

City Council of Peachtree City

REVISED AGENDA

June 4, 2015

7:00 p.m.

- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
 - Presentation of Plaque by Commemorative Air Force – Dixie Wing Flight
 - Recognize Team Employees of the Month
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
 - November 20, 2014, Executive Session Minutes – Stormwater Project
 - March 5, 2015, Executive Session Minutes – Stormwater Project
 - March 19, 2015, Executive Session Minutes – Stormwater Project
 - April 2, 2015, Executive Session Minutes – Stormwater Project
 - May 21, 2015, Regular Meeting Minutes
- VII. Consent Agenda
 - 1. Consider Application and Acceptance for Firehouse Sub Grant
 - 2. Consider Resolution – Amendment to 457 Deferred Compensation Plan
- VIII. Old Agenda Items
- IX. New Agenda Items
 - 06-15-01 Consider Non-profit Funding Request – Fayette Senior Services
 - 06-15-02 Consider Budget Amendment – FY 2015 – Memo available
 - 06-15-03 Consider Easements for Pump Station 37
- X. Council/Staff Topics
- XI. Executive Session
- XII. Adjourn

This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting

City Council of Peachtree City
Meeting Minutes
May 21, 2015
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, May 21, 2015, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, Mike King, and Kim Learnard.

10-minute Talk

Pam Young, executive director of Southern Conservation Trust (SCT), gave an update on the non-profit community land trust that was founded in Peachtree City in 1993. The trust served the Southern Arc of metro Atlanta, providing tools for landowners and partners to ensure vibrant communities. Young announced that SCT had become an accredited land trust in 2015.

Agenda Changes

City Manager Jim Pennington asked Council to remove Consent Agenda item 1 from the agenda.

Learnard moved to remove Consent Agenda item 1 from the Consent Agenda. Ernst seconded. Motion carried unanimously.

Minutes

April 16, 2015, Regular Meeting

May 7, 2015, Regular Meeting

King moved to approve the April 16, 2015, regular meeting minutes and the May 7, 2015, regular meeting minutes as presented. Learnard seconded. Motion carried unanimously.

Monthly Reports

There were no comments on the Monthly Reports.

Consent Agenda

1. Consider Application & Acceptance of NARGAN Grant

2. Consider MOU with Board of Education for School Resource Officers

3. Consider Amendment to Buildings & Construction Ordinance – Chapter 18, Retaining Walls

Fleisch noted there was a memo on the dais – the staff memo for Consent Agenda item 3.

Learnard moved to approve Consent Agenda items 2 and 3. Ernst seconded. Motion carried unanimously.

New Agenda Items

**05-15-04 Public Hearing – Consider Variance to Rear Building Setback, Bicycles Unlimited
(273 Peachtree PKWY S)**

Senior Planner David Rast addressed Council, saying this request had been part of a variance Council heard on February 5, but had not been included in the legal advertising or in the staff review. The property was part of the office park at the Braelinn Village Shopping Center. The four sides of this tract all had street frontage, which meant the front building setback of 40 feet applied to each side abutting the private streets. In this case, Rast said there was no right-of-way included for the internal drives, so the setback measured from the back of curb. In addition, there was a 20-foot sewer easement on one side of the property, as well as some topographic issues. The site plan included a retaining wall along one of property lines so the site

could be built up for parking and for the building. The initial variance was approved for a 9.7 foot encroachment of a rear corner of the building into the rear building setback.

The Planning Commission had approved the conceptual site plan, and the applicant was working on the final site plan. The design of the building had similar architectural detailing so each side appeared as frontage. The building had two other tenant spaces in addition to Bicycles Unlimited.

Rast continued that the dumpster enclosure was tucked behind the building in the corner of the service drive for the building. The corner of the dumpster enclosure would encroach 19 feet into the setback, and the distance between that corner and the back of the curb was 21 feet. The dumpster touched the stormwater easement. There had been some concern regarding the proposed location, but Rast said the developer had some remediation techniques in mind that would provide sufficient cover over the stormwater drain line. The enclosure was located closer to the building than most. One of the reasons was that the other owners in the office park did not want to see the enclosure on the corner of the property, which was located at the entrance to the office park. It also provided the opportunity to move the HVAC units farther away from the back of the building and include them in a screened enclosure.

Rast said staff had reviewed the application in terms of the variance procedures, and there were extraordinary circumstances related to the site. Staff recommended Council approve the variance with two conditions:

1. *The variance shall be limited to an encroachment of no more than 19 feet as shown on the conceptual site plan for Bicycles Unlimited as prepared by Capstone Engineering, Inc. (Last revised May 19, 2015). The variance will be limited to the area associated with the enclosure only. There shall be no other encroachments into the building setbacks without first securing additional variances.*
2. *A dumpster enclosure shall be identified on the As-Built Survey to ensure the enclosure encroaches no more than 19 feet into the front building setback as permitted by this variance.*

Chuck Ogletree of South-Tree Enterprises, Inc., the applicant and developer, said they had moved the dumpster all over the site trying to find the best location, and they believed this was it. The site was difficult to develop because of the four fronts, and nearly 60% of the property was located inside the setbacks. He believed the concerns had been mitigated as far as visibility, and the dumpster enclosure was moved away from the main flow of traffic in the office park. When the civil engineering was done, the dumpster could be moved again to get it away from the stormwater drain line. This tract was a unique situation, and Ogletree asked Council to grant the variance..

Mayor Fleisch opened the public hearing. No one spoke for or against the variance request. Fleisch closed the public hearing.

Ernst was concerned having the dumpster next to the service entrance might be too close because of odors, especially if a restaurant located in the building. Rast said he did not know what was proposed for the other tenant spaces, but the trash would be more packing and cardboard rather than food. He noted the situation at the Trek Store in Kedron Village was similar, and the City had not received any complaints regarding odors. Ogletree said the other tenants would not be restaurants, so there should not be any odor issues.

Learnard asked if there would be landscaping. Ogletree said there would be landscaping on the north and west sides of the parcel. Learnard asked if the Planning Commission had looked at the site plan and dumpster location. Rast said the Planning Commission had discussed the need for a variance for the dumpster, as well as berming and landscaping to screen the "rear" of the building that faced the road into the office park. Ogletree said they would bring back a landscape plan.

Fleisch asked Ogletree if the Planning Commission had talked about the architectural features for the dumpster enclosure. Ogletree said the enclosure's façade would be EIFS and stone, similar to the building. Rast noted the ordinance required enclosures to be compatible with the building.

Imker asked if there was any connection between the owner of this building and any other buildings in the park. Ogletree said he owned one of the buildings on the north side of the park, and he was the developer for this building, which would be owned by Bicycles Unlimited.

Imker asked if there were any instances where two businesses shared dumpsters. Rast said there were several instances in the retail centers. Ogletree said they had looked at other options, but there was not a practical way to do it. Fleisch said the dumpster would eventually serve three tenants. Imker asked how that would happen. Ogletree added that the Bicycles Unlimited would use 5,000 square feet of the 10,000 square-foot building, and there would be two other tenants. Imker asked who the other tenants would be. Ogletree said they did not know at this time, adding a restaurant would not be a practical use. However, he could not guarantee a restaurant would not go into a tenant space.

Imker asked if a condition for approval could be added that stipulated there would be no food-related businesses. City Attorney Ted Meeker said the City could not make that a condition because it would affect the zoning of the parcel. Rast clarified that the parcel was General Commercial (GC), and restaurants were allowed in that zoning. Imker asked if Council could accept a promise that there would be no food-oriented businesses, and he wanted to hear that from the owner.

King said they needed to use common sense. The owner of the building controlled who leased the space, and it would be to their benefit not to lease space to a food business.

Imker asked if the City had any liability if the stormwater system failed and destroyed the dumpster. Meeker said there was not an easement or any location on the property the City was required to repair; everything was on private property. Imker asked if the City could be liable if the system failed and created problems upstream or downstream. Meeker said he would have to check the ordinance to be positive, but he believed the City had the ability to fix the stormwater problem and place a lien on the property for payment from the owner. Ogletree said that was correct based on the recorded maintenance agreement for the office park.

Learnard moved to approve the variance to the rear building setback for Bicycles Unlimited subject to the two conditions as presented. King seconded. Motion carried unanimously.

05-15-05 Public Hearing – Consider Variance to Front Building Setback, 333 Aster Ridge Trail

Rast noted this property was located in the Wilshire Estates subdivision and was zoned R-12 Residential. The established front setback was 40 feet within the subdivision. The applicant wanted to add a covered porch to the front of the home so they would have more usable outdoor space. The front stoop was 44 feet off the front property line. The new porch would

extend eight feet from the face of the home, putting it at 38 feet, extending two feet into the front building setback. Rast said staff recommended denial of the variance request, reserving further comments for the public hearing.

Mark Yerkes, applicant and property owner, said they wanted to build a usable front porch. There were homes in Wilshire that had front porches six feet in depth, but Yerkes said that did not easily allow for placement of chairs and tables. The construction would complement the other styles in their neighborhood and would be built of similar materials. The porch would not extend into the side setbacks. Yerkes said he had submitted letters of approval from adjoining neighbors and the homeowners association (HOA), which had approved the addition of the porch pending the landscape plan.

Fleisch opened the public hearing.

Tina Ellis spoke in favor of the variance, saying it would be fantastic to add the front porch, and she looked forward to it. Front porches brought out community, and the design was beautiful.

Pam Kemp said she appreciated the improvements to the home, but said she was concerned about granting variances too freely. If Council kept making exceptions it would erode the City's planned community qualities.

Rast said he agreed the design was attractive and would be a nice addition to the home. Staff's concern was the request did not meet all of the criteria required for variance approval. The roof structure was what caused the need for a variance, so staff had suggested limiting the roof to six feet so it would not go into the front building setback. He added he did have some potential conditions if Council decided to approve the variance request.

There were no other speakers, and Fleisch closed the public hearing.

King clarified that the HOA had approved the porch, asking if any neighbors disapproved. Yerkes said he had a letter from one neighbor who was fine with the porch, and he was sure he could obtain something from the neighbors across the street. King noted the porch could become a casual gathering place for the neighbors, saying there were several neighborhoods that did this, and he had no objection to a two-foot variance.

Learnard said she had driven through the area, and she had not seen any porches on homes that were close by the Yerkes' home. She said the applicant had options, and a variance was for when the options had run out.

Imker asked Meeker if approval of this variance meant Council would have to approve a similar variance from a neighbor. Meeker said the neighbor would have a good argument. Imker asked approval of the variance would set a precedent. Meeker said Council sat in a quasi-judicial capacity when it came to variances. Another homeowner would have an argument for approval. Georgia law said one Council's actions could not bind future Councils, but approval of the variance would open the door. Imker said that was what he was looking for, saying approval of the variance would leave it open for all 10,000 homeowners to have a two-foot encroachment into a setback. Imker said other variance approvals had been given because they were special cases. An argument for denying the variance was he did not see a special case in this request.

Yerkes said the City was near buildout of residential properties, and homes would eventually need to be redeveloped, so this type of request would come up again. Improvements were needed to make the City a viable place to live.

Ernst asked Rast to clarify his statement regarding options. Rast said as long as the edge of the porch roof stopped at the 40-foot setback line a variance would not be needed.

Fleisch said that, given the nature of the street and the shorter front yards, approving the variance would open up the door for others. The porch would be very obvious in the streetscape. Fleisch noted that some of the backyards in the neighborhood were not the best either.

Yerkes said he understood that the City was concerned about causing harm if the variance was approved, but the porch would not harm the City as it would be an improvement to the home.

Learnard moved to deny the variance to the front building setback at 333 Aster Ridge Trail. Ernst seconded. Motion carried 4-1 (King).

05-15-06 Public Hearing – Consider Variance to Side Building Setback, 102 Denham Square

Rast noted this home was located in the Blueberry Hill subdivision, which was zoned GR-10. The side setbacks were zero, but there had to be a 10-foot separation between buildings, and a 25-foot separation between every 10 dwellings. The building separations were Building Code-, Fire Code-, and aesthetics-related. This particular building was on Lot 2. He continued that the setback between the edge of the building and property line was 7.6 feet. The distance between the buildings on Lots 1 and 2 was 14.9 feet. The foundation survey for Lot 1 showed a separation of 15.1 feet between the two homes. Rast said he was not sure why the measurements varied, but the measurements were recorded on the foundation surveys for each lot. Staff did not measure the actual distance, but used the presumption that the homes were at least 15 feet apart.

The applicant wanted to extend the deck on the side of the home by approximately three feet from the side of the home and put in a handicapped accessible ramp to help get one of the residents in and out of the home and into the driveway. Extending the deck off the side of the home from three feet to seven feet from the building put the deck just about on the property line, leaving eight feet, four inches between the deck and home on Lot 1. The floor of the deck was more than 24 inches above grade, so the deck was considered a structure. Rast had spoken with the Building Official and the Fire Marshal, and neither had an issue with the separation being less than 10 feet because there was still sufficient room for responders to maneuver on the side of the home. Since the side setbacks were zero, Rast explained the applicant was actually asking for an encroachment into the 10-foot distance between the buildings. The encroachment would be a 1.8-foot encroachment into the 10-foot building separation between the dwellings. Rast continued the lots in the subdivision were very narrow, and there were some extenuating circumstances in this case. Staff's recommendation was the variance be approved with the following conditions:

- 1. The variance shall be limited to an encroachment of no more than one foot, eight inches as shown on the schematic deck plans (C.S.M. Construction Co.) as submitted with the variance application.*
- 2. There shall be no other encroachments permitted without first securing additional variances.*

3. *A Foundation Survey shall be submitted to the Building Official once the deck is complete. The purpose of the survey is to confirm the deck extends no more than one foot, eight inches into the side building setback as permitted by this variance. The survey should establish the location of the home on the adjoining lot (Lot 1).*

Bonnie Hopkins, applicant and property owner, explained she was the caretaker for her mother, who was now immobile. She used an electric lift to get her mother in the wheelchair, and it took two people to transfer her to chairs. Her mother loved to sit in the sun, but could not get out on the front porch. The only sun the house really received was on the side porch, which Hopkins could access via wheelchair. All the exits in the home had steps, and her husband was also disabled. Both she and her husband were in their 60s, and they wanted to stay in the home, so the fewer steps the better. The house on that side of her home was a rental, and she had tried unsuccessfully to contact the homeowner, but she had not been able to get the owner to return her calls. The renter had no problem with the plan. The HOA had given its approval. The house next door had its side porch on the other side of that house, and there was only a window on the side of the house that faced her home.

The public hearing opened.

Pam Kemp said approval of the variance would be great for these circumstances. As the City's population aged, there would be more of this type of variance request. There were several subdivisions with zero lot lines. She suggested Council change the ordinance to accommodate access ramps.

Linda Flowers also spoke in favor of granting the variance, noting this was not a common situation. She had recently spent time on crutches with a newborn in a home with stairs, and it was very difficult.

Fleisch closed the public hearing.

King said this decision was cut and dried; they needed access.

Learnard asked if the variance was required because the deck was more than 24 inches high. Rast said that was correct.

Imker asked if the variance was approved would they also need to change the ordinance to allow for an eight feet separation between homes rather than 10 feet. His preference would be to continue the variance and add an ordinance amendment to allow for the handicapped access ramps. It needed to be done, with an exception for wheelchair situations.

Rast clarified the handicapped accessible ramp could be built without a need for a variance. It was the deck portion extending from the home that needed the exception because of its height.

Fleisch said she had concerns about the neighboring property owner who was leasing the home on Lot 1, asking what the City's obligation was to notify them. Meeker said the City had to post the property and run a legal notice. Rast added it was not required to notify the neighbors or the HOA. He trusted that the applicant had made several attempts to contact the owner.

There were several inaudible comments from the applicant and those attending the meeting. Marianne Dias said extending the width of the deck was needed for maneuvering room for the wheelchair.

King said he agreed with Imker's proposal to change the ordinance. He preferred to grant the variance, then amend the ordinance later, so the resident would not have to wait on a continuance.

Imker said one of the conditions for approval of a variance was if the ordinance created an inconsistent hardship, adding Council could consider this a special case with the hardship created by the intent of the ordinance. He agreed Council could approve the variance now and come back with an ordinance update later.

Learnard moved to approve the variance to the side building setback at 102 Denham Square with three conditions as noted in the Council meeting packet. King seconded. Motion carried unanimously.

05-15-07 Public Hearing – Consider Transmittal of Peachtree City Comprehensive Plan – 2015 Partial Plan Update

Rast said this was the transmittal resolution for the update to the City's Comprehensive Plan. The updates were to the Short Term Work Program (STWP), Capital Improvement Element (CIE), and the annual impact fees financial report. He had asked Finance to look at his figures for the CIE one more time, and the result was on the dais. A few of the figures had changed due to budget amendments, so there might be a few discrepancies that would not need to be changed before sending the update to the Atlanta Regional Commission and Department of Community Affairs (DCA). The police vehicle purchases were one of the changes. Staff recommended approval.

The public hearing opened. There were no comments. Fleisch closed the public hearing.

King moved to approve agenda item 05-15-07 Consider Transmittal of Peachtree City Comprehensive Plan – 2015 Partial Plan Update. Ernst seconded. Motion carried unanimously.

05-15-08 Consider Non-Profit Funding Request – Promise Place

Fleisch said she had spoken with Pennington, and the recommendation was to continue this agenda item since a change might be required in the City's policy on non-profit funding. She asked that a date not be set for the continuation.

Learnard moved to continue the non-profit funding request for Promise Place. Ernst seconded. Motion carried unanimously.

05-15-09 Discuss Changes in State Law Relative to Fireworks

Fire Chief Joe O'Connor addressed the changes that would become effective on July 1, 2015, concerning fireworks. House Bill 110 had dramatically changed the definition of legal fireworks in the state. Consumer fireworks such as fire crackers, blank cartridges, rockets, bombs, and sparklers would be legal as defined by the National Fire Protection Association (NFPA) and NFPA 1124, the Code for the Manufacture, Transportation, Storage and Retail Sales of Fireworks and Pyrotechnic Articles. The list of what was not legal included balloons, bags, parachutes or other devices requiring an open flame underneath the device for propulsion and floating, or wish lanterns that used an open flame to create a lighting effect in any public waterway, pond, stream, or river.

O'Connor continued that the new law restricted the time fireworks could be used to 10:00 a.m. – midnight any day; and on July 3 and 4 and December 31 and January 1 to 10:00 a.m. – 2:00 a.m. Use outside of the permitted times required a special use permit and a maximum fee of \$100.

Fireworks could not be used within 100 yards of a nuclear power facility, gas station, or gasoline processing facility. In addition, cities could not prohibit use of fireworks unless expressly forbidden by General Law. The City had the right to prohibit use on City-owned property, which was the current ordinance, and it would continue.

Fireworks could be sold by a licensed distributor at a fireworks retail facility. The facility must be compliant with NFPA 1124 and licensed through the state. O'Connor continued that the City could not restrict sales of fireworks through additional regulations, but could still control sales locations through zoning regulations.

Temporary stands would be licensed through the local Fire Department, with a maximum fee of \$500 that must be used for public safety. Licenses would expire after 90 days. O'Connor said they expected to have only one temporary stand in the City, which had been the standard in the past. Licensed distributors would be able to operate a maximum of two temporary stands, but the stands had to be located in the same county as the retail facility. Licensed distributors could open one of the two temporary stands if located within 75 miles of the border of a county that did not have a licensed distributor.

O'Connor continued that the City's Fire Marshal did not think the City would be a huge market for fireworks, but there would be a public education campaign about the laws and safety. O'Connor said the time restraints could lead to a very loud July 4th since July 3 and July 4 fell on Friday and Saturday this year.

Learnard asked O'Connor if he expected more injuries and complaints than in the past. O'Connor said things had always happened in spite of the law, and they expected more activity with the changes going into effect on July 1. There had been a couple of good years without any serious fireworks injuries.

Learnard commented that the state had prohibited the City from doing what Council felt was best for the community. Pennington said yes, adding the changes to the state law essentially decriminalized what had been going on for years. The new laws were very specific.

Ernst asked O'Connor if staff had spoken to the retailers that would sell fireworks. O'Connor said the bill had just been signed on May 1. The state fire marshal's office would regulate all sales this year.

Imker asked what had motivated the change in the law. He believed it was money at the expense of the health and well-being of citizens. Imker asked about enforcement, reiterating the City could prohibit on public land. He asked what would happen if fireworks flew on another person's property. Meeker said the state law did not address those instances, but the person setting off the fireworks could be accountable for any damage that was done.

Imker asked how staff planned to educate the public. O'Connor said they would work with the newspapers and Tyler, adding Peachtree City was not the only community dealing with this issue.

Kemp noted the streets in her neighborhood were public property and asked whether that would keep people from setting off the fireworks. Fleisch said that was a good question, pointing out that there were streets in the City owned by the subdivisions. Meeker said he would have to look at the covenants for those subdivisions to see how the streets were deeded.

Lynne Lasher asked if there was a way to rent vacant properties for the fireworks stands. Meeker said the City could not do that, but there were limits on outside displays.

Flowers asked if the change negated the nuisance ordinance. Meeker said it did. Martine Yancey told Council the discussion had been very informative, adding it might be a good opportunity for the Fire Department to sell fire extinguishers as a fundraiser.

05-15-10 Consider Addendum to SafeBuilt Contract for Supplemental Planning Services

Community Services/Public Services Director Jon Rorie reported there had been an uptick in projects over the last year, and staff was currently working on 21 retail/office/industrial projects. There were also active residential projects, plus the day-to-day issues of the department. A planning and development director position had been budgeted in FY 2015, but those positions were difficult to fill nationwide. The field had been narrowed to five candidates for interview, so the process was moving forward.

Rorie continued that it was important to maintain the level of service, so staff reached out to SafeBuilt, the contractor for building and inspection services, and its planning services arm, LSL Planning. Rorie said the time period would not exceed 18 weeks, and the budget impact would be approximately \$27,000. This was a stop-gap measure until the new director was on board.

King moved to approve agenda item 05-15-10, the addendum to the SafeBuilt contract for supplemental planning services. Learnard seconded. Motion carried unanimously.

05-15-11 Consider Property Purchase – 202 Driftwood Lane & 402 Harbor Loop

Stormwater Manager Michael Madison told Council both of the properties routinely had structural flooding. The flooding had occurred during 2009 and 2012. A conceptual plan to alleviate the issue by routing the stormwater to Lake Peachtree had been designed by Integrated Science & Engineering (ISE), and the estimated cost for construction and engineering was \$1.7 million. Staff researched and found these were the only properties in the neighborhood that had reported structural flooding. Madison then suggested purchasing the properties in lieu of the \$1.7 million project. The total for both homes was \$397,000. The remainder of the funds earmarked for this project could then be used for other stormwater projects.

Imker asked if stormwater funds would be used for the purchase. Meeker said yes, adding the funding for the project was included in the most recent Stormwater Utility bond. Imker said he did not see a downside.

Fleisch asked what the lots would look like when the houses were removed. Madison said everything would be removed, including the slabs. There would be some grading done to route the stormwater. Fleisch clarified there would be no big detention pits. Madison said there would not. Fleisch asked how long this project had been looked at. Madison said he was not sure, but it had been discussed in 2010. He continued that the owner of 402 Harbor Loop said she had problems in 2009. Fleisch asked when the closings would be. Meeker said mid-June.

Imker asked if the lots would be grassed. Madison said some hardwoods would be planted, and they would look like greenbelt areas. Imker said the neighbors would not want a visual eyesore.

Kemp asked if the \$397,000 included demolition. Madison said it did not, but they were looking at having Public Works take care of the demolition, which would save money. King said they were considering putting some of the usable building materials out to bid, or possibly sell the houses to someone who would move them.

Ernst moved to approve the contracts and authorize the Mayor or City Manager to sign all documents necessary to complete the transactions for 202 Driftwood Lane and 402 Harbor Loop. King seconded. Motion carried unanimously.

Council/Staff Topics

Pennington said the applications for the planning and development director had been narrowed down, and they hoped to hire someone by mid-July or early August. He continued that seven candidates for the police chief position had been interviewed by Rorie, Human Resources & Risk Management Director Ellece Brown, Meeker, and himself, and that field had been narrowed down further. The interviews with the citizen panel (Rev. George Dillard, Debbie Britt, and LaGrange Police Chief Lou Dekmar, with Pennington and Meeker observing) were scheduled to begin June 2 at 9:00 a.m.

A meeting with Trinity Development and SCT on the Overlook project (SR 54 West) was scheduled on May 27 to discuss easements and other issues. Pennington hoped bringing everyone together would help move the project forward. The MacDuff Parkway project was also moving along.

Executive Session

Learnard moved to convene in executive session at 9:01 p.m. to discuss personnel and threatened or pending litigation. King seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 10:30 p.m. Learnard seconded. Motion carried unanimously.

Consider Appointment of Interim City Manager

King moved to appoint Jon Rorie as the Interim City Manager. Learnard seconded. Motion carried unanimously,

There being no further business, King moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 10:32 p.m.

Pamela Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: James L. Pennington, City Manager 

FROM: Paul J. Salvatore, Financial Services Director
Kelly Bush, Assistant Finance Director 

DATE: May 29, 2015

SUBJECT: Budget Amendment – Lake Peachtree Dam
June 4, 2015 City Council Agenda

Recommendation:

It is Staff's recommendation that City Council approve the attached budget amendment to amend the 2015 budget resolution.

Discussion:

Attached please find a budget amendment for fiscal year 2015 submitted for your approval. This budget amendment is being proposed in response to the ongoing costs associated with the Lake Peachtree Dam. Staff is proposing to appropriate a not to exceed amount of \$100,000 of General Fund fund balance (cash reserves) to transfer to the PIP Fund 334. Any unspent funds would be carried over to FY 2016.

Budget Impact:

The proposed budget amendments will increase the General Fund budget by \$100,000 and the PIP Fund 334 in the amount of \$100,000.

Attachments
Budget Amendment

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

15-xxx

05/29/15

[illegible]

Budget Amendment To Increase Public Improvement Project Fund budget for Lake Peachtree Dam Project. The funding budget increase is coming from General Fund reserve
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To Increase Public Improvement Project Fund budget for Lake Peachtree Dam Project.
The funding budget increase is coming from General Fund reserve

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City Council of Peachtree City
Agenda
June 4, 2015
7:00 p.m.

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* Memo for this item will be available Monday
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This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting

****These minutes have been edited to include only the Harbor Loop & Driftwood Lane discussion****

**City Council of Peachtree City
EXECUTIVE SESSION MINUTES
November 20, 2014**

The Mayor and City Council entered Executive Session for real estate and threatened or pending litigation. Attending: Mayor Vanessa Fleisch, Council Members Terry Ernst, Eric Imker, Mike King, and Kim Learnard; City Manager Jim Pennington, and City Attorney Ted Meeker.

Topics: Harbor Loop

Meeker addressed Council concerning two properties that the Stormwater Utility might need to purchase. Per Stormwater Manager Mike Madison, this involved a \$1.7 million stormwater project. The two houses would cost \$500,000 to \$600,000 maximum. Meeker asked Council for a verbal go ahead on the project. The money for the purchase of the houses would come from the Stormwater Utility, not the General Fund. Purchasing the homes could save \$1.1 million to \$2 million.

Imker moved to reconvene in regular session at 10:00 p.m. King seconded. Motion carried unanimously.

Pamela Dufresne
Deputy City Clerk

Vanessa Fleisch
Mayor

****These minutes have been edited to include only the Harbor Loop & Driftwood Lane discussion****

**City Council of Peachtree City
EXECUTIVE SESSION MINUTES
March 5, 2015**

The Mayor and City Council entered Executive Session for real estate, personnel, and threatened or pending litigation. Attending: Mayor Vanessa Fleisch, Council Members Terry Ernst, Eric Imker, Mike King, Kim Learnard, City Manager Jim Pennington, and City Attorney Ted Meeker.

Topics: Harbor Loop

Meeker referred to the two houses the City was trying to purchase on Harbor Loop for a stormwater project, which had been budgeted at \$1.8 million. One house had been appraised at \$160,000, and the offer would be for \$175,000 to help cover moving expenses. The second home was appraised at \$148,000, and the offer would be for \$158,500, also to help with moving expenses. He continued that the demolition cost would be \$14 per square foot at a projected cost of \$34,800 for each house. The total cost would be just under \$400,000 to purchase the houses and demolish them, which left a savings of \$1.4 million that could be used for other stormwater projects. Meeker said, if Council agreed, he would make the offers to the homeowners the next day. Council's consensus was to make the offers to the homeowners.

Learnard moved to reconvene in regular session at 8:04 p.m. King seconded. Motion carried unanimously.

Pamela Dufresne
Deputy City Clerk

Vanessa Fleisch
Mayor

****These minutes have been edited to include only the Harbor Loop & Driftwood Lane discussion****

**City Council of Peachtree City
EXECUTIVE SESSION MINUTES
March 19, 2015**

The Mayor and City Council entered Executive Session for real estate, personnel, and threatened or pending litigation. Attending: Mayor Vanessa Fleisch, Council Members Terry Ernst, Eric Imker, Mike King, Kim Learnard, City Manager Jim Pennington, and City Attorney Ted Meeker.

Topics: Harbor Loop

Meeker referred to the two houses the City was trying to purchase on Harbor Loop for a stormwater project, which had been budgeted at \$1.8 million. An offer of \$158,500 was extended to the owner of the house at 202 Driftwood. The owner counteroffered \$188,000, which Meeker said was not a bad counter. He suggested offering the owner \$173,000.

The owner of the other home at 402 Harbor Loop was offered \$175,000, and she had countered with \$228,000. While the City's offer included \$10,000 to help cover moving expenses, the owner also wanted \$7,500 to help cover the expenses of her son who lived in Canada and had been assisting her. Meeker suggested offering the owner \$195,000.

Council consensus was to extend the recommended offers.

Learnard moved to reconvene in regular session at 8:03 p.m. King seconded. Motion carried unanimously.

Pamela Dufresne
Deputy City Clerk

Vanessa Fleisch
Mayor

****These minutes have been edited to include only the Harbor Loop & Driftwood Lane discussion****

**City Council of Peachtree City
EXECUTIVE SESSION MINUTES
April 2, 2015**

The Mayor and City Council entered Executive Session for real estate, personnel, and threatened or pending litigation. Attending: Mayor Vanessa Fleisch, Council Members Terry Ernst, Eric Imker, Mike King, Kim Learnard, City Manager Jim Pennington, and City Attorney Ted Meeker.

Topics: Harbor Loop houses & stormwater project

Meeker gave an update on the purchase of 202 Driftwood and 402 Harbor Loop. The City had offered the owners at 202 Driftwood \$148,000 plus \$10,500 for moving expenses. The owners countered with \$178,377. The City's counter offer was \$162,398.50, which the owners countered with \$168,500 plus moving expenses. The consensus was to accept that offer.

The owner at 402 Harbor Loop was a different case. The initial offer had been \$160,000. The owner, who planned to move back to her home country of Canada, had countered with \$228,000. The City had countered with \$178,750, and her counter had been \$220,000. She was also asking for \$14,500 to move to Canada. Fleisch said the comps in the neighborhood supported the owner's counter. Meeker said the owner knew the City wanted the property. Meeker suggested the City offer \$200,000 plus \$14,500 for moving expenses. Council consensus was to give the owner that offer.

Learnard moved to reconvene in regular session at 9:50 p.m. King seconded. Motion carried unanimously.

Pamela Dufresne
Deputy City Clerk

Vanessa Fleisch
Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Jim Pennington, City Manager 
Paul Salvatore, Financial Services Director
Kelly Bush, Assistant Financial Director 
Hetal Shah, Accounting Manager 

FROM: Stan Pye, Interim Chief of Police 

DATE: APRIL 17, 2015

SUBJECT: FIREHOUSE SUBS GRANT (Council Agenda May 21, 2015)

Recommendation:

The Police Department is requesting to apply for and, if awarded, accept a grant from Firehouse Subs Public Safety Foundation for twenty-one VieVu LE3 body worn cameras valued at \$19,992.00.

Discussion:

This grant is funded by Firehouse Subs, which is a restaurant chain based out of Florida. One of their establishments is located in Peachtree City.

Our department currently uses in car patrol cameras to record transactions near the patrol car, however as the officer moves away from the patrol car (such as inside a building) the subsequent recordings are often lost. The body worn camera is a great tool to continue to capture these events on video. These cameras would integrate with our current Coban video recording system, thus eliminating the need for a separate video storage system. We are currently utilizing five VieVu LE3 cameras for cart path patrol and by motorcycle officers.

Body worn cameras help increase transparency between the public and the officers. The cameras are invaluable in regards to evidentiary value in court to help bolster officer testimony. The use of body worn cameras by other agencies has already shown a decrease in complaints regarding excessive force. The cameras are also very useful in minimizing frivolous lawsuits.

A total of 21 Coban VieVu LE3 body cameras (w/charger and accessories) would be requested through this grant. The grant request would also include one year of software support and maintenance.

Budget Impact:

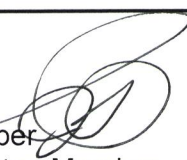
If the Police Department is awarded this grant, there would be a \$90.00 a year (per unit) cost for ongoing customer support and maintenance for each item. This would equate to a \$1,890.00 budget impact a year for all 21 cameras.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: James Pennington, City Manager and Pension Committee Member 
Paul Salvatore, Financial Services Director and Pension Committee Member *P.S.*

FROM: Ellece Brown 
Director, HR & Risk Management, and Pension Committee Member

DATE: May 29, 2015

SUBJECT: Consider Resolution – Amendment to 457 Deferred Compensation Plan
June 4, 2015, City Council Meeting

Recommendation

The City Pension Committee recommends that Council adopt the Resolution amending the 457 Deferred Compensation Plan to allow loans to be granted to participants.

Discussion

Peachtree City offers employees the opportunity to participate in a 457 Deferred Compensation Plan, solely funded by the participating employees. The proposed amendment is a housekeeping item that would allow participating employees to borrow money from their individual contributions, as permitted by federal law, and to re-pay these funds to their individual 457 accounts through bi-weekly payroll deductions. A participant may borrow up to one-half of the participant's vested account balance, and the length of a loan cannot exceed five (5) years. Participants may have only one (1) outstanding loan at a time. Given the state of the economy over the past few years, several employees have asked about exercising this option in recent months, and the amendment to the plan requires Council authorization via resolution.

Budget Impact

This amendment would be funded entirely by the participating employees and has no budgetary impact.

**A RESOLUTION ESTABLISHING THE ABILITY FOR PARTICIPANTS
IN SECTION 457 DEFERRED COMPENSATION PLAN
TO TAKE LOANS FROM THE PLAN**

Section 457 Deferred Compensation Plan

ICMA-RC Plan #306666

Name of Employer: City of Peachtree City

State: Georgia

WHEREAS, the Employer has employees rendering valuable services; and

WHEREAS, the Employer has established a retirement plan (the "Plan") for such employees which serves the interest of the Employer by enabling it to provide reasonable retirement security for its employees, by providing increased flexibility in its personnel management system, and by assisting in the attraction and retention of competent personnel; and

WHEREAS, the Employer has determined that permitting participants in the retirement plan to take loans from the Plan will serve these objectives;

NOW THEREFORE BE IT RESOLVED that the Section 457 Deferred Compensation Plan will permit loans.

SO RESOLVED this ____ day of _____ 2015.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk

STATE OF GEORGIA
FAYETTE COUNTY

CITY CLERK'S CERTIFICATE

I, Betsy Tyler, Clerk of the City of Peachtree City, do hereby certify that the foregoing resolution, proposed by the Pension Committee, was duly passed and adopted by the Council of the City of Peachtree City at a regular meeting thereof assembled this 4th day of June, 2015, by the following vote:

I do hereby further certify that the following members of the Governing Body were present at such meeting:

and that the following members were absent:

And that such resolution was duly adopted by a vote of:

Ayes _____ Nays _____

WITNESS my hand and the official seal of the City of Peachtree City, this _____ day of June, 2015.

(seal)

Betsy Tyler
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jim Pennington, City Manager 

DATE: May 22, 2015

SUBJECT: Non-Profit Funding Request – Fayette Senior Services
6/4/2015 City Council Meeting

Recommendation:

That Council considers approval of this request for non-profit funding for Fayette Senior Services for the FY 2015-2016 budget year.

Discussion:

For the past several years, Council has approved funding support of Fayette Senior Services in accordance with CAR 8-3 (attached). As required in CAR 8-3, Fayette Senior Services has included with their request, a copy of their latest completed Form 990 (attached). Per the terms of the policy, Fayette Senior Services provides services the City does not. These services meet the basic needs of some of our residents in the form of home delivered meals, non-emergency medical transportation, in-home personal care and homemaker services. Fayette Senior Services serves 771 clients annually with 295 clients in Peachtree City.

Attached is the request for funding for the FY 2015-2016 budget. The request is for \$15,000.00 to continue to provide social services. Should Council approve this request, both the City and Fayette Senior Services must sign an agreement indicating what services are provided.

Budget Impact:

This item will have a budgetary impact of \$15,000.00 to account 100-1505-572020, which will be included in the proposed FY 2015-2016 Budget to be presented pending Council approval of the request.

Attachment (s)



May 21, 2015

Dr. Jim Pennington
City Manager
151 Willowbend Road
Peachtree City, GA 30269

RE: FY16 Request for Funding

Dear Dr. Pennington:

Fayette Senior Services, Inc. respectfully submits a request for funding assistance from the City of Peachtree City for the period July 1, 2015 through June 30, 2016 in exchange for social services provided to residents of Peachtree City.

In order to continue providing the same level of services that are essential to the health and well-being of Fayette County's rapidly growing aging population, Fayette Senior Services asks for a continuation of support in the amount of \$15,000. This support plays a significant role in our capacity to meet the current demand for essential services as established under the Older Americans Act. Many of these services are a lifeline to our seniors who need assistance with obtaining basic needs such as food, transportation and personal care services such as help with bathing and dressing. Enclosed are the Workload Indicators for Social Services for Peachtree City. The total amount of persons served represents 36% of our overall client base.

We sincerely appreciate the long-time support of the Peachtree City and look forward to a continued partnership and the cooperative efforts to make a meaningful difference in the lives of Fayette County seniors.

Sincerely,


Nancy Meaders
President & CEO

[illegible]



**Funding Request
For Non-Profit Organizations**

Organization Information:

Organization Name: Fayette Senior Services, Inc.

Address: 4 Center Drive

Phone #: 770-461-0813 Fax #: 770-461-2448

Contact Person: Nancy Meaders

Title: President & CEO

Financial Information:

Total Annual Budget: \$ 1.6 million

Total Clients Served Annually: 771

Peachtree City Residents Served Annually: 295

Funding Request Information:

Funding Amount Requested: \$15,000

Funding Use(s): Social services for persons in PTC.

Additional Information on Organization/Services: FSS provides social

services (i.e., meals on wheels, non-emergency
medical transportation, personal care (help
w/dressing & assistance bathing) for citizens of
Fayette County since 1978.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date **Council** **Amount**
Submitted: _____ **Approval Date:** _____ **Approved:** _____

BROWN, NELMS & Co., CPAs
300 Finance Avenue
Peachtree City, GA 30269-6848
770-461-5502

November 11, 2014

CONFIDENTIAL

FAYETTE SENIOR SERVICES, INC.
4 CENTER DRIVE
FAYETTEVILLE, GA 30214

Dear Fayette Senior Services:

We have prepared the following returns from information provided by you without verification or audit.

Return of Organization Exempt From Income Tax (Form 990)

We suggest that you examine these returns carefully to fully acquaint yourself with all items contained therein to ensure that there are no omissions or misstatements.

Federal Filing Instructions

None is required. Your Form 990 for the year ended 6/30/14 shows no balance due.

You are using a Personal Identification Number (PIN) for signing your return electronically. Sign the IRS e-file Authorization and mail it as soon as possible to:

BROWN, NELMS & Co., CPAs
300 Finance Avenue
Peachtree City, GA 30269-6848

Initial and date the copies of the IRS e-file Signature Authorization and the Form 990. Retain them for your records. If previously signed and returned no further action is required for Form 8879-EO.

Your return is being filed electronically with the IRS and is not required to be mailed. Mailing a paper copy of your return to the IRS will delay the processing of your return.

Also enclosed is any material you furnished for use in preparing the returns. If the returns are examined, requests may be made for supporting documentation. Therefore, we recommend that you retain all pertinent records for at least seven years.

In order that we may properly advise you of tax considerations, please keep us informed of any significant changes in your financial affairs or of any correspondence received from taxing authorities.

If you have any questions, or if we can be of assistance in any way, please call.

Sincerely,

BROWN, NELMS & Co., CPAs

Form **8879-EO****IRS e-file Signature Authorization
for an Exempt Organization**

OMB No. 1545-1878

For calendar year 2013, or fiscal year beginning 7/01, 2013, and ending 6/30, 20 14▶ **Do not send to the IRS. Keep for your records.**▶ **Information about Form 8879-EO and its instructions is at www.irs.gov/form8879eo.****2013**Department of the Treasury
Internal Revenue Service

Name of exempt organization

FAYETTE SENIOR SERVICES, INC.

Employer identification number

58-1364158

Name and title of officer

NANCY MEADERS
PRESIDENT**Part I Type of Return and Return Information (Whole Dollars Only)**

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line **1a**, **2a**, **3a**, **4a**, or **5a**, below, and the amount on that line for the return being filed with this form was blank, then leave line **1b**, **2b**, **3b**, **4b**, or **5b**, whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than 1 line in Part I.

1a Form 990 check here ▶ ☒	b Total revenue , if any (Form 990, Part VIII, column (A), line 12)	1b <u>1,572,171</u>
2a Form 990-EZ check here ▶ ☐	b Total revenue , if any (Form 990-EZ, line 9)	2b _____
3a Form 1120-POL check here ▶ ☐	b Total tax (Form 1120-POL, line 22)	3b _____
4a Form 990-PF check here ▶ ☐	b Tax based on investment income (Form 990-PF, Part VI, line 5)	4b _____
5a Form 8868 check here ▶ ☐	b Balance Due (Form 8868, Part I, line 3c or Part II, line 8c)	5b _____

Part II Declaration and Signature Authorization of Officer

Under penalties of perjury, I declare that I am an officer of the above organization and that I have examined a copy of the organization's 2013 electronic return and accompanying schedules and statements and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the organization's electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the organization's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the organization's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the organization's electronic return and, if applicable, the organization's consent to electronic funds withdrawal.

Officer's PIN: check one box only

☒ I authorize BROWN, NELMS & Co., CPAs to enter my PIN 54321 as my signature
ERO firm name Enter five numbers, but do not enter all zeros

on the organization's tax year 2013 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

☐ As an officer of the organization, I will enter my PIN as my signature on the organization's tax year 2013 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Officer's signature ▶

Date ▶ 11/07/14**Part III Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN.

67227412345

do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2013 electronically filed return for the organization indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ David A. Nelms, C.P.A.Date ▶ 11/07/14**ERO Must Retain This Form—See Instructions****Do Not Submit This Form To the IRS Unless Requested To Do So**

For Paperwork Reduction Act Notice, see back of form.

Form **8879-EO** (2013)

Form **990**Department of the Treasury
Internal Revenue Service**Return of Organization Exempt From Income Tax**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter Social Security numbers on this form as it may be made public.

▶ Information about Form 990 and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2013
Open to Public
InspectionFor the 2013 calendar year, or tax year beginning 07/01/13, and ending 06/30/14

☐ Check if applicable: ☐ Address change ☐ Name change ☐ Initial return ☐ Terminated ☐ Amended return ☐ Application pending	C Name of organization FAYETTE SENIOR SERVICES, INC.		D Employer identification number 58-1364158
	Doing Business As		E Telephone number 770-461-0813
	Number and street (or P.O. box if mail is not delivered to street address) Room/suite 4 CENTER DRIVE		
	City or town, state or province, country, and ZIP or foreign postal code FAYETTEVILLE GA 30214		G Gross receipts \$ 1,572,171
	F Name and address of principal officer:		H(a) Is this a group return for subordinates? ☐ Yes ☒ No H(b) Are all subordinates included? ☐ Yes ☐ No If "No," attach a list. (see instructions)
I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) () (insert no.) ☐ 4947(a)(1) or ☐ 527			
J Website: WWW.FAYSS.ORG H(c) Group exemption number ▶			
K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶ L Year of formation: 1982 M State of legal domicile: GA			

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: TO ADVANCE THE EMOTIONAL, SOCIAL, AND PHYSICAL WELL-BEING OF OLDER ADULTS THROUGH THE MANAGEMENT AND DELIVERY OF SERVICES THAT IMPROVE QUALITY OF LIFE AND FOSTER INDEPENDENT LIVING WITH DIGNITY AND RESPECT.		
	2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3	Number of voting members of the governing body (Part VI, line 1a) 13	
	4	Number of independent voting members of the governing body (Part VI, line 1b) 13	
	5	Total number of individuals employed in calendar year 2013 (Part V, line 2a) 48	
	6	Total number of volunteers (estimate if necessary) 235	
	7a	Total unrelated business revenue from Part VIII, column (C), line 12 0	
7b	Net unrelated business taxable income from Form 990-T, line 34 0		
Revenue	8 Contributions and grants (Part VIII, line 1h)		Prior Year 1,099,209 Current Year 984,931
	9 Program service revenue (Part VIII, line 2g)		478,146 505,274
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		3,930 3,345
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		50,146 78,621
	12 Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)		1,631,431 1,572,171
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
	14 Benefits paid to or for members (Part IX, column (A), line 4)		0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)		692,695 708,671
	16a Professional fundraising fees (Part IX, column (A), line 11e)		1,610 0
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 12,789		961,723 908,669
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)		1,656,028 1,617,340	
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)		-24,597 -45,169	
19 Revenue less expenses. Subtract line 18 from line 12		1,354,683 1,294,991	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)		66,168 51,645
	21 Total liabilities (Part X, line 26)		1,288,515 1,243,346
	22 Net assets or fund balances. Subtract line 21 from line 20		

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer NANCY MEADERS		Date
	Type or print name and title PRESIDENT		
Paid Preparer Use Only	Print/Type preparer's name David A. Nelms, C.P.A.	Preparer's signature David A. Nelms, C.P.A.	Date
	Firm's name ▶ BROWN, NELMS & Co., CPAs	Firm's EIN ▶ 58-1737336	Check ☐ if self-employed PTIN P00400911
	Firm's address ▶ 300 Finance Avenue Peachtree City, GA 30269-6848	Phone no. 770-461-5502	

May the IRS discuss this return with the preparer shown above? (see instructions) ☐ Yes ☒ No

For Paperwork Reduction Act Notice, see the separate instructions.

DAA

Form **990** (2013)

Part III Statement of Program Service AccomplishmentsCheck if Schedule O contains a response or note to any line in this Part III ☐**1** Briefly describe the organization's mission:

TO ADVANCE THE EMOTIONAL, SOCIAL, AND PHYSICAL WELL-BEING OF OLDER ADULTS THROUGH THE MANAGEMENT AND DELIVERY OF SERVICES THAT IMPROVE QUALITY OF LIFE AND FOSTER INDEPENDENT LIVING WITH DIGNITY AND RESPECT.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 1,499,588 including grants of \$) (Revenue \$ 505,274)
ELDERLY CARE SERVICES - PROGRAM PROVIDES INFORMATION AND
REFERRAL SERVICES, CONGREGATE MEALS, HOME DELIVERED
MEALS, TRANSPORTATION, COMMUNITY CARE AND IN-HOME
SERVICES FOR ELDERLY PERSONS IN THE COMMUNITY.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services. (Describe in Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses **1,499,588**

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A	X	
2 Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)?	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II		X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III		X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I	X	
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV		X
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? If "Yes," complete Schedule D, Part V		X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI	X	
b Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII		X
c Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII		X
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX		X
e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X	X	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X		X
12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII	X	
b Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional		X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? If "Yes," complete Schedule F, Parts II and IV		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	X	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III		X
20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		

Part IV Checklist of Required Schedules (continued)

	Yes	No
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II		X
22 Did the organization report more than \$5,000 of grants or other assistance to individuals in the United States on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J		X
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a		X
24b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
24c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
24d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I		X
25b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I		X
26 Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? If so, complete Schedule L, Part II		X
27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part III		X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
28a A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV		X
28b A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV		X
28c An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV		X
29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M		X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II		X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I		X
34 Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Parts II, III, or IV, and Part V, line 1		X
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
35b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2		
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2		X
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI		X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O	X	

Part V Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response or note to any line in this Part V ☐

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable		
1b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable		
1c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		
2b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)	X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
3b	If "Yes," has it filed a Form 990-T for this year? If "No," to line 3b, provide an explanation in Schedule O		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
4b	If "Yes," enter the name of the foreign country: See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
5b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
5c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		X
6b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
7a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		
7b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
7c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		
7d	If "Yes," indicate the number of Forms 8282 filed during the year		
7e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		
7f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		
7g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		
7h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		
8	Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?		
9	Sponsoring organizations maintaining donor advised funds.		
9a	Did the organization make any taxable distributions under section 4966?		
9b	Did the organization make a distribution to a donor, donor advisor, or related person?		
10	Section 501(c)(7) organizations. Enter:		
10a	Initiation fees and capital contributions included on Part VIII, line 12		
10b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11	Section 501(c)(12) organizations. Enter:		
11a	Gross income from members or shareholders		
11b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		
12b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year		
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
13a	Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O.		
13b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans		
13c	Enter the amount of reserves on hand		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		X
14b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O		

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.Check if Schedule O contains a response or note to any line in this Part VI ☒**Section A. Governing Body and Management**

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.		
1b	Enter the number of voting members included in line 1a, above, who are independent		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		☒
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?		☒
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		☒
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		☒
6	Did the organization have members or stockholders?		☒
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		☒
7b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		☒
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	☒	
b	Each committee with authority to act on behalf of the governing body?	☒	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		☒

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

	Yes	No
10a		☒
b		
10b		
11a		☒
b		
12a	☒	
b		☒
12b		
c		
12c	☒	
13	☒	
14	☒	
15		
a	☒	
b	☒	
16a		☒
b		
16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ☒ GA

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
☐ Own website ☐ Another's website ☒ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization: ☒ NANCY MEADERS 4 CENTER DRIVE

FAYETTEVILLE

GA 30214

770-461-0813

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent ContractorsCheck if Schedule O contains a response or note to any line in this Part VII ☐**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees****1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
 - List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
 - List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
 - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
 - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

☒ Check this box if neither the organization nor any related organizations compensated any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) JACK BOWDOIN	2.00									
PAST CHAIRMAN	0.00			X				0	0	0
(2) MARTHA TEAL	3.00									
SECRETARY	0.00			X				0	0	0
(3) CHRIS MALLON	2.00									
CHAIRMAN	0.00			X				0	0	0
(4) BOB TRUITT	2.00									
VICE CHAIRMAN	0.00			X				0	0	0
(5) MARK GRAY	2.00									
TREASURER	0.00			X				0	0	0
(6)										
(7)										
(8)										
(9)										
(10)										
(11)										

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(12)										
(13)										
(14)										
(15)										
(16)										
(17)										
(18)										
(19)										
1b Sub-total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)										

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization **0**

	Yes	No
3 Did the organization list any former officer, director, or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
OPEN HAND ATLANTA ATLANTA GA 30384	176 OTTLEY DRIVE NE PROVIDES MEALS	126,873

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **1**

Part VIII Statement of RevenueCheck if Schedule O contains a response or note to any line in this Part VIII ☐

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e	867,281			
	f All other contributions, gifts, grants, and similar amounts not included above	1f	117,650			
	g Noncash contributions included in lines 1a-1f: \$					
	h Total. Add lines 1a-1f		984,931			
Program Service Revenue	2a Center Fees	Busn. Code	400,848	400,848		
	b Transportation		48,564	48,564		
	c Home Delivered Meals		32,925	32,925		
	d Congregate Program		18,955	18,955		
	e Cost Share		3,982	3,982		
	f All other program service revenue					
	g Total. Add lines 2a-2f		505,274			
	Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		3,345	3,345	
4 Income from investment of tax-exempt bond proceeds						
5 Royalties						
6a Gross rents		(i) Real (ii) Personal				
b Less: rental exps.						
c Rental inc. or (loss)						
d Net rental income or (loss)						
7a Gross amount from sales of assets other than inventory		(i) Securities (ii) Other				
b Less: cost or other basis & sales exps.						
c Gain or (loss)						
d Net gain or (loss)						
8a Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18		a	39,473			
b Less: direct expenses		b				
c Net income or (loss) from fundraising events			39,473			39,473
9a Gross income from gaming activities. See Part IV, line 19		a				
b Less: direct expenses		b				
c Net income or (loss) from gaming activities						
10a Gross sales of inventory, less returns and allowances		a				
b Less: cost of goods sold	b					
c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Busn. Code				
11a Donations - Building Expansio		24,310	24,310			
b Building Fayette County (GIK)		12,000	12,000			
c Gift In Kind Income		2,560	2,560			
d All other revenue		278	278			
e Total. Add lines 11a-11d		39,148				
12 Total revenue. See instructions.		1,572,171	547,767	0	39,473	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐**Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.**

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21				
2 Grants and other assistance to individuals in the U.S. See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the U.S. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	652,830	577,111	64,123	11,596
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes	55,841	50,257	5,584	
11 Fees for services (non-employees):				
a Management				
b Legal				
c Accounting	26,591	23,932	2,659	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy	35,551	31,996	3,555	
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	80,344	72,310	8,034	
23 Insurance	35,295	31,765	3,530	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a CONTRACT EXPENSE	295,167	295,167		
b MEALS	229,470	229,470		
c PROFESSIONAL FEES	53,366	46,956	5,217	1,193
d SUPPLIES	47,804	43,193	4,611	
e All other expenses	105,081	97,431	7,650	
25 Total functional expenses. Add lines 1 through 24e	1,617,340	1,499,588	104,963	12,789
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance SheetCheck if Schedule O contains a response or note to any line in this Part X ☐

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest bearing	207,099	1	469,292
	2 Savings and temporary cash investments	743,137	2	527,472
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	137,074	4	85,891
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 936,550		
	b Less: accumulated depreciation	10b 724,214	267,373	10c 212,336
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11		15	
16 Total assets. Add lines 1 through 15 (must equal line 34)		1,354,683	16	1,294,991
Liabilities	17 Accounts payable and accrued expenses	30,367	17	13,028
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	35,801	25	38,617
	26 Total liabilities. Add lines 17 through 25	66,168	26	51,645
	Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here ☒ and complete lines 27 through 29, and lines 33 and 34.		
27 Unrestricted net assets		397,784	27	325,416
28 Temporarily restricted net assets		890,731	28	917,930
29 Permanently restricted net assets			29	
Organizations that do not follow SFAS 117 (ASC 958), check here ☐ and complete lines 30 through 34.				
30 Capital stock or trust principal, or current funds			30	
31 Paid-in or capital surplus, or land, building, or equipment fund			31	
32 Retained earnings, endowment, accumulated income, or other funds			32	
33 Total net assets or fund balances	1,288,515	33	1,243,346	
34 Total liabilities and net assets/fund balances	1,354,683	34	1,294,991	

Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,572,171
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,617,340
3	Revenue less expenses. Subtract line 2 from line 1	3	-45,169
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	1,288,515
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	1,243,346

Part XII Financial Statements and ReportingCheck if Schedule O contains a response or note to any line in this Part XII ☐

	Yes	No
1 Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis		X
b Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis	X	
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.	X	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?		X
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.		

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ.

▶ Information about Schedule A (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2013

**Open to Public
Inspection**

Name of the organization

FAYETTE SENIOR SERVICES, INC.

Employer identification number

58-1364158

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 11, check only one box.)

- 1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i)**.
- 2 ☐ A school described in **section 170(b)(1)(A)(ii)**. (Attach Schedule E.)
- 3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii)**.
- 4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state:
- 5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv)**. (Complete Part II.)
- 6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v)**.
- 7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)
- 8 ☐ A community trust described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)
- 9 ☐ An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2)**. (Complete Part III.)
- 10 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4)**.
- 11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See **section 509(a)(3)**. Check the box that describes the type of supporting organization and complete lines 11e through 11h.

a ☐ Type I b ☐ Type II c ☐ Type III—Functionally integrated d ☐ Type III—Non-functionally integrated

e ☐ By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2).

f If the organization received a written determination from the IRS that it is a Type I, Type II, or Type III supporting organization, check this box ☐

g Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

(i) A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the supported organization?

(ii) A family member of a person described in (i) above?

(iii) A 35% controlled entity of a person described in (i) or (ii) above?

	Yes	No
11g(i)		
11g(ii)		
11g(iii)		

h Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1–9 above or IRC section (see instructions))	(iv) Is the organization in col. (i) listed in your governing document?		(v) Did you notify the organization in col. (i) of your support?		(vi) Is the organization in col. (i) organized in the U.S.?		(vii) Amount of monetary support
			Yes	No	Yes	No	Yes	No	
(A)									
(B)									
(C)									
(D)									
(E)									
Total									

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule A (Form 990 or 990-EZ) 2013

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	1,302,546	945,899	1,019,211	1,099,209	984,931	5,351,796
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge	12,000		12,000	12,000	12,000	48,000
4 Total. Add lines 1 through 3	1,314,546	945,899	1,031,211	1,111,209	996,931	5,399,796
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4.						5,399,796

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
7 Amounts from line 4	1,314,546	945,899	1,031,211	1,111,209	996,931	5,399,796
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	22,564	10,423	7,353	3,930	3,344	47,614
9 Net income from unrelated business activities, whether or not the business is regularly carried on		34,377	56,069	36,444	38,473	165,363
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)			33,340			33,340
11 Total support. Add lines 7 through 10						5,646,113
12 Gross receipts from related activities, etc. (see instructions)					12	547,767

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2013 (line 6, column (f) divided by line 11, column (f))	14	95.64 %
15 Public support percentage from 2012 Schedule A, Part II, line 14	15	77.97 %
16a 33 1/3% support test—2013. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization ☒		
b 33 1/3% support test—2012. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization ☐		
17a 10%-facts-and-circumstances test—2013. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ☐		
b 10%-facts-and-circumstances test—2012. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ☐		
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ☐		

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II.
If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						
14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here ► ☐						

Section C. Computation of Public Support Percentage

15 Public support percentage for 2013 (line 8, column (f) divided by line 13, column (f))	15	%
16 Public support percentage from 2012 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2013 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2012 Schedule A, Part III, line 17	18	%

19a **33 1/3% support tests—2013.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☐

b **33 1/3% support tests—2012.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ► ☐

Part IV Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and Part III, line 12. Also complete this part for any additional information. (See instructions).

Part II, Line 10 - Other Income Detail

GIFTS IN KIND \$ 31,025

VENDORS COMP \$ 240

MISCELLANEOUS REVENUE \$ 2,075

Schedule B
(Form 990, 990-EZ,
or 990-PF)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.

▶ Information about Schedule B (Form 990, 990-EZ, 990-PF) and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2013

Name of the organization

Employer identification number

FAYETTE SENIOR SERVICES, INC.

58-1364158

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

☒ 501(c)(3) (enter number) organization

☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

☐ 527 political organization

Form 990-PF

☐ 501(c)(3) exempt private foundation

☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation

☐ 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note. Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

- ☐ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II.

Special Rules

- ☒ For a section 501(c)(3) organization filing Form 990 or 990-EZ that met the 33¹/₃ % support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi) and received from any one contributor, during the year, a contribution of the greater of (1) \$5,000 or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.

- ☐ For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 for use exclusively for religious, charitable, scientific, literary, or educational purposes, or the prevention of cruelty to children or animals. Complete Parts I, II, and III.

- ☐ For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions for use exclusively for religious, charitable, etc., purposes, but these contributions did not total to more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an exclusively religious, charitable, etc., purpose. Do not complete any of the parts unless the **General Rule** applies to this organization because it received nonexclusively religious, charitable, etc., contributions of \$5,000 or more during the year

▶ \$

Caution. An organization that is not covered by the General Rule and/or the Special Rules does not file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it does not meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

For Paperwork Reduction Act Notice, see the Instructions for Form 990, 990-EZ, or 990-PF.

Schedule B (Form 990, 990-EZ, or 990-PF) (2013)

Name of organization

Employer identification number

FAYETTE SENIOR SERVICES, INC.

58-1364158

Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	UNITED WAY OF METROPOLITAN ATLANTA 100 EDGEWOOD AVENUE NE ATLANTA GA 30303	\$ 41,200	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
2	ATLANTA REGIONAL COMMISSION 40 COURTLAND ST. NE ATLANTA GA 30303	\$ 377,663	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
3	FAYETTE COUNTY BOARD OF COMMISSIONER 140 STONEWALL AVENUE SUITE 100 FAYETTEVILLE GA 30214	\$ 174,556	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
4	CITY OF PEACHTREE CITY 151 WILLOWBEND ROAD PEACHTREE CITY GA 30269	\$ 197,000	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
			Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)
			Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions.)

**SCHEDULE D
(Form 990)**

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

► Complete if the organization answered "Yes," to Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

► Attach to Form 990.

► Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2013

**Open to Public
Inspection**

Name of the organization

Employer identification number

FAYETTE SENIOR SERVICES, INC.

58-1364158

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year	1	
2 Aggregate contributions to (during year)		
3 Aggregate grants from (during year)		
4 Aggregate value at end of year	1,925	
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☒ No		
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☒ No		

Part II Conservation Easements.

Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (e.g., recreation or education)	☐ Preservation of an historically important land area
☐ Protection of natural habitat	☐ Preservation of a certified historic structure
☐ Preservation of open space	

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ►

4 Number of states where property subject to conservation easement is located ►

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ►

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ► \$

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B) (i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenues included in Form 990, Part VIII, line 1	► \$
(ii) Assets included in Form 990, Part X	► \$

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenues included in Form 990, Part VIII, line 1	► \$
b Assets included in Form 990, Part X	► \$

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

- a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange programs
e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

	Amount
1c	
1d	
1e	
1f	

2a Did the organization include an amount on Form 990, Part X, line 21? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds.

Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a Board designated or quasi-endowment ▶ %
b Permanent endowment ▶ %
c Temporarily restricted endowment ▶ %
The percentages in lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

- (i) unrelated organizations
(ii) related organizations

	Yes	No
3a(i)		
3a(ii)		
3b		

b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" to Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings				
c Leasehold improvements				
d Equipment				
e Other		936,550	724,214	212,336
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).)				212,336

Part VII Investments—Other Securities.

Complete if the organization answered "Yes" to Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		

Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.) ►**Part VIII Investments—Program Related.**

Complete if the organization answered "Yes" to Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		

Total. (Column (b) must equal Form 990, Part X, col. (B) line 13.) ►**Part IX Other Assets.**

Complete if the organization answered "Yes" to Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	

Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ►**Part X Other Liabilities.**

Complete if the organization answered "Yes" to Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) Accrued Payroll	15,550
(3) Employee Benefits Payable	14,361
(4) Accrued Liabilities	4,457
(5) Payroll Liabilities: State Withholdin	2,201
(6) Payroll Liabilities: SUTA	998
(7) *Sales Tax Payable	790
(8) Payroll Liabilities	260
(9) Payroll Liabilities: FICA/Federal	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ►	38,617

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII ☐

Part XIII Supplemental Information (continued)

SCHEDULE G
(Form 990 or 990-EZ)

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

▶ Attach to Form 990 or Form 990-EZ.

▶ Information about Schedule G (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2013

Open to Public
Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization

FAYETTE SENIOR SERVICES, INC.

Employer identification number

58-1364158

Part I

Fundraising Activities. Complete if the organization answered "Yes" to Form 990, Part IV, line 17.
Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a** ☐ Mail solicitations **e** ☐ Solicitation of non-government grants
b ☐ Internet and email solicitations **f** ☐ Solicitation of government grants
c ☐ Phone solicitations **g** ☐ Special fundraising events
d ☐ In-person solicitations

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ☐ Yes ☐ No

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
Total						

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II Fundraising Events. Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events
		PROJECT LOVE (event type)	SUBCONTRACT FAC (event type)	None (total number)	(add col. (a) through col. (c))
Revenue	1 Gross receipts	22,509	11,154		33,663
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)	22,509	11,154		33,663
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses				
	10 Direct expense summary. Add lines 4 through 9 in column (d)				
	11 Net income summary. Subtract line 10 from line 3, column (d)				33,663

Part III Gaming. Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
7 Direct expense summary. Add lines 2 through 5 in column (d)					
8 Net gaming income summary. Subtract line 7 from line 1, column (d)					

9 Enter the state(s) in which the organization operates gaming activities:

a Is the organization licensed to operate gaming activities in each of these states?

☐ Yes ☐ No

b If "No," explain:

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year?

☐ Yes ☐ No

b If "Yes," explain:

- | | | | |
|----|---|------------------------------|-----------------------------|
| 11 | Does the organization operate gaming activities with nonmembers? | ☐ Yes | ☐ No |
| 12 | Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? | ☐ Yes | ☐ No |
| 13 | Indicate the percentage of gaming activity operated in: | | |
| a | The organization's facility | 13a | % |
| b | An outside facility | 13b | % |
| 14 | Enter the name and address of the person who prepares the organization's gaming/special events books and records: | | |

Name

Address ►

- 15a** Does the organization have a contract with a third party from whom the organization receives gaming revenue? ☐ Yes ☐ No
- b** If "Yes," enter the amount of gaming revenue received by the organization ► \$ _____ and the amount of gaming revenue retained by the third party ► \$ _____
- c** If "Yes," enter name and address of the third party: _____

Name 

Address

- 16** Gaming manager information:

Name

Gaming manager compensation ▶ \$

Description of services provided ▶

☐ Director/officer ☐ Employee ☐ Independent contractor

- 17** Mandatory distributions:
- a** Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? ☐ Yes ☐ No
- b** Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year \$ _____

Part IV	Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v), and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also complete this part to provide any additional information (see instructions).
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SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Name of the organization

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2013

**Open to Public
Inspection**

Employer identification number

FAYETTE SENIOR SERVICES, INC.

58-1364158

Form 990, Part VI, Line 11b - Organization's Process to Review Form 990

990 RETURN IS REVIEWED BY FINANCIAL OFFICER AND THE BOARD OF DIRECTORS ON
AN ANNUAL BASIS.

Form 990, Part VI, Line 12c - Enforcement of Conflicts Policy

ALL PARTIES ARE NOTIFIED ANNUALLY REGARDING THE CONFLICT OF INTEREST
POLICY.

Form 990, Part VI, Line 15a - Compensation Process for Top Official

ALL COMPENSATION IS REVIEWED ON AN ANNUAL BASIS.

Form 990, Part VI, Line 15b - Compensation Process for Officers

ALL COMPENSATION IS REVIEWED ON AN ANNUAL BASIS.

Form 990, Part VI, Line 19 - Governing Documents Disclosure Explanation

Upon Request.

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2013

Attachment
Sequence No. 179Department of the Treasury
Internal Revenue Service (99)

▶ See separate instructions.

▶ Attach to your tax return.

Name(s) shown on return

FAYETTE SENIOR SERVICES, INC.

Identifying number

58-1364158

Business or activity to which this form relates

Indirect Depreciation

Part I Election To Expense Certain Property Under Section 179**Note:** If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	500,000
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,000,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2012 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2014. Add lines 9 and 10, less line 12	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.**Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.)**

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	80,342

Part III MACRS Depreciation (Do not include listed property.) (See instructions.)**Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2013	17	0
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here		

Section B—Assets Placed in Service During 2013 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	

Section C—Assets Placed in Service During 2013 Tax Year Using the Alternative Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	80,342
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Form 4562 (2013)

DAA

There are no amounts for Page 2

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: City Manager
Public Services Director
Senior Planner

FROM: City Engineer

DATE: May 27, 2015

SUBJECT: City Greenbelt Easement Approval - Sewer Work Sumner Road
June 4, 2015, City Council Meeting

Recommendation:

Staff recommends that the City Council grant a permanent easement to the Water and Sewerage Authority for the installation and maintenance of a new sewer line across City Greenbelt.

Discussion:

A request has been made to extend public sewer to the Peachtree Professional Building on State Route 54 in the area recently annexed into the City. In order to accomplish this, the sewer would pass through two areas of City Owned Greenbelt located in front of Lexington Park Subdivision. Staff has reviewed the plans and does not have any significant concerns. Installation of the sewer will be jack and bore with minimal tree removal in these Greenbelt areas. There is also an existing cart path in these Greenbelt areas.

This sewer will extend up Sumner Road and terminate behind the Heritage of Peachtree City assisted-living development which will result in the removal of vegetation where the pump station will be constructed and where the sanitary sewer enters the Heritage tract. City Staff has met in the field with the developer to review the limits of construction and disturbance and will be developing a landscape plan to re-vegetate this area and to screen the pump station from the road. The developer has indicated their willingness to install the plant material as soon as construction activities are complete.

Budget Impact:

There is no budget impact for this particular item. Maintenance of the sewer line will be performed by the Water and Sewerage Authority.

Attachments Easement Documents for two parcels

After recording, return to:
Mr. Nathan Brooks
Peachtree City Water &
Sewerage Authority
1127 Highway 74 South
Peachtree City, GA 30269

SANITARY SEWER EASEMENT

THIS Sanitary Sewer Easement is given this _____ day of _____, 2015, by the **City of Peachtree City** (hereinafter "Grantor") to the **Peachtree City Water and Sewerage Authority**, a political subdivision of the State of Georgia (hereinafter "Grantee").

WITNESSETH:

WHEREAS, the Grantor is the owner of said property as shown and described in **Plat Book 35, Page 29**, Fayette County, Georgia, Records; and

WHEREAS, the Grantee has requested that the Grantor grant and convey to the Grantee a permanent easement over, upon, across, under and through a portion of the property of the Grantor for the purpose of constructing, operating, maintaining, repairing, inspecting, and reconstructing sanitary sewer lines and appurtenances, and the Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, has given, granted and conveyed, and by these presents does give, grant, and convey unto the Grantee, its successors and assigns, the temporary and permanent right, privilege and easements to construct, operate, maintain, repair, inspect and reconstruct sanitary sewer lines and appurtenances over upon, across, under and through the above referenced property of the Grantor, said permanent and temporary easements being described as follows:

A nonexclusive permanent easement twenty (20) feet in width for purposes of constructing, operating, maintaining, repairing, inspecting and reconstructing sanitary sewer lines, together with such pipes, manholes, fittings, fixtures and other accessories as from time to time may be required, and for purposes of inspecting and performing appropriate tests within said permanent easement, including but not limited to, archaeological and environmental studies, and together with the full right of access to and egress from said permanent easements. Said permanent easement consists of 4,525 square feet or 0.10 acre and is more fully described in further detail and shown on the Sanitary Sewer Easement dated March 23, 2014, prepared by Integrated Science & Engineering, and attached hereto as Exhibit A and made a part hereof, and more fully described in Exhibit B attached hereto.

The Grantee agrees to restore the topography of said easement area after any work is by Grantee performed on the sewer lines and appurtenances to as near as possible to the same condition as existed before said installation.

The Grantor shall have the right to pass over and upon said permanent easement with appropriate roadways for the full use of its property; provided, however that the construction, maintenance and use of said roadways shall in no way interfere with the sewer lines and appurtenances constructed within said easement. As to paved roads, the Grantee, in future repairs or maintenance of said sewer lines and appurtenances, shall only be responsible for regravelling, tamping and patching the portion of said paved roads disturbed by such work. As to non-paved roads, the Grantee shall only be responsible for regravelling and tamping in connection with any repairs or maintenance.

The Grantor shall not construct any permanent structure that would interfere with the maintenance or repair of the sanitary sewer in the permanent easement or place any additional fill within the permanent easement, without permission of the Grantee and shall not allow any additional utilities within the permanent easement except with approval of the Grantee in writing.

The Grantor covenants to and with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said lands and premises and has full right and power to convey these easements to the Grantee, and that said lands and premises are free from any and all encumbrances, and that they will and their successors and assigns shall forever warrant and defend the title to said easements unto the Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this document to be executed individually or by its duly authorized officer or manager and its seal to be hereunto affixed, as of this day and the year first above written.

WITNESS:

GRANTOR: City of Peachtree City

Printed Name: _____

By: _____

Printed Name: _____

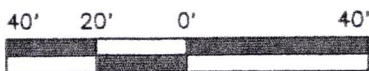
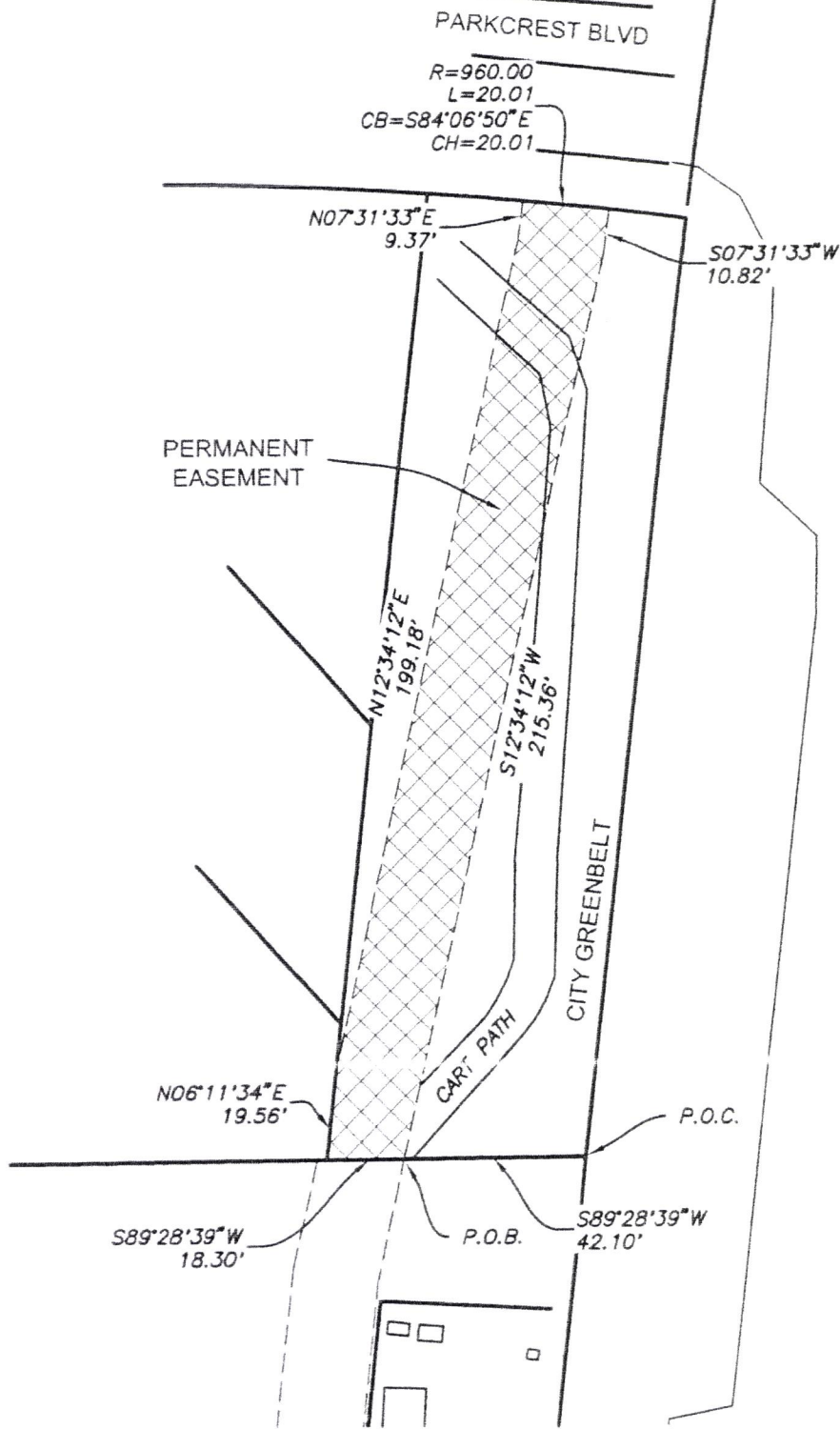
Title: _____

NOTARY:

Printed Name

My Commission Expires

SEAL



SCALE: 1" = 40'



GRID (GA WEST ZONE) NAD83

3/23/14

CITY GREENBELT
PB 35 PG 29

SANITARY SEWER
EASEMENT

EXHIBIT

"A"

tabbies



**INTEGRATED
Science &
Engineering**

1435 Bellvue Road, Suite 200, Roswell, Georgia 30076
(770) 552-2108 (770) 552-2107
Atlanta/Savannah

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 92 of the 7th District of Fayette County, Georgia, and being a portion of the City Greenbelt as shown on a Plat recorded in Plat Book 35, Page 29, in the Office of the Clerk of the Superior Court of Fayette County, Georgia. And being more particularly described as follows:

COMMENCE at the southeast corner of City Greenbelt as shown on a Plat recorded in Plat Book 35, Page 29;

Thence along the south line of said Greenbelt, South 89 degrees 28 minutes 39 seconds West, a distance of 42.10 feet to the POINT OF BEGINNING;

Thence South 89 degrees 28 minutes 39 seconds West, a distance of 18.30 feet to the southwest corner of said Greenbelt;

Thence along the west line of said Greenbelt, North 06 degrees 11 minutes 34 seconds East, a distance of 19.56 feet;

Thence leaving said west line, North 12 degrees 34 minutes 12 seconds East, a distance of 199.18 feet;

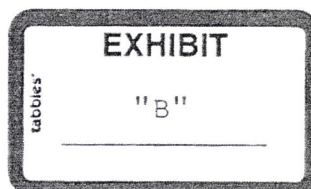
Thence North 07 degrees 31 minutes 33 seconds East, a distance of 9.37 feet to the southerly right-of-way of Parkcrest Boulevard;

Thence along said right-of-way, along a curve to the right having a radius of 960.00 feet, and an arc length of 20.01 feet, being subtended by a chord of South 84 degrees 06 minutes 50 seconds East for a distance of 20.01 feet;

Thence leaving said right-of-way, South 07 degrees 31 minutes 33 seconds West, a distance of 10.82 feet

Thence South 12 degrees 34 minutes 12 seconds West, a distance of 215.36 feet to the POINT OF BEGINNING.

Containing 4,525 square feet or 0.10 acres, more or less.



After recording, return to:
Mr. Nathan Brooks
Peachtree City Water &
Sewerage Authority
1127 Highway 74 South
Peachtree City, GA 30269

SANITARY SEWER EASEMENT

THIS Sanitary Sewer Easement is given this _____ day of _____, 2015, by the **City of Peachtree City** (hereinafter "Grantor") to the **Peachtree City Water and Sewerage Authority**, a political subdivision of the State of Georgia (hereinafter "Grantee").

WITNESSETH:

WHEREAS, the Grantor is the owner of said property as shown and described in **Plat Book 33, Page 146**, Fayette County, Georgia, Records; and

WHEREAS, the Grantee has requested that the Grantor grant and convey to the Grantee a permanent easement over, upon, across, under and through a portion of the property of the Grantor for the purpose of constructing, operating, maintaining, repairing, inspecting, and reconstructing sanitary sewer lines and appurtenances, and the Grantor has agreed to do so.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, has given, granted and conveyed, and by these presents does give, grant, and convey unto the Grantee, its successors and assigns, the temporary and permanent right, privilege and easements to construct, operate, maintain, repair, inspect and reconstruct sanitary sewer lines and appurtenances over upon, across, under and through the above referenced property of the Grantor, said permanent and temporary easements being described as follows:

A nonexclusive permanent easement twenty (20) feet in width for purposes of constructing, operating, maintaining, repairing, inspecting and reconstructing sanitary sewer lines, together with such pipes, manholes, fittings, fixtures and other accessories as from time to time may be required, and for purposes of inspecting and performing appropriate tests within said permanent easement, including but not limited to, archaeological and environmental studies, and together with the full right of access to and egress from said permanent easements. Said permanent easement consists of 5,395 square feet or 0.12 acre and is more fully described in further detail and shown on the Sanitary Sewer Easement dated March 23, 2014, prepared by Integrated Science & Engineering, attached hereto as Exhibit A and made a part hereof, and more fully described in Exhibit B attached hereto.

The Grantee agrees to restore the topography of said easement area after any work is by Grantee performed on the sewer lines and appurtenances to as near as possible to the same condition as existed before said installation.

The Grantor shall have the right to pass over and upon said permanent easement with appropriate roadways for the full use of its property; provided, however that the construction, maintenance and use of said roadways shall in no way interfere with the sewer lines and appurtenances constructed within said easement. As to paved roads, the Grantee, in future repairs or maintenance of said sewer lines and appurtenances, shall only be responsible for regravelling, tamping and patching the portion of said paved roads disturbed by such work. As to non-paved roads, the Grantee shall only be responsible for regravelling and tamping in connection with any repairs or maintenance.

The Grantor shall not construct any permanent structure that would interfere with the maintenance or repair of the sanitary sewer in the permanent easement or place any additional fill within the permanent easement, without permission of the Grantee and shall not allow any additional utilities within the permanent easement except with approval of the Grantee in writing.

The Grantor covenants to and with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said lands and premises and has full right and power to convey these easements to the Grantee, and that said lands and premises are free from any and all encumbrances, and that they will and their successors and assigns shall forever warrant and defend the title to said easements unto the Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this document to be executed individually or by its duly authorized officer or manager and its seal to be hereunto affixed, as of this day and the year first above written.

WITNESS:

GRANTOR: City of Peachtree City

Printed Name: _____

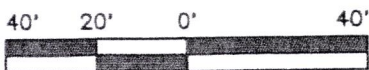
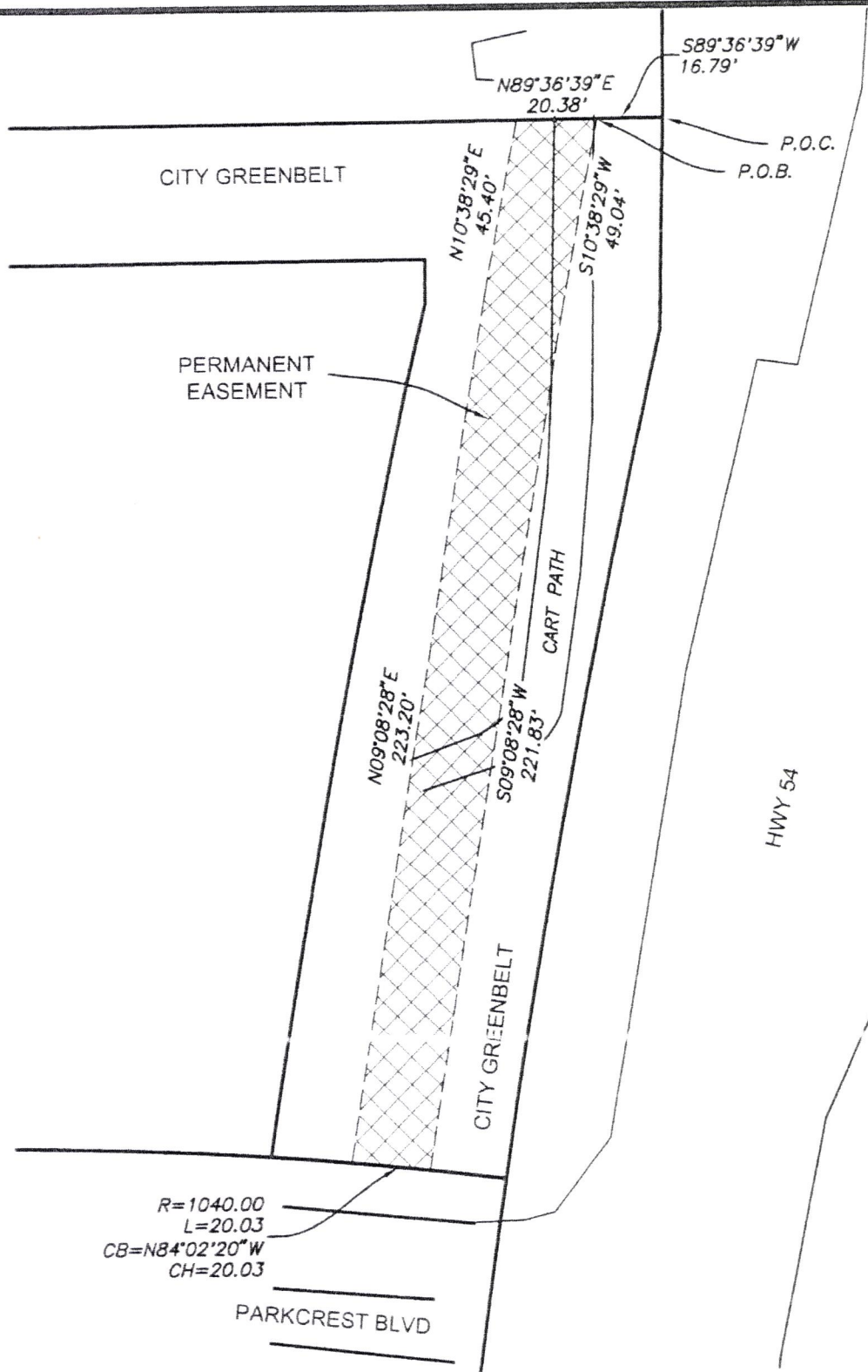
By: _____
Printed Name: _____
Title: _____

NOTARY:

Printed Name

My Commission Expires

SEAL



SCALE: 1" = 40'



GRID (GA WEST ZONE) NAD83

3/23/14

CITY GREENBELT
PB 33 PG 146

EXHIBIT

"A"

SANITARY SEWER
SEWAGE TREATMENT PLANT



INTEGRATED
Science &
Engineering

1525 Sullivan Road, Suite 200, Roswell, Georgia 30076
(404) 578.5522.2108 (404) 578.5522.2107
Atlanta/Savannah

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 92 of the 7th District of Fayette County, Georgia, and being a portion of the City Greenbelt as shown on a Plat recorded in Plat Book 33, Page 146, in the Office of the Clerk of the Superior Court of Fayette County, Georgia. And being more particularly described as follows:

COMMENCE at the northeast corner of City Greenbelt as shown on a Plat recorded in Plat Book 33, Page 146;

Thence along the north line of said Greenbelt, South 89 degrees 36 minutes 39 seconds West, a distance of 16.79 to the POINT OF BEGINNING;

Thence leaving said north line, South 10 degrees 38 minutes 29 seconds West, a distance of 49.04 feet;

Thence South 09 degrees 08 minutes 28 seconds West, a distance of 221.83 feet to the northerly right-of-way of Parkcrest Boulevard;

Thence along said right-of-way, along a curve to the left having a radius of 1,040.00 feet, and an arc length of 20.03 feet, being subtended by a chord of North 84 degrees 02 minutes 20 seconds West for a distance of 20.03 feet

Thence leaving said right-of-way, North 09 degrees 08 minutes 28 seconds East, a distance of 223.20 feet;

Thence North 10 degrees 38 minutes 29 seconds East, a distance of 45.40 feet to the north line of said Greenbelt;

Thence along said north line, North 89 degrees 36 minutes 39 seconds East, a distance of 20.38 feet to the POINT OF BEGINNING.

Containing 5,395 square feet or 0.12 acres, more or less.

