishes to accomplish if feasible.

The City welcomes design proposals for the lot at 254 Main Street and is receptive to incorporating the lot at 4436 Pecan Street into the project as well if the overall vision and plan meets with the long term goals and vision of the revitalization of the downtown core of the City of Loganville.