

City of Walnut Grove

COUNCIL MEETING

AGENDA

Thursday, January 14, 2020

7:00 P.M.

Municipal Building -1021 Park St.

- I. **CALL TO ORDER**
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **AGENDA APPROVAL**
- I. **APPROVAL OF CONSENT AGENDA**
 1. Minute's Approval
 - a. December 20, 2020 Minutes
 2. Financials
 - a. Financial report
 - b. Financial / Budget Summary
 - c. Bank Account Balances
 3. Invoices
 - a. Precision Planning (Sewer)
 - b. Lakeview Environmental, LLC (Sewer)
 - c. VC3
- II. **COMMITTEE REPORTS**
 1. Community Involvement Committee – Council Member Linda Pilgrim
 2. Downtown Development Committee – Council Member Stephani Moncrief
 3. Parks and Recreation Committee – Council Member Mary Hall
 4. Public Works Committee – Council Member Jon Dial
- III. **PLANNING AND ZONING COMMISSION** – Don Cannon, Chair
- IV. **PUBLIC FORUM**
 1. Public Comments
- V. **OLD BUSINESS**
 - 1: 1121 Park Street
 - 2: Variance – Sundial Enterprises
- VI. **NEW BUSINESS**
 1. Election of Mayor Pro-Tem
 2. Appointments
 - i. City Clerk –
 - ii. Deputy Clerk – Sonya R. Cox
 - iii. Code Enforcement Officer – Craig Ellington

- v. City Attorney – Tony Powell
- vi. City Engineer – Precision Planning, Inc.
- vii. Municipal Court Judge – Samuel M. Barth

VII. **REPORTS**

- 1. Clerk's Report
- 2. Mayor's Report

VIII. **TOWN HALL DISCUSSION**

IX. **COUNCIL COMMENTS**

X. **EXECUTIVE SESSION - None**

I. **ADJOIN**

**CITY OF WALNUT GROVE
PUBLIC HEARING MINUTES
THURSDAY, December 10, 2021 6:30 P.M.**

**Present at Meeting:
Mayor: Mark Moore
Stephanie Moncrief
Linda Pilgrim
John Dial
City Attorney: Mike Malcom
Jesse Couch
Deputy Clerk: Sonya Cox**

I. CALL TO ORDER

Meeting was called to order by Mayor Mark Moore

II. INVOCATION

Invocation given by Mike Malcom

III. PLEDGE OF ALLEGIANCE

All stood for the pledge of allegiance.

IV. AGENDA APPROVAL

Council member Stephanie Moncrief made a motion to approve the agenda,
Councilmember Jon Dial seconded the motion, motion passed.

V. CALL FOR PUBLIC COMMENTS ON:

- a. **Variance- Albrights Finishing:** NO PUBLIC COMMENTS MADE
- b. **Variance- Derrick Wolf Sign Company:** NO PUBLIC COMMENTS MADE
- c. **Variance- Sundial Enterprises:** NO PUBLIC COMMENTS MADE

VI. Meeting Adjourned at 6:45

Approval by Mayor and City Council this 14th day of January, 20

Mayor Mark Moore

Sonya R. Cox, Deputy Clerk

**CITY COUNCIL MINUTES
CITY COUNCIL MEETING
THURSDAY, December 10, 2020
COUNCIL MEETING
7:00 P.M.**

Present at Meeting:

Mayor: Mark Moore

Stephanie Moncrief

Linda Pilgrim

Mary Hall

John Dial

City Attorney: Mike Malcom

Jesse Couch

Deputy Clerk: Sonya Cox

I. CALL TO ORDER

Meeting was called to order by Mayor Mark Moore

II. INVOCATION

Invocation given by Mike Malcom

III. PLEDGE OF ALLEGIANCE

All stood for the pledge of allegiance.

IV. AGENDA APPROVAL

Council member Stephanie Moncrief made a motion to approve the agenda,
Councilmember Jon Dial seconded the motion, motion passed.

V. APPROVAL OF CONSENT AGENDA

The Mayor requested amending the consent agenda to add Southern Sanitation Invoice for approval. Mary Hal made the motion to approve the Consent Agenda, Stephanie Moncrief seconded the motion, motion passed.

VI. Committee Reports:

Each Committee Chair reported on their committee. Linda Pilgrim reported on the Christmas tree lighting and how well it went. Stephanie Moncrief reported that she was still working on putting her committee together and if anyone was interested please come and see her. Mary Hall reported that she has been working on the city park and

improvements that can be made, like a walking trail and other things. Jon Dial had no report at this time.

VII. Planning and Zoning Committee

Don Cannon reported on the planning and zoning commission.

VIII. Public Forum- None

IX. Variance:

- a. **Variance- Albrights Finishing**, Stephanie Moncrief made a motion to allow the variance, Linda Pilgrim made a second, motion passed.
- b. **Variance- Derrick Wolf Sign Company**- Stephanie Moncrief made a motion to allow for the sign variance, Mary Hall made a second, motion passed.
- c. **Variance- Sundial Enterprises**, A motion to table the variance until further information can be gathered was made by Stephanie Moncrief, seconded by Mary Hall, motion passed.

X. Reports

Clerks Report- Sonya Cox

XI. Mayors Report- Mayor Moore

XII. Town Hall Discussion - None

XIII. Enter Executive Session- Motion made to adjourn for executive session by Linda Pilgrim, seconded by Mary Hall.

XIV. Exit Executive Session- Motion made to return from executive session and enter into regular meeting by John Dial, seconded by Stephanie Moncrief, motion passed.

XV Motion made to purchase the property know as 1121 Park Street for the purchase price of \$165,384.58 by Jon Dial, seconded by Stephanie Moncrief, motion passed.

XVI Mayor Moore – asked for a motion to adjourn, motion made by Mary Hall, seconded by Stephanie Moncrief, meeting Adjourned.

Meeting Adjourned at 8:47

Approval by Mayor and City Council this 14th day of January, 20

Mayor Mark Moore

Sonya R. Cox, Deputy Clerk

City of Walnut Grove

BUDGET VS. ACTUALS: BUDGET - FISCAL YEAR ENDED JUNE 30, 2021 - FY21 P&L CLASSES

July 2020 - June 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
31.1000 Property Taxes	190,608.45	200,000.00	-9,391.55	95.30 %
31.1310 Title Ad Valorem - TAVT	19,550.58	2,500.00	17,050.58	782.02 %
31.1315 Motor Vehicle Tax	794.00	25,000.00	-24,206.00	3.18 %
31.1340 Intangible Tax	84.73	500.00	-415.27	16.95 %
31.1600 Real Estate Transfer Tax	1,148.39		1,148.39	
31.1710 Franchise Tax - Electric	3,129.55	59,000.00	-55,870.45	5.30 %
31.1730 Franchise Tax - Gas		3,300.00	-3,300.00	
31.1750 Franchise Tax - Cable	3,352.54	6,000.00	-2,647.46	55.88 %
31.1760 Franchise Tax - Telephone	209.64	750.00	-540.36	27.95 %
31.3100 Local Option Sales Tax	122,156.78	190,000.00	-67,843.22	64.29 %
31.4200 Alcohol Excise Tax	52,763.71	75,000.00	-22,236.29	70.35 %
31.6200 Insurance Premium Tax	104,044.61	100,000.00	4,044.61	104.04 %
31.8000 Other Taxes	2,104.04		2,104.04	
31.9000 Penalties and Interest on Delinquent Taxes		2,500.00	-2,500.00	
32.1110 Alcohol Licenses - Beer	250.00	750.00	-500.00	33.33 %
32.1120 Alcohol Licenses - Wine	250.00	750.00	-500.00	33.33 %
32.1130 Alcohol Licenses - Liquor	1,700.00	2,400.00	-700.00	70.83 %
32.1200 Business License	4,610.00	5,000.00	-390.00	92.20 %
32.2200 Building Permits and Inspections	8,555.85	2,500.00	6,055.85	342.23 %
32.2990 Other Permits	500.00	1,000.00	-500.00	50.00 %
32.4000 Late Fees	-57.05		-57.05	
33.4000 Intergovernmental Revenue - State	26,722.17		26,722.17	
33.7100 SPLOST Revenue	117,700.22		117,700.22	
34.1100 Court Services	-1,145.00		-1,145.00	
34.1910 Election Qualifying Fee	36.00	100.00	-64.00	36.00 %
34.4100 Sanitation Charges	2,846.00		2,846.00	
34.4210 Tap Fees	36,000.00		36,000.00	
34.7000 Recreation Income	860.00	3,500.00	-2,640.00	24.57 %
34.9999 Other Charges		150.00	-150.00	
35.1000 Fines and Forfeitures	20,988.90	55,000.00	-34,011.10	38.16 %
35.1010 Fines and Forfeitures - Other		1,000.00	-1,000.00	
35.1020 Court Fees - Other	50.00	500.00	-450.00	10.00 %
36.1000 Interest Revenue	307.73	330.00	-22.27	93.25 %
38.9999 Miscellaneous Revenue	792.04	100.00	692.04	792.04 %
Total Income	\$720,913.88	\$737,630.00	\$ -16,716.12	97.73 %
GROSS PROFIT	\$720,913.88	\$737,630.00	\$ -16,716.12	97.73 %
Expenses				
51.1100 Salaries and Wages	113,929.38	208,400.00	-94,470.62	54.67 %
51.2100 Group Insurance	420.84	10,000.00	-9,579.16	4.21 %
51.2200 Payroll Taxes - Social Security	6,390.24	29,600.00	-23,209.76	21.59 %
51.2210 Payroll Taxes - Medicare	753.39		753.39	

City of Walnut Grove

BUDGET VS. ACTUALS: BUDGET - FISCAL YEAR ENDED JUNE 30, 2021 - FY21 P&L CLASSES

July 2020 - June 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
51.2215 Payroll Taxes - Federal Unemployment	31.73		31.73	
51.2220 Payroll Taxes - State Unemployment	317.31		317.31	
51.2400 Retirement Contributions	2.00		2.00	
52.1100 Court Software	1,396.40	3,000.00	-1,603.60	46.55 %
52.1300 IT Services	17,477.97	10,500.00	6,977.97	166.46 %
52.2110 Solid Waste Collection	39,330.33	65,000.00	-25,669.67	60.51 %
52.2200 Repairs and Maintenance	25,263.30	18,000.00	7,263.30	140.35 %
52.2210 Repairs and Maintenance - Vehicles	3,960.16	10,000.00	-6,039.84	39.60 %
52.2220 Repairs and Maintenance - Streets, Roads and Bridges	26,395.17	25,000.00	1,395.17	105.58 %
52.2240 Professional Services	3,477.74	7,000.00	-3,522.26	49.68 %
52.2241 Professional Services - Engineering	41,587.40	50,000.00	-8,412.60	83.17 %
52.2242 Professional Services - Accounting	20,231.25	35,000.00	-14,768.75	57.80 %
52.2243 Professional Services - Legal	28,745.73	35,000.00	-6,254.27	82.13 %
52.2244 Professional Services - Security	955.71	1,000.00	-44.29	95.57 %
52.2250 Facility and Grounds Maintenance	104.88	15,000.00	-14,895.12	0.70 %
52.2260 Liability Insurance	14,234.00	25,500.00	-11,266.00	55.82 %
52.3000 Cleaning Services		2,500.00	-2,500.00	
52.3200 Communications - Telephone	7,525.69	9,500.00	-1,974.31	79.22 %
52.3300 Advertising	485.00	3,000.00	-2,515.00	16.17 %
52.3500 Travel	839.95	2,100.00	-1,260.05	40.00 %
52.3600 Dues and fees	2,484.57	2,500.00	-15.43	99.38 %
52.3610 Bank Charges	471.82	100.00	371.82	471.82 %
52.3700 Training and Education	170.00	18,200.00	-18,030.00	0.93 %
52.3850 Contract Labor	2,995.00	5,000.00	-2,005.00	59.90 %
52.3900 Other Expenses	560.63	1,700.00	-1,139.37	32.98 %
53.1100 Cleaning Supplies	143.07		143.07	
53.1110 Office Supplies	2,468.86	4,000.00	-1,531.14	61.72 %
53.1115 Pavilion Rental Expenses	150.00	1,000.00	-850.00	15.00 %
53.1120 Postage	159.95	500.00	-340.05	31.99 %
53.1130 General Supplies - Other	2,610.57	5,000.00	-2,389.43	52.21 %
53.1140 Community Support/Events	2,710.03	2,500.00	210.03	108.40 %
53.1210 Utilities - Water	939.60	750.00	189.60	125.28 %
53.1220 Utilities - Gas	170.32	1,500.00	-1,329.68	11.35 %
53.1230 Utilities - Electricity	20,817.63	27,000.00	-6,182.37	77.10 %
53.1270 Gas, Oil, Diesel	1,126.74	4,000.00	-2,873.26	28.17 %
53.9999 Miscellaneous Expenditures	9,284.32		9,284.32	
54.1400 Capital outlay - Roads Streets and Bridges	252,500.33	61,000.00	191,500.33	413.93 %
54.2500 Equipment	8,704.71	6,500.00	2,204.71	133.92 %
54.2600 New Construction	2,400.00		2,400.00	
57.3000 Library		50,000.00	-50,000.00	
57.3300 Peace Officer Annuity/Benefit Fund	1,422.73	2,200.00	-777.27	64.67 %
57.3320 Crime Lab Fees	25.00	130.00	-105.00	19.23 %
57.3340 Drivers Ed/Training Fund	2.63	400.00	-397.37	0.66 %

City of Walnut Grove

BUDGET VS. ACTUALS: BUDGET - FISCAL YEAR ENDED JUNE 30, 2021 - FY21 P&L CLASSES

July 2020 - June 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
57.3370 Drug Abuse Treatment and Education	481.77		481.77	
57.3371 Brain & Spinal Injury Fund		100.00	-100.00	
57.3375 County Jail Fund	1,537.24	4,000.00	-2,462.76	38.43 %
57.3380 Peace Officer - Prosecutor's Fund	17.51	3,500.00	-3,482.49	0.50 %
57.3385 Local Victim Assist. Fund	621.00	1,800.00	-1,179.00	34.50 %
57.3390 GA Crime Victims Assist. Program	221.47		221.47	
57.3391 Peace Officer - Prosecution Indigent Fund	17.51	3,750.00	-3,732.49	0.47 %
57.3392 Sheriff's Retirement Fund of GA	323.02	400.00	-76.98	80.76 %
57.3393 GSCCCA Payouts	4,624.70		4,624.70	
57.4000 Walton County Board of Commissioners	5,620.80	5,000.00	620.80	112.42 %
58.1000 Debt Service - Principal	20,962.27	27,000.00	-6,037.73	77.64 %
58.2000 Debt Service - Interest	47.77	9,000.00	-8,952.23	0.53 %
61.1321 Transfers to 2019 SPLSOT	24,000.00		24,000.00	
Payroll Expenses				
Taxes	0.00		0.00	
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Purchases	1,662.45		1,662.45	
Total Expenses	\$726,311.59	\$813,630.00	\$ -87,318.41	89.27 %
NET OPERATING INCOME	\$ -5,397.71	\$ -76,000.00	\$70,602.29	7.10 %
Other Income				
39.9999 Budgeted Use of Fund Balance		76,000.00	-76,000.00	
Total Other Income	\$0.00	\$76,000.00	\$ -76,000.00	0.00%
NET OTHER INCOME	\$0.00	\$76,000.00	\$ -76,000.00	0.00 %
NET INCOME	\$ -5,397.71	\$0.00	\$ -5,397.71	0.00%

City of Walnut Grove
Balance Sheet
As of January 8, 2021

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
11.1100 Cash in Bank - General Fund	286,094.74
11.1101 Money Market - General Fund	532,696.90
11.1102 Cash in Bank - 2013 SPLOST	69,936.31
11.1103 Cash in Bank - 2019 SPLOST	135,888.60
11.1104 Cash in Bank - Sewer Operating Account	26,378.52
11.1105 Money Market - Sewer	336,007.89
11.1111 Cash in Bank - DDA	91,429.52
Total Bank Accounts	<u>\$ 1,478,432.48</u>



400 Pike Blvd
Lawrenceville, GA 30046
(770) 338-8000

City of Walnut Grove
Mayor Mark Moore
2581 Leone Ave
Walnut Grove, GA 30052

Invoice number 64227
Date 11/30/2020

Project **E10155C Walnut Grove - Sewer Treatment Facility**

Bill thru November 30, 2020

Description	Current Billed
EPD PERMITTING	0.00
GENERAL CONSULTING	0.00
ADDITIONAL SERVICES	275.00
DIRECT EXPENSES	774.13
NOT BILLABLE	0.00
Total	1,049.13

Additional Services

	Billed Amount
Nelson Environmental, Inc.	275.00
Additional Services subtotal	275.00

Direct Expenses

	Billed Amount
Nelson Environmental, Inc.	774.13

Invoice total **1,049.13**

Approved by: Jimmy Parker (TS)



December 8, 2020

Mayor Mark Moore
City of Walnut Grove
2581 Leone Avenue
Loganville, Georgia 30052

RE: Walnut Grove Sewer Treatment and Collection Facilities

Mayor Moore:

Enclosed please find PPI's November 2020 invoice in the amount of **\$1,049.13** for preparation and submittal of the 2020 Watershed Protection Plan Annual Report as required by Georgia EPD.

Please call me at 770-267-8800, should you have any questions or comments regarding the information presented above. Thanks again for the opportunity to serve the City of Walnut Grove.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jimmy Parker", is written over a light blue circular stamp.

Jimmy Parker, P.E.
Senior Vice President

Enclosure

F:\DOCUMENT\10\155C\Invoice Letters\2020\11_Invoice Letter.docx



VC3 Inc
1301 Gervais St
Suite 1800
Columbia, SC 29201
(803) 733-7333

Bill To:
City of Walnut Grove, GA Attn: Tangee Puckett 2581 Leone Avenue Loganville, GA 30052 United States

Date	Invoice
11/01/2020	55369
Account	
WAL06	

Terms	Due Date	PO Number	Reference
Net 10	11/11/2020		Monthly Billing for November

Contract Details	Quantity	Price	Amount
Agreement IT in a Box			
IT in a Box discount - 25% GMA Member Discount for the first 12 months (December 2019 - November 2020)	1.00	-\$286.16	-\$286.16
IT in a Box email coverage per individual. Email includes 50GB of mailbox storage, Outlook support, rich Browser Access (Outlook Web Access), rich Mobile Access (ActiveSync), shared calendars and contacts, archiving, anti-malware, and anti-spam	9.00	\$8.96	\$80.64
IT in a Box Gold coverage for 5 PCs and 1 Server providing Cybersecurity & Computer Maintenance, 24x7 Helpdesk (onsite & remote), Data Backup & Disaster Recovery for 1 Server, Records/Document Management, Email, Microsoft Office, Video Archiving, Policy & Compliance, Website, and Vendor Management & Procurement	1.00	\$1,064.00	\$1,064.00
IT in a Box discount - Offset annual increase near end of FY2019 signing	1.00	-\$34.20	-\$34.20
Total Contract Details:			\$824.28

Make checks payable to VC3 Inc Remit To: VC3, Inc 1301 Gervais St, Suite 1800 Columbia, SC 29201 (800) 787 - 1160 visit www.vc3.com/pay-invoice to pay via credit card If you are signed up for VC3's ACH program, drafts will occur after 15 calendar days. Please email finance@vc3.com with any issues to stop the draft of any invoice.	Invoice Subtotal:	\$824.28
	Sales Tax:	\$0.00
	Invoice Total:	\$824.28
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$824.28

Lakeview Environmental LLC.
Every Drop Counts!

INVOICE

PO Box 311
Hull, GA 30646
lakeviewenvironmentallc@gmail.com
Phone (706) 215-5276

INVOICE #1220
DATE: JANUARY 4, 2021

To: City of Walnut Grove
2581 Leone Avenue
Loganville, GA 30052
770-787-0046

DESCRIPTION	HOURS	RATE	AMOUNT
December 2020 Contract Operations of the Wastewater plant <ul style="list-style-type: none">Routine maintenance of the plantSubmit monthly reports to GA EPDExercise system when water levels are adequateInspected the Lift Station		1250.00/month	1250.00
TOTAL			\$1250.00

Make all checks payable to **Lakeview Environmental**
Total due in 14 days. Overdue accounts subject to a service charge of 2% per month.

Thank you for your business!



January 4, 2021

Bonnie Pope
Georgia Environmental Protection Division
Northeast Region Office
745 Gaines School Road
Athens, GA 30605

City of Walnut Grove
City of Walnut Grove LAS
NPDES Permit No. GAJ040019
December 2020 Monitoring Report

Dear Ms. Pope,

Please find the enclosed Discharge Monitoring Report (DMR) to the Georgia EPD for the City of Walnut Grove LAS for the month of December 2020.

The plant is not producing effluent at this time.

If you have any questions please don't hesitate to contact me

Thanks

A handwritten signature in blue ink, appearing to read "C. Thomas", is written over the typed name.

Chris Thomas

President

Phone: 706-215-5276

Email: [lakeviewenvironmentallc@gmail.com](mailto:lakeviewenvironmentalllc@gmail.com)

PERMITTEE NAME / ADDRESS (Include Facility Name / Location if Different)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

DISCHARGE MONITORING REPORT

NAME
City of Walnut Grove

ADDRESS
2581 Leone Avenue
Walnut Grove, GA 30052

GAJ040019
PERMIT NUMBER

Storage Pond
DISCHARGE NUMBER

DNR - EPD Northeast District
745 Gaines School Rd.
Athens, GA 30605 (706) 369-6376

FACILITY LOCATION
City of Walnut Grove LAS
Forrester Cemetery Road, Walnut Grove, GA 30052

MONITORING PERIOD							
FROM	YEAR	MO	DAY	TO	YEAR	MO	DAY
	20	12	01		20	12	31

EFFLUENT
*** NO DISCHARGE: ***

NOTE: Read instructions before completing this form.

PARAMETER	SAMPLE MEASUREMENT REQUIREMENT	QUANTITY OR LOADING		UNITS	QUALITY OR CONCENTRATION			UNITS	NO. EX.	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		AVERAGE	MAXIMUM		MINIMUM	AVERAGE	MAXIMUM				
Flow Storage Pond Influent/ Effluent	PERMIT REQUIREMENT	0.05	0.0625	MGD	*****	*****	*****			5/wk	continuous
	SAMPLE MEASUREMENT REQUIREMENT	*****	*****		*****	*****	*****				
BOD, 5-day (20 deg. C) Influent / Effluent	PERMIT REQUIREMENT	*****	*****		*****	*****	*****			1 / month	grab
	SAMPLE MEASUREMENT REQUIREMENT	*****	*****		*****	*****	*****				
Total Suspended Solids Influent / Effluent	PERMIT REQUIREMENT	*****	*****		*****	50	*****			1 / month	grab
	SAMPLE MEASUREMENT REQUIREMENT	*****	*****		*****	*****	*****				
Nitrate-Nitrogen Effluent	PERMIT REQUIREMENT	*****	*****		*****	*****	report			1 / Quarter	grab
	SAMPLE MEASUREMENT REQUIREMENT	*****	*****		*****	*****	report				
pH Effluent	PERMIT REQUIREMENT	*****	*****		*****	*****	report			1 / month	grab
	SAMPLE MEASUREMENT REQUIREMENT	*****	*****		*****	*****	report				
	PERMIT REQUIREMENT	*****	*****		*****	*****	25			1 / Month	grab
	SAMPLE MEASUREMENT REQUIREMENT	*****	*****		*****	*****	*****				

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER
Honorable Lamar Lee, Mayor
City of Walnut Grove

No Discharge

SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT

TELEPHONE	DATE
706-215-5276	21 1 4
AREA CODE & NO	YEAR MO DAY

LAKEVIEW
environmental



Walnut Grove Wastewater System

Monthly Operating Report

December 2020

Executive Summary

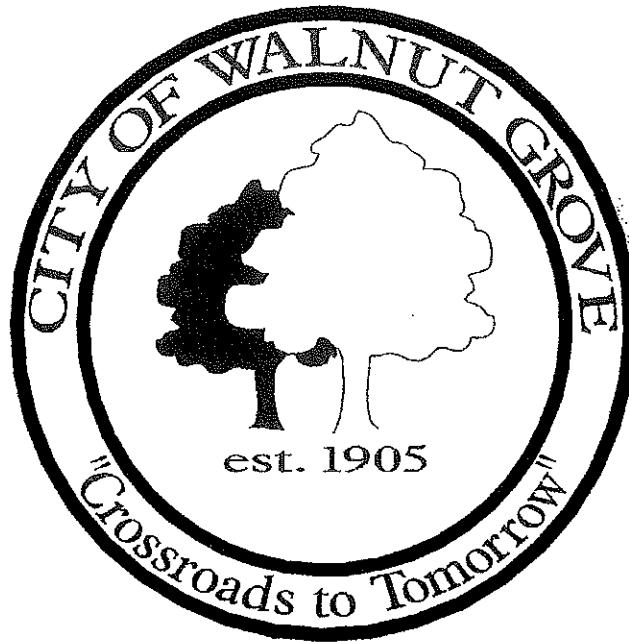
Wastewater Treatment Plant

- The treatment plant looked good overall.
- Filled out the required plant check sheets and lift station monitoring report.
- Fields have been cut and look to be in great shape.
- Treatment pond level was increasing, but is not high enough to require spraying.

Sewer Lift station

- Inspected the lift station and recorded the hours.
- Exercised the pumps. Both pumps operated as designed.
- Exercised the generator via the transfer switch. The generator cycled as designed and powered the station.

VARIANCE APPLICATION



CITY OF WALNUT GROVE, GA

2581 LEONE AVENUE

LOGANVILLE, GA 30052

770-787-0046

**CITY OF WALNUT GROVE
VARIANCE PROCESS**

All applications are reviewed by the City Clerk, City Planner and the City Council.

1. An application, complete in all aspects, is submitted to the City Clerk.
2. The City Planner reviews the application and makes both a written recommendation to be presented at the public hearing. The written recommendation is sent to City Council on the Friday prior to the public hearing. Additional copies of the report may be obtained from the City Clerk at (770) 787-0046.
3. The City Clerk will place a legal notice in the Walton Tribune newspaper at least 15 days before the first public hearing.
4. A public hearing sign is erected on the property at least 15 days before the first public hearing. This sign will be erected by a City Hall staff member.
5. The City Council reviews the facts in the case at its scheduled meeting. A recommendation is determined following the public hearing. This recommendation is final with no further appeal. The City Council meets on the second Thursday of the month. Meetings are held at 7:00 p.m. at the Walnut Grove Community Building at 1021 Park St. Loganville, Ga. 30052.
6. Once an application is made, the applicant may withdraw the application without prejudice only before legal advertisement of a public hearing is placed in a newspaper of general circulation in Walton County and/or the City of Walnut Grove. No application may be withdrawn under any circumstances after the legal advertisement of a public hearing has been placed. All applications advertised shall receive final action by the City Council.
7. If an application is withdrawn before placement of the legal advertisement, a refund of the application fee will be made.

REQUIRED ITEMS

1) **APPLICATION FEE**

One (1) check made payable to City of Walnut Grove in the amount of _____

2) **APPLICATION**

Acceptable payment methods are cash or check. The City of Walnut Grove does not accept credit cards.



3) **LEGAL DESCRIPTION**

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc.) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property.

4) **BOUNDARY SURVEY**

One (1) copy of a boundary survey to scale for the subject property displaying all metes and bounds is required. This is not necessary if the Site Plan (next item) includes this information.

5) **SITE PLAN**

Seven (7) full-size copies and one (1) 8-1/2" by 11" reduction of a Site Plan to scale are required. This site plan must show adequate information as necessary to support the application and show justification and clarification.

6) **LETTER OF INTENT**

One (1) copy of a Letter of Intent

The letter of Intent must give details of the proposed use of the property and should include an explanation, at a minimum, of what is proposed and why the applicant believes the variance request is justified.

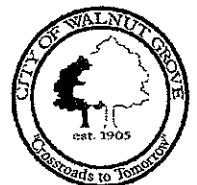
7) **NOTARIZED SIGNATURES**

The application form must have notarized signatures of both the property owner(s) and the applicant(s), or an attachment if multiple owners are involved.

8) **VARIANCES IN THE DOWNTOWN OVERLAY DISTRICT (ARTICLE 9, SEC 911.D)**

For applicants wishing to request relief from the provisions of the Downtown Overlay District, please understand the following:

- A. Variance applications for uses prohibited in the DOD will not be accepted.
- B. Variance applications to increase the density of development in the DOD will not be accepted.
- C. Variance applications for relief from the architectural requirements of the DOD must supply additional information outlined below.



1. Two sets of all floor plans to a minimum of 1/8"=1'-0" scale. The plans should show all dimensions windows, doors, etc.
2. Two sets of all exterior building elevations to minimum of 1/8"=1'-0" scale. Drawings should indicate and label all building materials, features and exterior finish legend.
3. One color drawings showing each exterior side of the building with all materials rendered correctly. If the application is requesting relief from an architectural feature, then the drawings should show what the applicant is proposing instead of the required features (e.g. if a different roof pitch is proposed, then the drawings should show the proposed roof pitch. The Letter of Intent should spell out why the lesser roof pitch is being requested, etc.)
4. One material sample board with all exterior building materials proposed to be used instead of the required materials.



VARIANCE APPLICATION

(USE THIS APPLICATION.)

A VARIANCE APPLICATION FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: _____	NAME: <u>Sundial Enterprises, Inc.</u>
ADDRESS: _____	ADDRESS: <u>4130 Highway 138</u>
CITY: _____	CITY: <u>Walnut Grove</u>
STATE: _____ ZIP: _____	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: _____	PHONE: <u>404-660-1281</u>
CONTACT PERSON: <u>Jon Dial</u> PHONE: <u>404-660-1281</u>	
APPLICANT'S E-MAIL: <u>dialfarm@aol.com</u>	

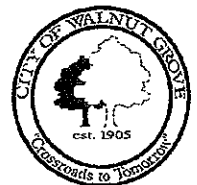
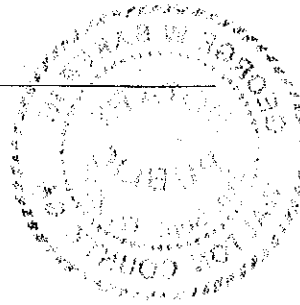
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>AG</u>	BUILDING OR DEVELOPMENT PERMIT NO.: _____	
PARCEL ID NUMBER: <u>Portion of WG010264</u>	ACREAGE: <u>2.1±</u>	
ADDRESS OF PROPERTY: <u>Forester Cemetery Rd.</u>		
SUBDIVISION OR PROJECT NAME: _____		LOT & BLOCK: _____
PROPOSED DEVELOPMENT: _____		

VARIANCE REQUESTED reduce lot width to 40 feet

PLEASE ATTACH A LETTER OF INTENT EXPLAINING THE PROPOSED USE AND JUSTIFICATION OR HARDSHIP FOR THIS VARIANCE.

CASE: _____

DATE RECEIVED: _____



VARIANCE APPLICANT'S DEMONSTRATION
STANDARDS GOVERNING THE MAYOR AND COUNCIL'S POWERS & DUTIES

PURSUANT TO SECTION 1501 OF THE CITY OF WALNUT GROVE ZONING ORDINANCE, IN ORDER TO AUTHORIZE AN APPEAL OF THE ZONING ORDINANCE, THE CIY COUNCIL FINDS THAT A VARIANCE SHALL NOT BE CONTRARY TO THE PUBLIC INTEREST WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE WOULD RESULT IN SUBSTANIAL AND UNNECESSARY HARDSHIP. A VARIANCE FROM THE TERMS OF THE ZONING ORDINANCE SHALL NOT BE GRANTED BY THE ZONING BOARD OF APPEALS UNLESS A WRITTEN APPLICATION FOR A VARIANCE IS SUBMITTED DEMONSTRATING THE FOLLOWING:

(PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY.)

(A) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS OF THE PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY:

Because of property's shape, avoidance to reduce lot width to 40 feet is necessary to retain 21 acres to build my home and sell 19+ acres.

(B) SUCH CONDITIONS ARE PECULIAR TO THIS PROPERTY:

Yes

(C) THE APPLICATION OF THE ORDINANCE TO THIS PROPERTY WOULD CREATE AN UNNECESSARY HARDSHIP

yes I would not be able to retain 21 acres to build my home.

(D) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER:

No

(E) A VARIANCE, IF GRANTED, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSES OR INTENT OF THIS ORDINANCE:

No

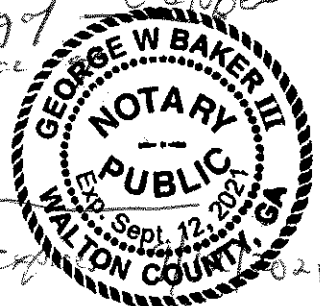
(F) THE ZONING PROPOSAL IS CONSISTENT WITH CONSTRUCTION AND DESIGN STANDARDS AND CRITERIA ADOPTED BY CITY:

Yes

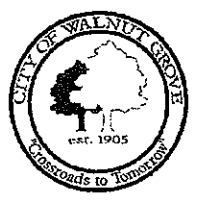
(G) THE VARIANCE IS NOT A REQUEST TO PERMIT A USE OF LAND, BUILDINGS, OR STRUCTURES WHICH IS NOT PERMITTED BY RIGHT OR BY CONDITIONAL USE IN THE DISTRICT:

No

Signed this 2 day of October 2020 in the presence of Notary Public commission expires Sept. 12, 2021



Owner Sundial Enterprises, Inc
Jon M Dial
Owner: Jon Dial
10-2-20



Sundial Enterprises, Inc.
Jon Dial
4130 Highway 138
Covington, GA 30014

October 2, 2020

Mayor and City Council
Walnut Grove, GA
2581 Leone Avenue
Walnut Grove, GA 30052

RE: Letter of Intent for variance

Dear Mayor and City Council:

I am asking for a variance to reduce the lot width to 40 feet for 21 acres I am retaining and building a home on. This is part of a 40 +- tract. The other 19 acres is under contract to a buyer that will build 2 or 3 homes on the 19 acres sometime in the future.

I respectfully ask that this be approved.

Sincerely,

A handwritten signature in cursive script that reads "Jon M. Dial". The signature is written in dark ink and is positioned above the printed name and phone number.

Jon Dial
404-660-1281

MUTUAL AGREEMENT TO TERMINATE PURCHASE AND SALE AGREEMENT AND DISBURSE EARNEST MONEY ("MUTUAL AGREEMENT")



2020 Printing

REFERENCE:

That certain purchase and sale agreement ("Agreement") between Buyer and Seller with a Binding Agreement Date of 9/1/2020 for property located at: 0 Forester Cemetery Road
Walnut Grove, Georgia _____.

Mutual Agreement to Terminate Agreement

The undersigned Buyer and the undersigned Seller do hereby mutually agree to terminate the above-referenced purchase and sale agreement and hereby direct the Holder of the earnest money and any other funds held by the Holder under the Agreement to disburse the same as follows:

This Mutual Agreement shall only become effective upon: (1) it being signed by Buyer and Seller with a fully executed copy of the same then being delivered to the Buyer, Seller and Holder; (2) all amounts, if any, owing to the Selling and Listing Brokers below being paid in full; and (3) this Mutual Agreement being signed by the Brokers involved in the transaction. Upon the happening of these events, Buyer and Seller further agree to release each other and all real estate brokerage firms, brokers and their affiliated licensees involved in the transaction reflected by the above-referenced Agreement, each of whom shall be an express third party beneficiary to this Agreement, from any and all claims, causes of action, damages and suits arising out of or related to this Agreement. In consideration of the Broker(s) set forth below agreeing to release the Buyer and Seller from any claim to a real estate commission or other compensation arising out of the Agreement, Buyer and/or Seller do hereby agree to pay the Broker(s) identified below the following amounts simultaneously with the parties signing this Agreement:

<p>A. Selling Broker:</p> <p>1. Amount to be Paid by Seller to the Selling Broker under the Agreement: \$ <u>N/A</u></p> <p>2. Amount to be Paid by Buyer to the Selling Broker under the Agreement: \$ _____</p>	<p>B. Listing Broker:</p> <p>1. Amount to be Paid by Seller to the Listing Broker under the Agreement: \$ <u>0</u></p> <p>2. Amount to be Paid by Buyer to the Listing Broker under the Agreement: \$ _____</p>
--	--

C. Disbursement of Earnest Money.

The parties direct the earnest money being held by Holder to be disbursed as follows:
\$1,000.00 Earnest Money shall be disbursed to Buyer.

Nothing herein shall be deemed to release any party from either the terms of an existing Brokerage Engagement Agreement or from any obligation to pay a commission in any subsequent agreement for the purchase and sale of the Property.

IN WITNESS WHEREOF, the undersigned parties do hereby set their hands and seals to this Agreement this date of:
12/22/2020

Authentisign
Cynthia Mann 12/22/2020
1 12/22/2020 **Buyer** Cynthia Mann Date

Authentisign
Jon Dial 12/21/2020
1 12/21/2020 **Seller** Sandial Enterprises, Inc. Date

2 Buyer _____ Date

2 Seller _____ Date

Selling Broker _____ Date

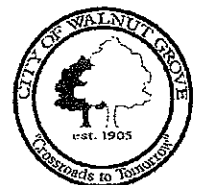
Listing Broker George W. Baker III Date

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH George Baker IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

1. Two sets of all floor plans to a minimum of 1/8"=1'-0" scale. The plans should show all dimensions windows, doors, etc.
2. Two sets of all exterior building elevations to minimum of 1/8"=1'-0" scale. Drawings should indicate and label all building materials, features and exterior finish legend.
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CITY: _____	CITY: <u>Walnut Grove</u>	STATE: _____	STATE: <u>GA</u>
STATE: _____	ZIP: _____	ZIP: <u>30052</u>	PHONE: _____
PHONE: _____	PHONE: <u>404-660-1281</u>	CONTACT PERSON: <u>Jon Dial</u> PHONE: <u>404-660-1281</u>	
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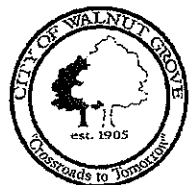
APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>AG</u>	BUILDING OR DEVELOPMENT PERMIT NO.: _____	
PARCEL ID NUMBER: <u>w6010264</u>	ACREAGE: <u>2.1±</u>	
ADDRESS OF PROPERTY: <u>Forester Cemetery Rd.</u>		
SUBDIVISION OR PROJECT NAME: _____	LOT & BLOCK: _____	
PROPOSED DEVELOPMENT: _____		

VARIANCE REQUESTED reduce lot width to 40 feet

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CASE: _____

DATE RECEIVED: _____



LEGAL DESCRIPTION
EXHIBIT "A"

TRACT I:

All that tract or parcel of land lying and being in the State of Georgia, County of Walton, located in Land Lots 173, 174, and 200 of the 4th Land District, being designated as Tract No. 1, containing 163,3758 acres according to a plat of survey entitled "Survey of Miller A. Dial Estate" dated November 13, 1991, prepared by Hannon, Meeks & Bagwell Surveyors & Engineers, Inc., certified by Mack L. Meeks, Georgia Registered Land Surveyor No. 1497, recorded in Plat Book 58, Page 74, Walton County, Clerk of Superior Court records. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description of the within described property.

Less and Except and Specifically Excluded:

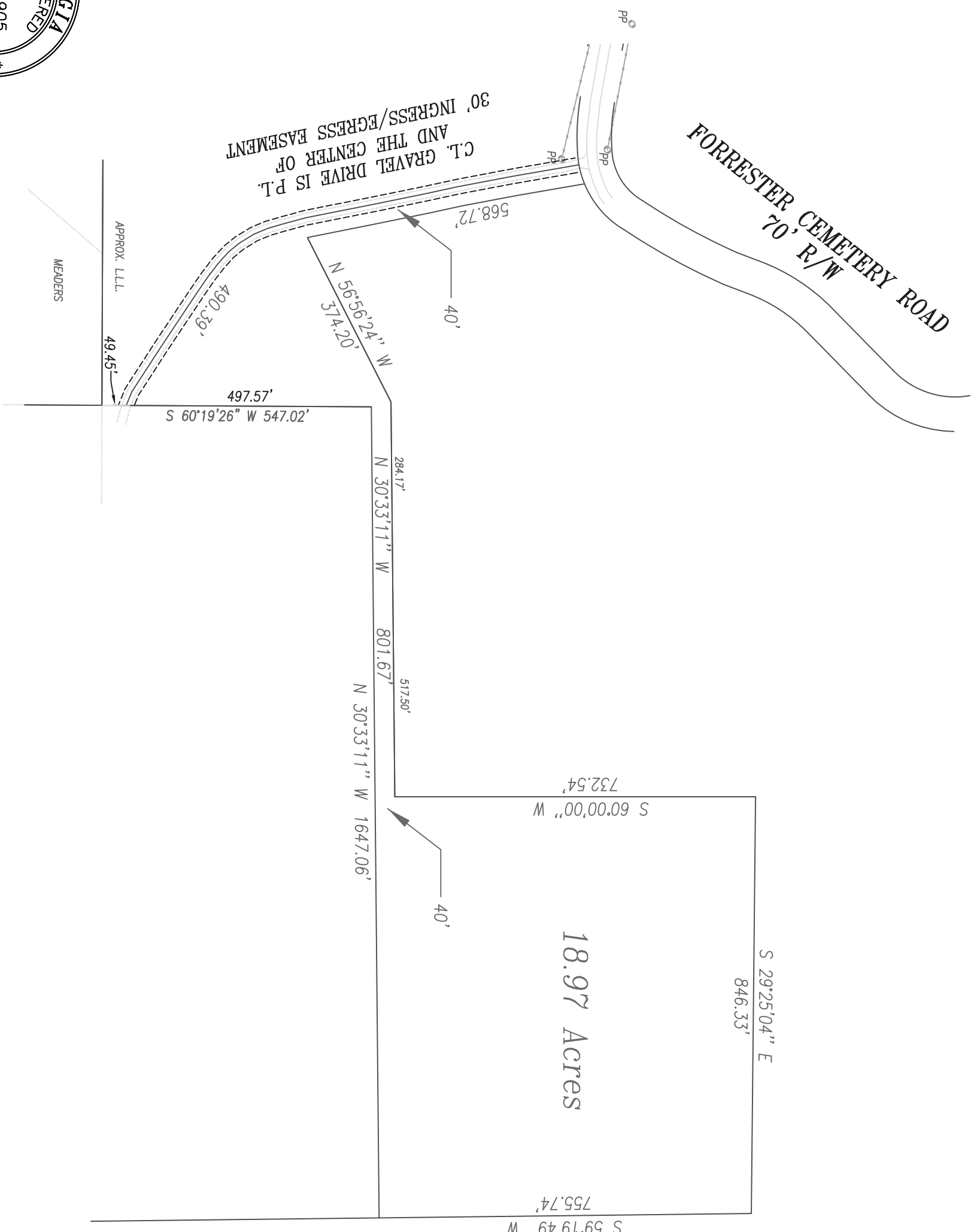
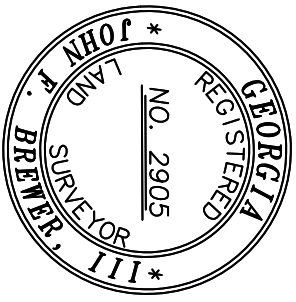
All that tract or parcel of land located in the City of Walnut Grove, in Land Lot 174 of the 4th Land District of Walton County, Georgia being 4.079 acres, more or less, as shown on a plat of survey entitled "Survey for: Jon Dial", prepared by Precision Planning, Inc., certified by Randall W. Dixon, R.L.S. #1676, dated August 26, 2009, and filed at Plat Book 105, Page 147 of the Walton County Georgia Superior Court Records, said plat of survey is incorporated herein by reference for a more complete metes and bounds description of the subject property.

Less and Except and Specifically Excluded:

ALL THAT TRACT or parcel of land lying and being in Land Lot 174 of the 4th District of Walton County, City of Walnut Grove, Georgia, being Tract One, containing 27.137 acres and Tract Two, containing 0.62 acres, as per plat recorded in Plat Book 113, Page 25, Walton County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Less and Except and Specifically Excluded:

All that tract or parcel of land, together with all improvements, lying and being in Land Lot 124 of the 4th Land District, City of Walnut Grove, Georgia, containing 31.311 acres more or less, according to a plat and survey entitled "Survey for Sundial Enterprises, Inc." dated March 18, 2020, prepared by John F. Brewer, III, certified by John F. Brewer, III, Registered Professional Land Surveyor #2905, and attached hereto as Exhibit "A" for reference. Reference is hereby made to said plat of survey and the same is incorporated herein for a more complete description of the property conveyed.



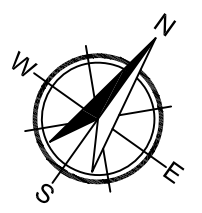
Total Area 18.97+- Acres

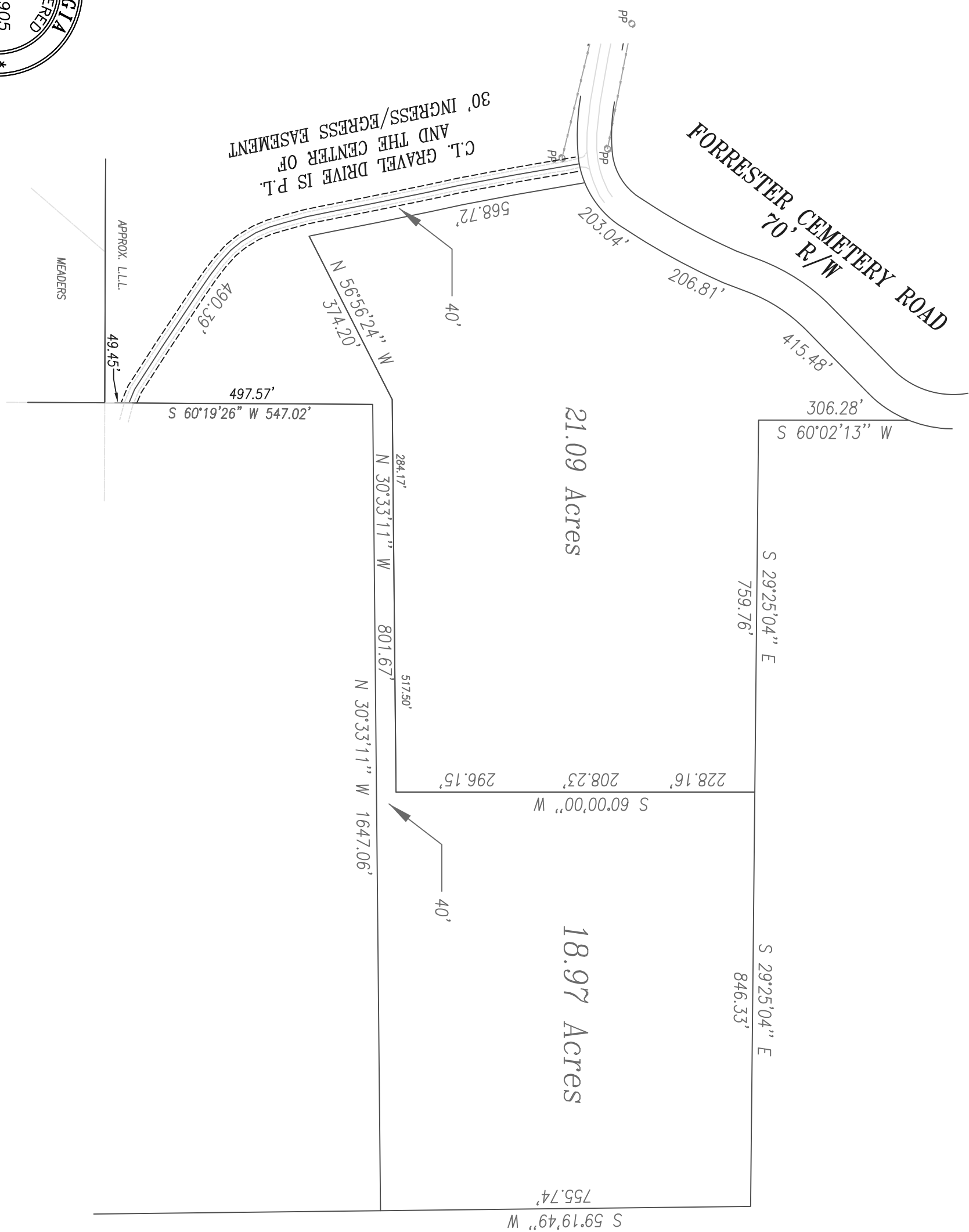
Sketch Plan For

Being A Division Of
WG010264

Sundial Enterprises

12/22/2020





Total Area 40.3+- Acres

Sketch Plan For

Being A Division Of
WG010264

Sundial Enterprises

12/22/2020

