

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
ANA MCCOY, MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
STEPHANIE WARMOTH
DANNY CARTER

City of Villa Rica



INT CITY MANAGER: DIANA DESANTO
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

MAYOR & COUNCIL MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street

February 11, 2025 | 6:00 PM

Meeting Call to Order (Mayor Leslie McPherson)

Invocation Kevin Kearsley, Community Service

Pledge of Allegiance Corporal Mark Bishop, VRPD

Ceremonial Presentations (Mayor & Council)

- Employee Recognition - 5 Years of Service - Montra Daniel (Public Works - Grounds Maintenance)
- Employee Recognition - 25 Years of Service - Brian Finley (Police - Criminal Investigation)
- Employee Recognition - 5 Years of Service - LeAnne Preston (Recreation - Programs)
- Recognition of Home Depot (Ethan Waits, Grounds Maintenance Manager)

Adoption of the Agenda (Mayor Leslie McPherson)

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

Council Updates (Subjects of General Interest and Concern)

Consent Agenda (Mayor Leslie McPherson)

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. Northwoods Phase II Final Plat (Bobby Elliott, Interim Deputy City Manager)
2. Fairway 16 Final Plat (Bobby Elliott, Interim Deputy City Manager)
3. Downtown Gym Flooring Installation (Nic Griffin, Deputy Director)
4. FY25 Budget Amendments #131 - 132 (Jennifer Hallman, CFO/ Interim Deputy City Manager)
5. Approve the Georgia Environmental Finance Authority (GEFA) loan resolution & execute agreements for the North Bypass 12" water main. (Jennifer Hallman, CFO/ Interim Deputy City Manager)
6. 2025 Concert and Festival Proposal for Artist and Production Services (Karina Martinez, Events Manager)

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 10 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.

7. Hillcrest Cemetery - (Ethan Waits, Grounds Maintenance Manager)
8. Temporary Limited Alcohol Pouring License for Georgia Food Industry Education Foundation (Whitney Cox, Licensing Specialist)
9. Purchase of Combination Vacuum - Jet Truck - (Erick Broz, Wastewater Operations Manager)

A. Governing Body (Mayor Leslie McPherson)

1. HB 581 - Floating Homestead Exemption - Opting Out - Public Hearing (Jennifer Hallman, CFO/ Interim Deputy City Manager)
2. Water/Sewer Rates & Tier Structure Recommendation (Jennifer Hallman, Interim Deputy City Manager/CFO)
3. Board of Ethics Appointments (Kevin Drummond, City Attorney)
4. Resolution enacting a moratorium for 180 days on new construction (Kevin Drummond, City Attorney)
5. Approval of January 7, 2025 Work Session Meeting Minutes
6. Approval of January 14, 2025 Regular Meeting Minutes

B. Human Resources (Tiffany Lanford, Director)

1. Authorize award to successful respondent to RFQ Insurance Broker Services (Tiffany Lanford, Director)

C. Finance (Jennifer Hallman, CFO)

1. Financial Update: December 2024 (Jennifer Hallman, CFO/Interim Deputy City manager)

D. Community Development (Nina Shabazz, Director)

1. ABL-01-25 Fast Adverts Corporation dba Shell Food Mart and Public Hearing (Whitney Cox, Licensing Specialist)
2. TA-02-25 - Text Amendment to modify peddler's and solicitation and Public Hearing (Nina Shabazz, Director)
3. TA-03-25 - Text Amendment to add new section to Article III-Heavy Motor Vehicles, Routes and Public Hearing (Nina Shabazz, Director)

E. City Manager (Interim City Manager, Diana DeSanto)

1. Request to withdraw previously presented December 2024 update of Main Street Advisory Board Bylaws (Diana DeSanto, Interim City Manager) (tabled)

City Manager's Report (Interim City Manager, Diana DeSanto)

F. Executive Session (Kevin Drummond, City Attorney)

1. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).

Adjournment (Mayor Leslie McPherson)

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CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Northwoods at Mirror Lake Phase Two Final Plat
AGENDA DATE: February 11, 2025

DATE PREPARED: January 30, 2025
PREPARED BY: Bobby C. Elliott, P.E.

AMOUNT:
GL ACCOUNT #:
FUNDING SOURCE:
BUDGETED ITEM?
PUBLIC HEARING:

PURPOSE: The purpose of this item is to approve the Final Plat for Northwoods at Mirror Lake Phase Two.

BACKGROUND: Northwoods at Mirror Lake Phase Two is another pod being developed under the Mirror Lake Revised PUD ordinance that was updated on August 16, 2021. This pod was zoned for 119 building lots, but the actual plat calls for 105 lots with a minimum lot square footage as follows:

Minimum lot size is 8,000 sq. ft.
Ranch House Plan: 1,800 sq. ft minimum
Two-story House Plan: 2,400 sq. ft. minimum
Overall house average square footage is 2,450 sq. ft.

STAFF RECOMMENDATION: All requirements associated with the final plat submittal including plat review, maintenance bond submittal, street light fees and street sign fees have been satisfied. Villa Rica City staff recommends approval of this plat.

IMPACT:

MOTION: I move to approve the Final Plat for Northwoods at Mirror Lake Phase Two.

MIRROR LAKE-NORTHWOODS PHASE 2

LAND LOT 205 AND 206

CITY OF VILLA RICA

DOUGLAS COUNTY, GEORGIA

PROPERTY SUMMARY	
OWNER:	D.R. HORTON, INC.
PARCEL ID:	PORTION OF 02060250001
REFERENCES:	DB 4286, PG 936 PB 41, PG 856
AREA:	2,180,196 SQUARE FEET OR 50.05 ACRES
ZONING:	P.U.D.
SETBACKS:	
FRONT:	25'
SIDE:	5'
REAR:	20'
LOTS:	105 29,057 ACRES OR 1,265,452 SQ.FT.
R/W:	7.61 ACRES OR 331,510 SQ.FT.
OPEN SPACE:	13,389 ACRES OR 583,234 SQ.FT.
TOTAL:	50.05 ACRES OR 2,180,176 SQ.FT.

ENGINEER/SURVEYOR
HUSSEY GAY BELL
 3100 BRECKINRIDGE BLVD, BLDG 300
 DULUTH, GA 30096
 PROJECT CONTACT
 MARK BOND, PE
 (770) 923-1600
 mbond@hussygaybell.com

OWNER / DEVELOPER
DR HORTON, INC.
 8800 ROSWELL ROAD, BLDG B, SUITE 100
 SANDY SPRINGS, GA 30350
 PROJECT CONTACT
 JOSEPH R. HIOTT
 (470) 500-7857
 jhiott@drhorton.com

HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
 BLDG. 300
 DULUTH, GEORGIA 30096-4986
 TEL: (770) 923-1600
 FAX: (770) 923-4202

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

OWNER'S CERTIFICATE

THE OWNER OF THIS PLAT SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC IN PERPETUITY.

[Signature] 1/24/25
 OWNER D.R. HORTON, INC. CONTACT: BRUCE A. RIPPEN, ASST. SECRETARY DATE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED FUTURE AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

[Signature] 01/09/2025
 JAMES A. CANNINGTON DATE
 GEORGIA REGISTERED LAND SURVEYOR NO. 2678
 AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
 CERTIFICATE OF AUTHORIZATION # LSF000300

CITY OF VILLA RICA CERTIFICATE

IN ACCORDANCE WITH THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT IS GIVEN FINAL APPROVAL BY THE FOLLOWING OFFICIALS ON BEHALF OF THE CITY OF VILLA RICA:

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
 PLANNING COMMISSION _____ DATE _____
 MAYOR _____ DATE _____



ZONING STIPULATIONS

Northwoods Node - Phase II

- The maximum number of proposed lots = 105 single family detached lots
- The lots to be a minimum width of 70 feet. The minimum lot size to be 8,000 s.f.
- The total area is 51.31 acres.
- Approximately 20 dwellings per acre.
- The setbacks proposed are:
 - Front Setback = 25 feet
 - Side Setback = 5 feet
 - Rear Setback = 20 feet
 - House Separation Minimum = 10 feet
- The minimum heated square footage for the houses is as follows:
 - Ranch Plan = 1,800 of minimum
 - Two-story Plan = 2,400 of minimum
 - Average Square Footage of 2,450
- The homes will meet the below specifications:
 - Minimum front facade 35% brick, stone, or stucco.
 - Exterior Facade Material:
 - Full-depth brick
 - Natural or cast stone
 - Smooth natural-wood siding and/or cement-based siding
 - Shake siding
 - If combined: horizontally, with the heavier below the lighter
 - No exterior blank, windowless walls will be constructed.
 - Roofs may be shingles, tiles, or metal:
 - Roof shingles will be slate, cedar, or asphalt.
 - Front gables may use painted fish-scale style shingles
 - Roof tiles will be clay, terra cotta, or concrete.
 - Roofs shall have a 12" overhang past the facade of the house.
 - Gutters and downspouts to match. They are to be copper, aluminum, or galvanized steel.
 - Chimneys:
 - Wrapped in brick, stone, or suitable masonry finish material.
 - Shall begin at grade (for exterior walls) and extend between 3 and 6 feet above the roofline.
 - If dormers are included, they will not be taller than the main roof.
 - The home plans will have front or side loaded garages.
 - Driveway width to be a minimum of 10 ft. IL, two-car garage.
 - Street lighting will be provided throughout the development.
 - Sidewalks will be provided throughout the development on at least one side of internal streets.
 - All mechanical units will be screened from the right-of-way with landscaping.

Old: 119 lots at 7000 sft
 New = 8000 sft
 Ratio = 7000/8000 = 0.875
 0.875 * 119 = 105 lots

TEMPORARY BENCHMARKS		
BENCHMARK	DESCRIPTION	ELEVATION
BENCHMARK #1	PK NAIL IN CURB	1070.41
BENCHMARK #2	PK NAIL IN CURB	1059.32
BENCHMARK #3	PK NAIL IN CURB	1044.16
BENCHMARK #4	PK NAIL IN CURB	1047.26
BENCHMARK #5	PK NAIL IN CURB	1063.97

KEY MAP
 NOT TO SCALE



ENGINEERING PERFORMED BY:
 HUSSEY GAY BELL
 3100 BRECKINRIDGE, BLVD, BUILDING 300
 DULUTH, GA 30096

THE ENGINEER IS RESPONSIBLE FOR ALL HYDROLOGY CALCULATIONS AND ALL PONDING ELEVATIONS.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature] DIGITALLY SIGNED
 2025.01.09 13:47:37-05'00'

JAMES A. CANNINGTON DATE:
 GEORGIA REGISTERED LAND SURVEYOR NO. 2678
 AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
 CERTIFICATE OF AUTHORIZATION # LSF000300

THE SURVEYOR IS RESPONSIBLE FOR ALL PROPERTY LINE AND AS-BUILT STRUCTURE LOCATIONS AND ELEVATIONS PURSUANT TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. THIS SURVEY WAS RELEASED BY THE SURVEYOR PRIOR TO FINAL APPROVALS.

CLIENT:
CABALLERO HOLDINGS, LLC
 3840 WINDMERE PKWY SUITE 402,
 CUMMING, GEORGIA 30041

FOR:
DR HORTON
 8800 ROSWELL ROAD,
 BUILDING B, SUITE 100
 SANDY SPRINGS, GEORGIA 30350

This document is prepared for the exclusive use of the parties listed hereon and no certification extends to any unnamed parties.

REVISION	Date	By	Description
0	11/15/2024	DTW	INITIAL ISSUE
1	01/09/2025	DTW	ADDRESS COMMENTS
2			
3			
4			
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12			

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FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-NORTHWOODS PHASE II
 LOCATED IN LAND LOTS 205 AND 206 OF THE 2ND DISTRICT,
 5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21025
 Drawn By: DTW
 Checked By: JAC

Sheet Number
1 of 6

i:\proj\surv\2021\21025 mirror lake northwood ph 2\dwg\21-025 mw2 final plat rev 1.dwg
 surveynw-th.ctb

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	6787.82	58.93	58.93	S 86°15'27" E
C2	6787.82	112.98	112.98	S 86°58'59" E
C3	1275.60	49.29	49.29	S 80°38'48" W
C4	6787.82	52.80	52.80	S 89°40'58" W
C5	1275.60	136.05	135.98	N 81°29'01" E
C6	1275.60	175.05	175.05	N 81°29'01" E
C7	6787.82	70.03	70.03	N 81°29'01" E
C8	219.36	26.37	26.36	N 62°56'43" E
C9	1275.60	27.41	27.41	N 69°14'56" E
C10	1275.60	46.08	46.08	N 69°14'56" E
C11	219.36	54.38	54.24	N 52°40'00" E
C12	791.71	71.72	71.70	N 14°50'20" E
C13	1275.60	33.86	33.81	N 14°50'20" E
C14	791.71	38.54	38.54	N 14°50'20" E
C15	412.41	45.57	45.54	N 14°50'20" E
C16	412.41	70.06	70.00	N 14°50'20" E
C17	412.41	105.07	105.03	N 14°50'20" E
C18	425.00	26.38	26.38	N 2°14'00" W
C19	23.00	39.74	34.99	N 21°29'24" W
C20	23.00	41.05	39.11	N 21°29'24" W
C21	20.06	34.44	30.36	N 67°50'23" W
C22	50.00	39.19	38.20	N 47°35'46" W
C23	50.00	39.19	38.20	N 47°35'46" W
C24	50.00	41.39	40.27	N 41°28'29" W
C25	50.00	38.89	37.92	N 87°18'14" W
C26	100.00	11.59	11.53	S 24°08'11" E
C27	100.00	14.59	14.48	S 24°08'11" E
C28	50.00	38.53	37.92	S 48°20'25" E
C29	100.00	55.63	54.58	S 37°23'35" E
C30	100.00	71.17	70.00	S 37°23'35" E
C31	23.00	37.59	33.57	S 71°45'14" E
C32	37.50	23.28	23.27	S 23°14'00" E
C33	37.50	23.28	23.27	S 23°14'00" E
C34	225.00	277.15	259.96	N 81°50'49" E
C35	225.00	11.65	11.65	S 61°22'51" E
C36	175.00	53.10	52.90	S 65°35'24" E
C37	175.00	73.71	73.41	S 65°35'24" E
C38	25.00	36.61	33.43	S 41°50'35" E
C39	25.00	21.03	20.41	S 24°12'23" W
C40	25.00	38.43	36.36	S 24°12'23" W
C41	50.00	46.70	45.02	S 45°52'04" W
C42	50.00	47.42	45.66	N 80°12'17" E
C43	50.00	44.31	43.46	N 21°19'50" E
C44	50.00	43.28	41.94	N 21°19'50" E
C45	25.00	21.03	20.41	N 2°59'00" W
C46	25.00	39.28	35.36	N 45°07'22" E
C47	25.00	38.43	36.36	N 45°07'22" E
C48	375.00	53.10	53.05	S 71°45'14" E
C49	375.00	80.46	80.30	S 81°55'53" E
C50	375.00	80.46	80.30	S 81°55'53" E
C51	375.00	80.46	80.30	S 73°28'55" E
C52	375.00	9.99	9.99	N 66°34'21" E
C53	175.06	39.45	39.27	N 45°45'30" W
C54	175.06	59.42	59.42	N 45°45'30" W
C55	225.00	55.12	54.98	S 01°32'35" W
C56	175.00	4.98	4.98	S 09°54'08" E
C57	175.00	20.58	20.58	S 09°54'08" E
C58	225.00	46.72	46.64	S 14°03'39" W
C59	175.00	42.60	42.50	S 26°59'02" W
C60	175.00	42.60	42.50	S 26°59'02" W
C61	175.00	48.19	48.03	S 61°54'00" W
C62	175.00	60.24	59.94	S 78°45'10" W
C63	175.00	60.24	59.94	N 80°10'56" E
C64	175.00	61.26	60.96	N 80°10'56" E
C65	175.00	61.26	60.96	N 40°15'07" W
C66	175.00	45.91	45.78	N 24°25'35" W
C67	175.00	17.21	17.14	N 11°30'42" W
C68	152.78	24.39	22.24	S 72°34'49" W
C69	152.78	109.75	107.41	S 05°34'51" W
C70	152.78	109.75	107.41	S 05°34'51" W
C71	25.00	21.03	20.41	S 42°45'51" W
C72	152.78	8.28	8.28	S 16°33'04" E
C73	50.00	48.83	46.92	S 14°32'53" E
C74	50.00	14.23	14.19	S 59°25'03" E
C75	50.00	40.06	39.00	S 36°40'53" E
C76	50.00	41.97	40.75	S 83°59'53" W
C77	50.00	46.67	44.99	S 83°59'53" W
C78	25.00	21.03	20.41	N 05°25'32" E
C79	50.00	42.18	40.94	N 05°21'11" E
C80	50.00	38.43	36.36	N 05°21'11" E
C81	202.80	62.37	62.12	N 01°38'02" E
C82	202.80	69.72	69.37	N 20°15'37" E
C83	202.80	71.27	70.87	N 40°10'23" E
C84	202.80	40.00	39.83	N 40°10'23" E
C85	125.00	167.06	154.90	S 71°48'56" E
C86	126.17	116.76	112.64	S 47°09'54" E
C87	125.00	81.83	81.83	S 47°09'54" E
C88	425.00	85.69	85.54	N 85°05'39" E
C89	25.00	36.69	33.49	N 48°49'33" W
C90	425.00	67.19	67.10	N 48°49'33" W
C91	425.00	19.19	19.19	N 68°57'58" W
C92	175.00	23.41	23.42	N 70°15'19" W
C93	175.00	44.37	44.25	N 82°38'08" W
C94	175.00	7.97	7.97	N 82°38'08" W
C95	225.00	63.00	62.71	N 78°48'47" W
C96	225.00	46.71	46.63	N 65°50'39" W
C97	175.00	163.77	163.77	N 65°50'39" W
C98	175.00	224.63	209.52	S 83°19'51" W
C99	575.00	62.58	62.55	N 75°47'39" E
C100	575.00	34.31	34.85	S 61°43'02" E
C101	125.00	31.61	31.61	S 61°43'02" E
C102	175.00	32.90	32.85	S 24°36'34" E
C103	25.00	39.28	35.36	S 24°36'34" E
C104	25.00	38.43	36.36	S 24°36'34" E
C105	25.00	18.47	18.45	S 50°28'23" E
C106	125.00	56.90	56.01	S 42°58'03" E
C107	125.00	48.59	48.12	S 42°58'03" E
C108	50.00	43.99	42.58	S 24°09'17" W
C109	50.00	38.13	37.21	S 71°12'17" W
C110	50.00	46.10	44.49	N 63°20'30" W
C111	50.00	29.84	29.83	N 63°20'30" W
C112	75.00	88.68	83.60	N 73°53'27" W
C113	25.00	27.63	26.25	N 08°21'03" W
C114	25.00	50.17	48.01	N 08°21'03" W
C115	102.35	0.82	0.82	S 01°15'20" W
C116	25.00	32.11	29.95	S 38°02'49" W
C117	25.00	32.11	29.95	S 38°02'49" W
C118	225.00	20.79	20.78	S 03°54'09" W
C119	14.00	22.48	20.14	S 37°26'52" E
C120	225.00	7.90	7.90	S 03°54'09" W
C121	50.00	15.21	14.99	N 64°28'56" E
C122	125.00	41.85	41.66	S 37°51'15" E
C123	50.00	38.89	37.92	S 37°51'15" E
C124	50.00	38.89	37.92	S 37°51'15" E
C125	50.00	39.10	38.12	S 53°03'28" E
C126	23.00	15.13	14.86	N 26°34'50" W
C127	23.00	15.13	14.86	N 26°34'50" W
C128	225.00	22.07	22.06	S 07°58'24" E
C129	175.00	12.78	12.78	S 08°37'31" E
C130	14.00	22.59	20.21	S 50°19'39" W
C131	25.00	15.21	14.99	N 64°28'56" E
C132	36.00	55.04	49.54	S 39°48'20" W
C133	225.00	56.33	56.19	S 02°04'35" W
C134	110.00	8.42	8.42	S 64°47'45" E
C135	675.00	162.41	162.02	N 73°58'03" W
C136	33.33	26.66	25.96	S 74°44'52" W
C137	175.00	56.00	55.76	S 00°04'54" W
C138	175.00	42.35	42.35	S 00°04'54" W
C139	25.00	39.26	35.35	S 64°12'12" E
C140	202.80	405.04	341.54	N 72°24'12" E
C141	4.42	4.42	4.42	S 72°24'12" E
C142	125.00	114.00	110.09	S 81°38'10" W
C143	425.00	78.34	78.23	N 71°05'24" E
C144	425.00	36.36	36.36	N 71°05'24" E
C145	225.00	34.39	34.36	N 02°24'09" W
C146	225.00	24.09	24.08	N 05°02'39" E
C147	148.33	19.36	19.09	S 35°17'05" W
C148	375.00	43.62	43.62	N 14°50'20" E
C149	200.00	256.72	239.45	S 83°19'51" W
C150	200.00	104.61	103.42	N 74°52'54" W
C151	200.00	71.72	71.72	N 74°52'54" W
C152	400.00	206.87	204.58	S 82°28'19" W
C153	200.00	93.52	92.67	N 06°36'51" E
C154	200.00	71.72	71.72	N 06°36'51" E
C155	150.00	248.49	221.03	S 63°39'08" E
C156	177.80	568.77	555.45	S 73°19'13" E
C157	200.00	38.53	38.48	N 24°29'35" W
C158	200.00	38.53	38.48	N 24°29'35" W
C159	200.00	25.50	25.48	N 04°54'30" E
C160	200.00	60.00	60.00	N 02°05'13" W
C161	200.00	60.00	60.00	N 02°05'13" W
C162	600.00	79.82	79.56	S 76°02'19" W
C163	163.00	148.93	135.55	N 65°05'50" W
C164	163.00	217.50	214.71	N 65°05'50" W
C165	80.71	119.33	117.91	N 12°22'14" E
C166	193.09	84.41	81.99	N 26°57'49" E
C167	229.38	84.57	84.09	N 59°49'38" E
C168	75.00	46.39	46.40	N 77°42'00" E
C169	679.82	225.23	225.22	S 88°37'32" E
C170	1185.00	173.37	173.22	S 85°03'07" E
C171	1185.00	173.37	173.22	S 85°03'07" E
C172	225.00	32.50	30.26	N 23°56'13" E
C173	225.00	15.97	15.97	N 59°08'40" E
C174	27.00	37.10	34.25	N 28°26'37" W

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

GENERAL NOTES

- 1) THE FIELD SURVEY WAS COMPLETED ON NOVEMBER 14, 2024. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
- 2) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH AN AGPS L2/GPS RECEIVER. GROUND MEASUREMENTS WERE OBTAINED USING A SECOND TRIMBLE S5 ROBOTIC TOTAL STATION.
- 3) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 76,422 FEET, AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 4) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE RATIOS SHOWN ON THE LOT AREA AND CLOSURE TABLE.
- 5) THE HORIZONTAL DATUM IS NAD 83 (2011), GEORGIA WEST ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 6) PROPERTY CORNER MONUMENTS WILL BE SET AT ALL LOT CORNERS AS SHOWN. ALL CORNER MONUMENTS SET WILL BE 1/2-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.
- 7) ALL UNDERGROUND UTILITIES SHOWN WERE BASED ON SURFACE EVIDENCE OR OTHER INFORMATION PROVIDED AND MAY BE APPROXIMATE ONLY. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.
- 8) THE SITE CONTAINS 50.05 ACRES AND HAS 105 LOTS.
- 9) DENSITY: 105 LOTS / 50.05 ACRES = 2.098 LOTS PER ACRE.

10) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 130510C0157Z EFFECTIVE DATE AUGUST 15, 2019 AND 13054004AD EFFECTIVE DATE SEPTEMBER 19, 2007, CARROLL COUNTY GEORGIA AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE "X" (OTHER AREAS) DEFINED THEREON AS FOLLOWS:
ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE REFERENCED FLOOD MAP OR MAPS WERE PREPARED FOR INSURANCE RATE PURPOSES AND ARE NOT A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ANYWHERE ON THIS PROPERTY. OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. INDEPENDENT ENGINEERING STUDIES SHOULD BE PERFORMED TO DETERMINE IF CONDITIONS EXIST THAT MAY CAUSE LOCAL FLOODING.

11) THE WETLANDS AND STREAM CLASSIFICATIONS SHOWN HEREON WERE TAKEN FROM STATE WATERS & WETLAND DELINEATION REPORT DATED APRIL 26, 2021, PREPARED FOR CABALLERO HOLDING, LLC BY RIVERBEND ENVIRONMENTAL INC. THE WETLANDS SHOWN WERE DRAWN FROM FIELD LOCATING WETLANDS FLAGS DELINEATED BY RIVERBEND ENVIRONMENTAL INC. AND FIELD SURVEYED BY HUSSEY GAY BELL.

12) THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY ARCHIVED BY THAT CREATED BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR LOCAL REQUIREMENTS AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISUAL SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURES LOCATIONS MAY EXIST AND NOT BE SHOWN HEREON. A GEORGIA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING ANY TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.

13) ALL STORM DRAINAGE OR SANITARY SEWER EASEMENTS FOLLOWING STORM DRAIN OR SEWER PIPES ARE BASED ON AN EQUAL OFFSET FROM THE CENTERLINE OF THE AS-BUILT STRUCTURE.

14) THE MINIMUM FLOOR ELEVATIONS SHOWN HEREON ARE BASED ON PONDING OR DRAINAGE STRUCTURE ELEVATIONS AS INSTALLED ON NOVEMBER 14, 2024. ANY MODIFICATIONS MADE TO THE DRAINAGE OR STRUCTURE ELEVATIONS AFTER THAT DATE WOULD VOID THESE MINIMUM FLOOR ELEVATIONS. FURTHERMORE, THE MINIMUM FLOOR ELEVATIONS SHOWN ARE NOT BASED ON LOT GRADING. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE GRADING AROUND ALL STRUCTURES. HUSSEY GAY BELL SHALL NOT BE HELD RESPONSIBLE FOR ANY DRAINAGE ISSUES CAUSED BY GRADING OF THE LOTS.

15) THIS DRAWING WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA, PLOTTED TO A PDF FILE AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING BLUEBERN RVF SOFTWARE. THE ORIGINAL DRAWING WITH A SIGNATURE VALIDATION IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY HARD COPIES OF THE DRAWING OR ELECTRONIC COPIES THAT DO NOT CONTAIN A SIGNATURE VALIDATION CAN BE AUTHENTICATED BY CONTACTING THE SURVEYOR TO OBTAIN A COPY OF THE ORIGINAL DRAWING. ANY CHANGES MADE TO THE ORIGINAL DRAWING AFTER RELEASE BY THE SURVEYOR WERE DONE WITHOUT THE SURVEYOR'S AUTHORIZATION AND ARE NOT TO BE CONSIDERED PART OF THE SURVEY INFORMATION. ANY OTHER SIGNATURES OR STATEMENTS BY THE OWNER OR JURISDICTIONAL AUTHORITIES WERE DONE AFTER RELEASE OF THE ORIGINAL DRAWING BY THE SURVEYOR AND CAN BE AUTHENTICATED BY CONTACTING THOSE PARTIES.

DRAINAGE NOTE

THE CITY OF VILLA RICA ASSUMES NO RESPONSIBILITY FOR THE OVERTFLOW OR EROSION OF NATURAL DRAINS. DRAINAGE EASEMENTS NOT LOCATED WITHIN THE STREET RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER TO MAINTAIN.

LOT DRAINAGE NOTE

FOR ALL LOTS, SURFACE WATER MAY DRAIN ALONG SIDE LOT LINES AND REAR LOT LINES OF ADJACENT LOTS. NO OWNER OR RESIDENT MAY BLOCK, DIVERT, OR OTHERWISE IMPEDS SURFACE WATER DRAINAGE WITHIN 6 FEET OF A SIDE LOT LINE, WITHIN 10 FEET OF A REAR LOT LINE, OR WITHIN 20 FEET OF A REAR LOT LINE THAT IS ALONG THE EXTERIOR BOUNDARY OF THE COMMUNITY.

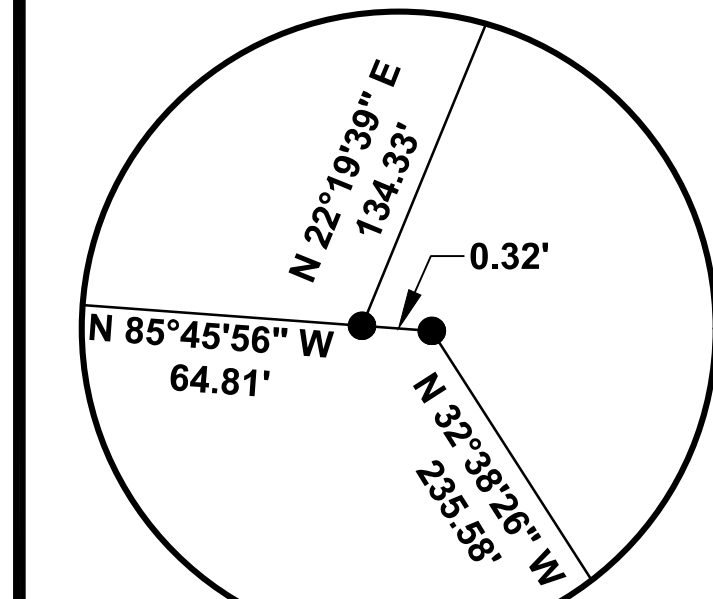
ROAD LENGTH INFORMATION

CROOKED LAKE PARK 1,747 LF (FROM THE CENTERLINE OF DUCKWEED DRIVE

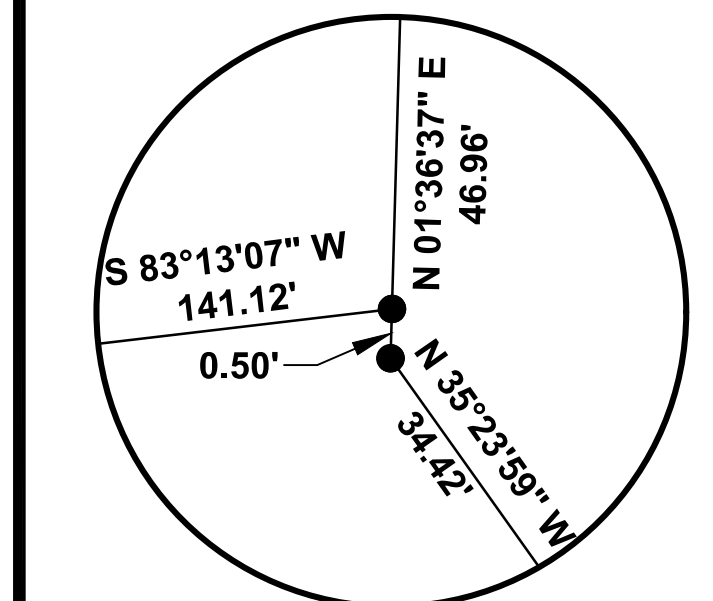
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.



GRID NORTH (SEE NOTE 5)

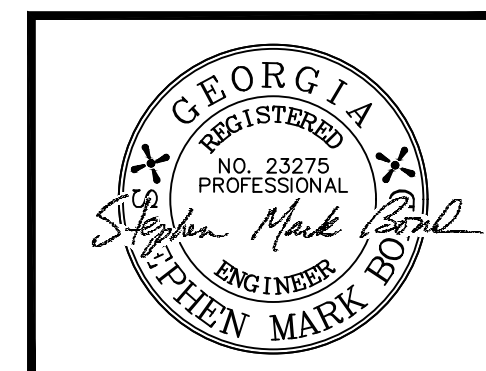
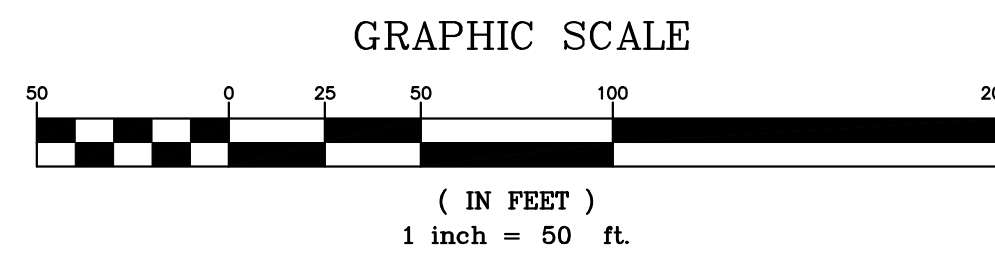
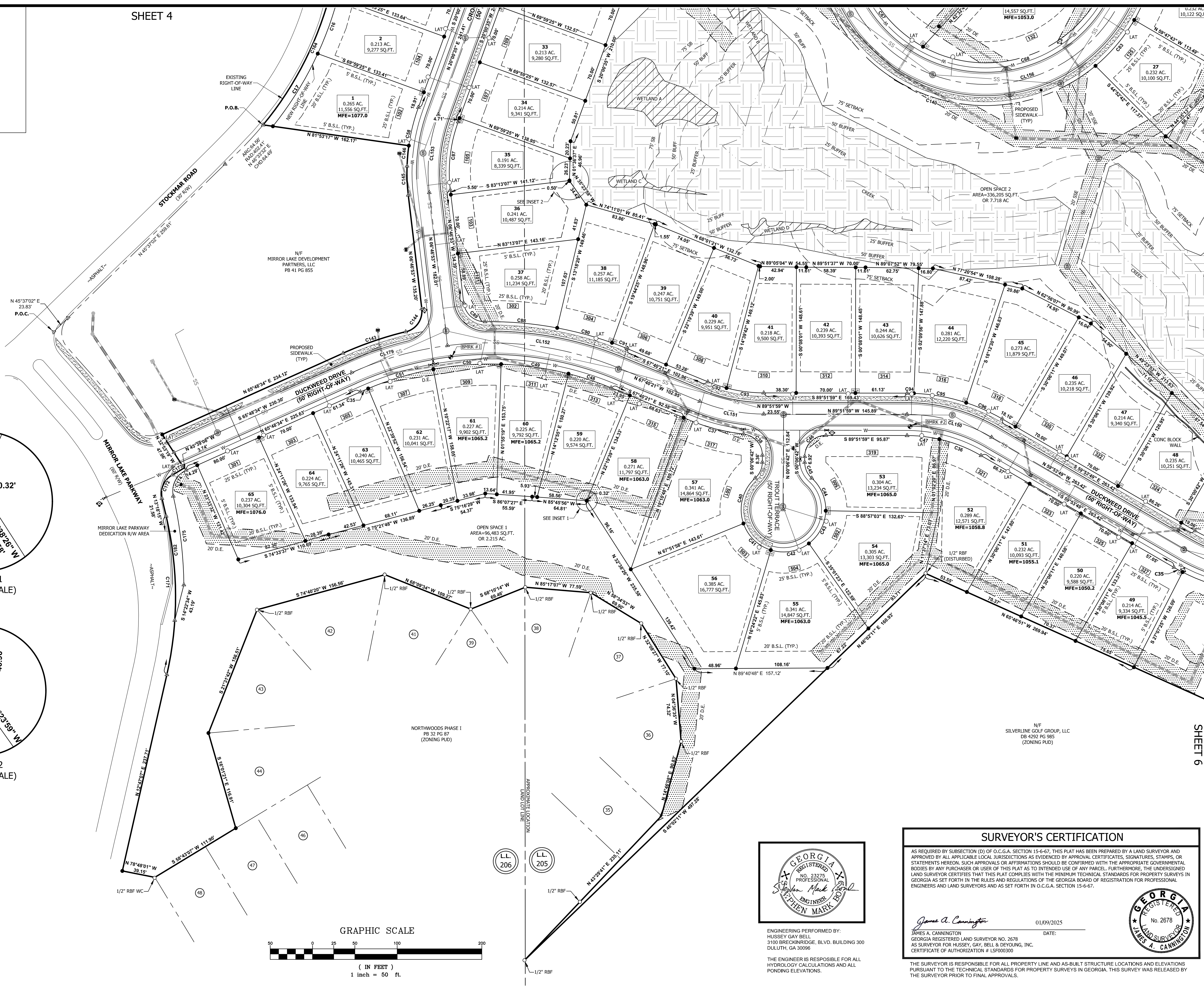


INSET #1 (NOT TO SCALE)



INSET #2 (NOT TO SCALE)

i:\proj\surv\2021\21025 mirror lake northwood ph 2.dwg 21-025 mw2 final plat rev 1.dwg



ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE, BLVD. BUILDING 300
DULUTH, GA 30096

THE ENGINEER IS RESPONSIBLE FOR ALL
HYDROLOGY CALCULATIONS AND ALL
PONDING ELEVATIONS.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

James A. Cannington 01/09/2025
DATE:
JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2678
AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
CERTIFICATE OF AUTHORIZATION # LSF000390



THE SURVEYOR IS RESPONSIBLE FOR ALL PROPERTY LINE AND AS-BUILT STRUCTURE LOCATIONS AND ELEVATIONS PURSUANT TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. THIS SURVEY WAS RELEASED BY THE SURVEYOR PRIOR TO FINAL APPROVALS.

HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:
CABALLERO HOLDINGS, LLC
3840 WINDMERE PKWY SUITE 402,
CUMMING, GEORGIA 30041

FOR:
DR HORTON
8800 ROSWELL ROAD,
BUILDING B, SUITE 100
SANDY SPRINGS, GEORGIA 30350

This document is prepared for the exclusive use of the parties listed hereon and no certification extends to any unnamed parties.

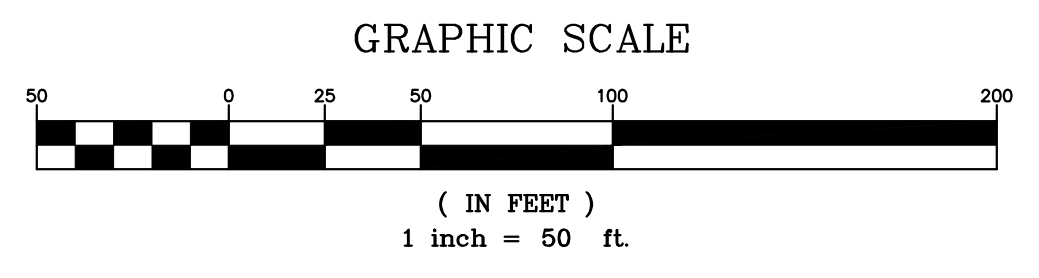
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FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-NORTHWOODS PHASE II
LOCATED IN LAND LOTS 205 AND 206 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21025
Drawn By: DTW
Checked By: JAC

Sheet Number
3 of 6



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

James A. Cannington
JAMES A. CANNINGTON

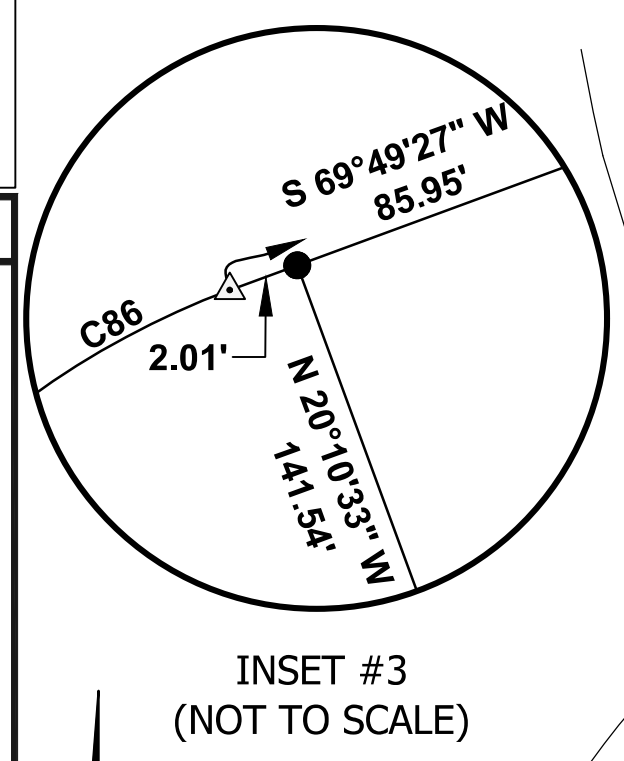
01/09/2025
DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2678



AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
THE SURVEYOR IS RESPONSIBLE FOR ALL PROPERTY LINE AND AS-BUILT STRUCTURE LOCATIONS AND ELEVATIONS PURSUANT TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. THIS SURVEY WAS SIGNED AND RELEASED BY THE SURVEYOR PRIOR TO FINAL APPROVALS.

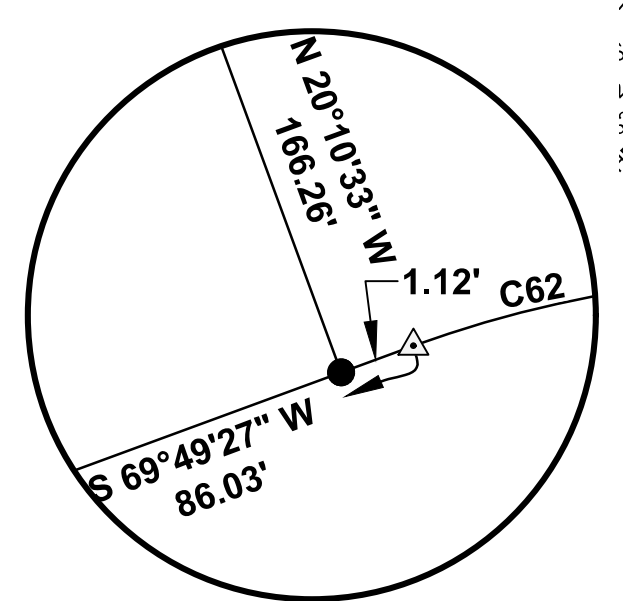


ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE BLVD, BUILDING 300
DULUTH, GA 30096
THE ENGINEER IS RESPONSIBLE FOR ALL HYDROLOGY CALCULATIONS AND ALL PONDING ELEVATIONS.

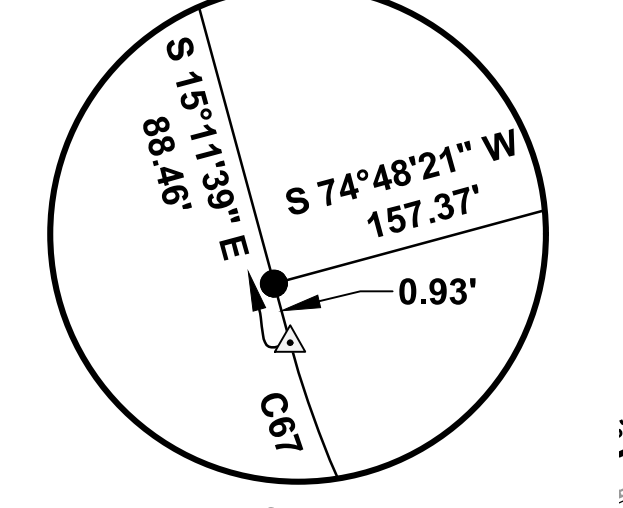


INSET #3
(NOT TO SCALE)

GRID NORTH
(SEE NOTE 5)



INSET #4
(NOT TO SCALE)



INSET #5
(NOT TO SCALE)



HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:
CABALLERO HOLDINGS, LLC
3840 WINDERMERE PKWY SUITE 402,
CUMMING, GEORGIA 30041

FOR:
DR HORTON
8800 ROSWELL ROAD,
BUILDING B, SUITE 100
SANDY SPRINGS, GEORGIA 30350

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No.	Date	By	Revision	Description
0	11/15/2024	DTW	INITIAL ISSUE	ADDRESS COMMENTS
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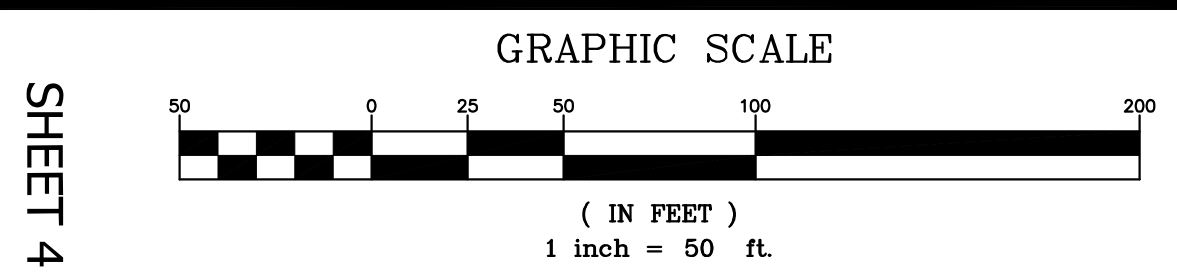
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**FINAL SUBDIVISION PLAN FOR:
MIRROR LAKE-NORTHWOODS PHASE II**
LOCATED IN LAND LOTS 205 AND 206 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21025
Drawn By: DTW
Checked By: JAC

Sheet Number
4 of 6

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surveynew-th.ctb



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

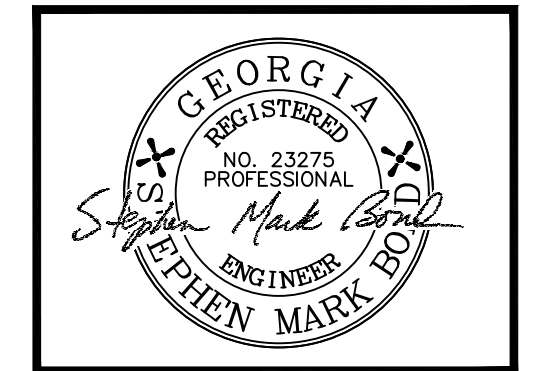
James A. Cunningham
JAMES A. CUNNINGHAM

01/09/2025
DATE: GEORGIA REGISTERED LAND SURVEYOR NO. 2678



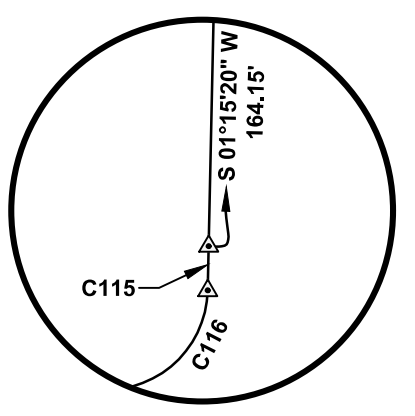
AS SURVEYOR FOR HUSSEY GAY BELL & DEVOUNG, INC.

THE SURVEYOR IS RESPONSIBLE FOR ALL PROPERTY LINE AND AS-BUILT STRUCTURE LOCATIONS AND ELEVATIONS PURSUANT TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. THIS SURVEY WAS SIGNED AND RELEASED BY THE SURVEYOR PRIOR TO FINAL APPROVALS.

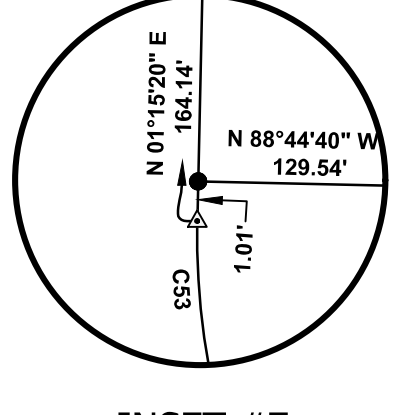


ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE BLVD, BUILDING 300
DULUTH, GA 30096

THE ENGINEER IS RESPONSIBLE FOR ALL HYDROLOGY CALCULATIONS AND ALL PONDING ELEVATIONS.



INSET #6
(NOT TO SCALE)



INSET #7
(NOT TO SCALE)

HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:
CABALLERO HOLDINGS, LLC
3840 WINDERMERE PKWY SUITE 402,
CUMMING, GEORGIA 30041

FOR:
DR HORTON
8800 ROSWELL ROAD,
BUILDING B, SUITE 100
SANDY SPRINGS, GEORGIA 30350

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**FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-NORTHWOODS PHASE II**
LOCATED IN LAND LOTS 205 AND 206 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21025
Drawn By: DTW
Checked By: JAC



SHEET 5

N/F
MIRROR LAKE DEVELOPMENT
PARTNERS LLC
DB 4083 PG 689
(FUTURE DEVELOPMENT)
(ZONING PUD)

GRID NORTH
(SEE NOTE 5)

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

SURVEYOR'S CERTIFICATION

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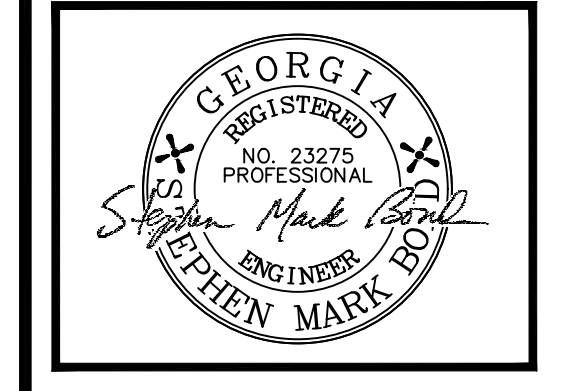
James A. Cannington
JAMES A. CANNINGTON

01/09/2025
DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2678



AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.

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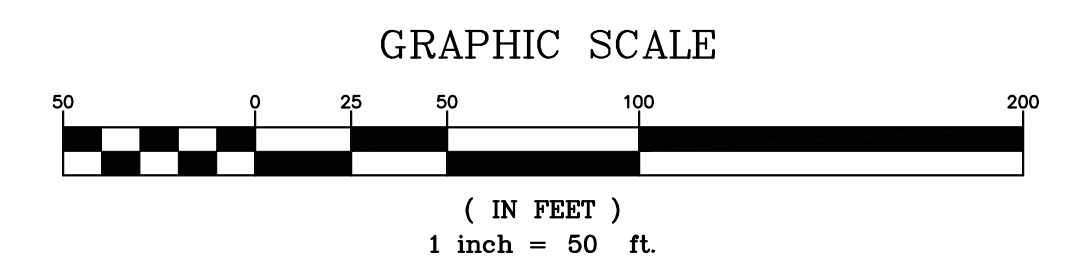
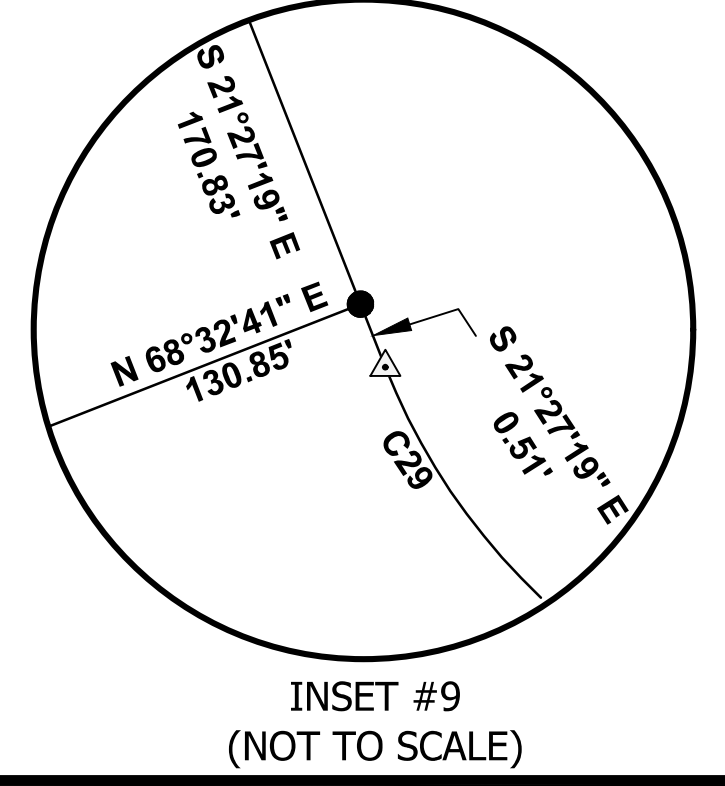
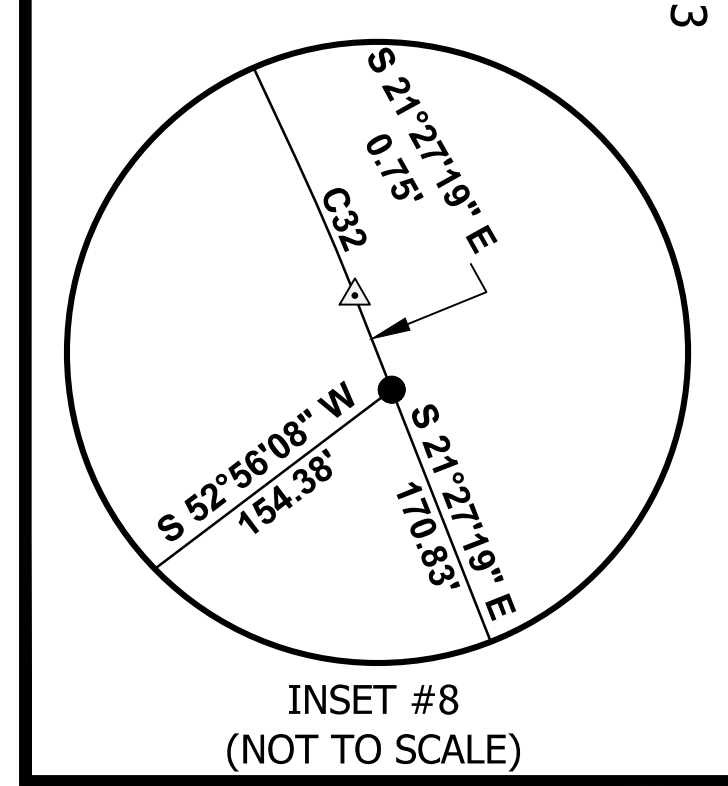
ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE, BLVD., BUILDING 300
DULUTH, GA 30096

THE ENGINEER IS RESPONSIBLE FOR ALL HYDROLOGY CALCULATIONS AND ALL PONDING ELEVATIONS.

SHEET 3

N/F
SILVERLINE GOLF GROUP, LLC
DB 4292 PG 985
(ZONING PUD)

N/F
MIRROR LAKE DEVELOPMENT
PARTNERS LLC
DB 4083 PG 689
(FUTURE DEVELOPMENT)



HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:
CABALLERO HOLDINGS, LLC
3840 WINDERMERE PKWY SUITE 402,
CUMMING, GEORGIA 30041

FOR:
DR HORTON
8800 ROSWELL ROAD,
BUILDING B, SUITE 100
SANDY SPRINGS, GEORGIA 30350

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FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-NORTHWOODS PHASE II
LOCATED IN LAND LOTS 205 AND 206 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21025
Drawn By: DTW
Checked By: JAC

Sheet Number
6 of 6

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MIRROR LAKE

P.U.D.

CITY OF VILLA RICA
CARROLL & DOUGLAS COUNTY, GEORGIA

REVISED MASTER PLAN

JUNE 2, 2021

LEGEND

- REMAINING TRACTS
- EXISTING LOTS
- OPEN SPACE - EXISTING
- DEDICATED RIGHT OF WAY
- GOLF COURSE

PREPARED FOR
JLC MIRROR LAKE SUB 1, LLC
6300 POWERS FERRY RD NW
STE 600
ATLANTA, GA 30339

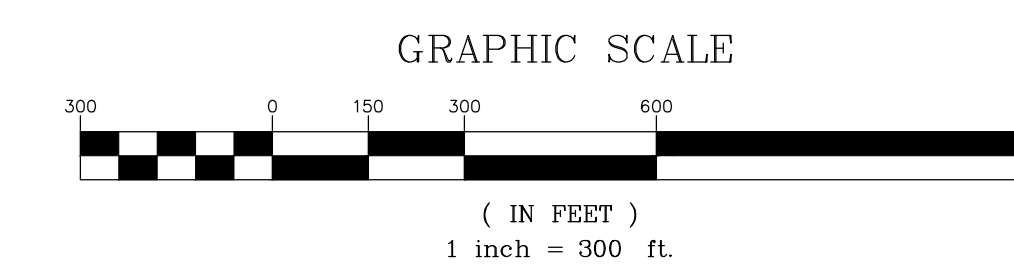
PREPARED BY
HAYES, JAMES & ASSOCIATES
4145 SHACKLEFORD ROAD
NORCROSS, GA 30093

AMENITY AREA
SEE NOTE #7

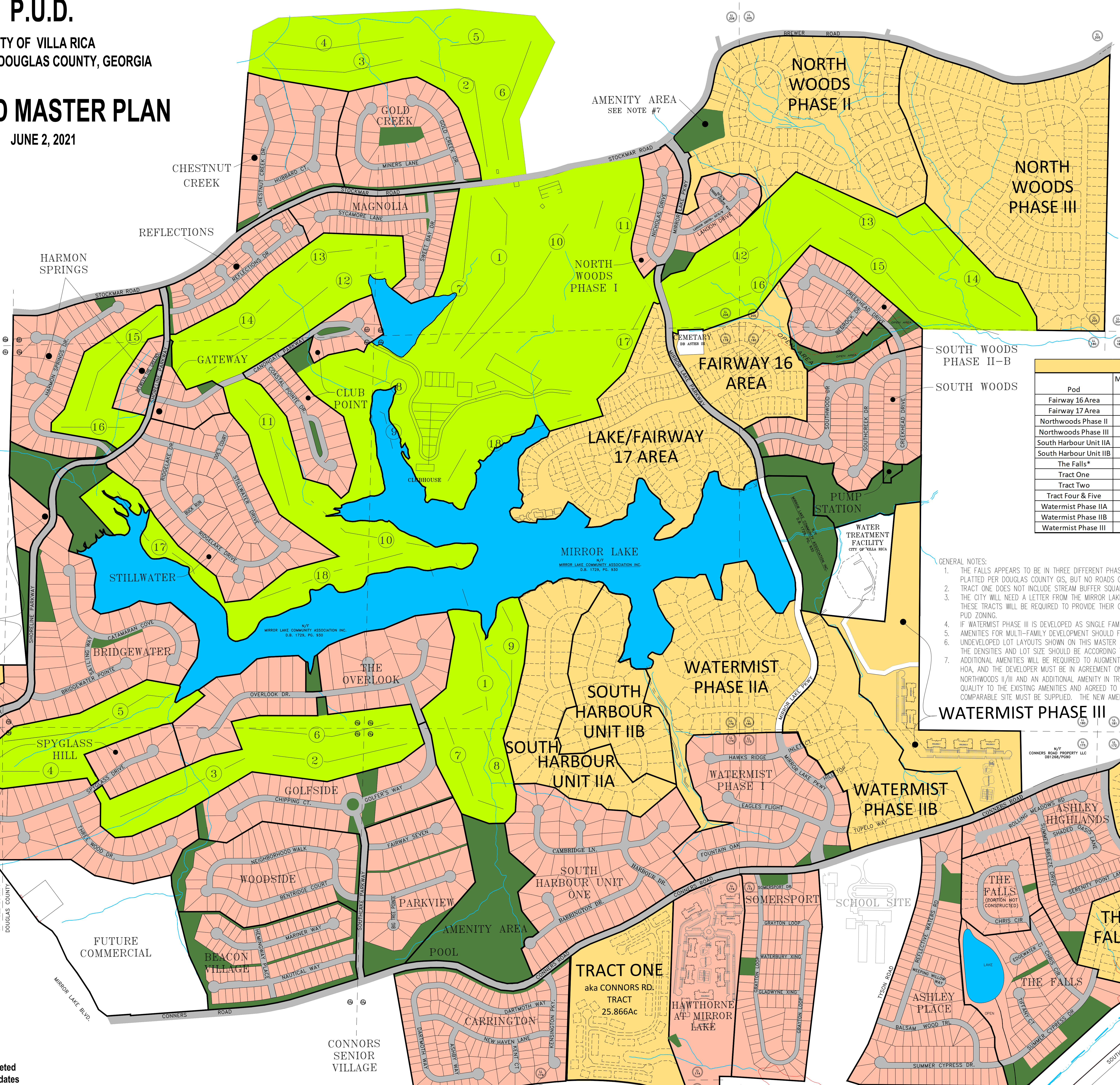
PARK PLACE

FUTURE COMMERCIAL

CONNORS SENIOR VILLAGE



- REFERENCES:
- Composite boundary based on survey completed by Hayes, James and Associates on various dates for Fairgreen Capital and other existing survey data prior to ALTA survey dated 12-11-2015.
 - No record of dedication of right-of-way was found for central portion of Mirror Lake Parkway.



Developed/Platted Land			
Pod	Dwelling Units/Acre	Acreage	Dwelling Units/Acre
Ashley Highlands	127	22.6	5.6
Ashley Place	106	30.1	3.5
Beacon Village	77	17.1	4.5
Bridgewater	60	29.8	2.0
Carrington	131	29.9	4.4
Chestnut Creek	37	19.0	1.9
Club Point	37	15.6	2.4
Gateway	11	4.4	2.5
Gold Creek	43	20.5	2.1
Golfside	34	18.2	1.9
Harmon Springs	59	21.0	2.8
Magnolia	63	14.4	4.4
Northwoods, Phase 1	49	14.3	3.4
Overlook	44	29.5	1.5
Park Place	9	5.1	1.8
Parkview	38	19.2	2.0
Hawthorne at Mirror Lake**	250	21.6	11.6
Reflections	59	11.5	5.1
Somersport	93	24.4	3.8
South Harbour, Unit I	70	35.6	2.0
Spyglass Hill	70	34.3	2.0
Stillwater	74	33.2	2.2
South Woods	148	37.6	3.9
The Falls*	82	28.9	2.8
Watermist, Phase I	70	29.7	2.4
Woodside	63	21.5	2.9

TOTAL EXISTING: 1,904 LOTS

Undeveloped Portions of Land						
Pod	Min Lot Width (ft)	Land Use	Available Acreage (AC)	Min Lot Size (sft)	Dwelling Per Acre	Maximum Total Lots
Fairway 16 Area	50	Cluster	17.55	6,000-7,000	3.8	66
Fairway 17 Area	60	High Den.	41.16	7,500	3.7	152
Northwoods Phase II	70	Med. Res.	51.31	8,000	2.0	105
Northwoods Phase III	70	Med. Res.	66.39	8,000	2.3	154
South Harbour Unit IIA	90	Med. Res.	26.26	12,124	1.8	48
South Harbour Unit IIB	90	Med. Res.	19.57	10,000	1.8	36
The Falls*	65	Med. Res.	9.09	-	3.3	30
Tract One	n/a	MF	24.89	-	10.0	249
Tract Two	70	Med. Res.	7.96	-	2.3	18
Tract Four & Five	50	High Den.	51.38	6,000	3.3	172
Watermist Phase IIA	70	Med. Res.	36.17	8,000	1.5	56
Watermist Phase IIB	70	Med. Res.	27.76	8,000	1.8	49
Watermist Phase III	n/a	MF	26.86	6,000	10.0	268

MAXIMUM TOTAL PROPOSED: 1,403 LOTS
MAXIMUM TOTAL LOTS FOR MIRROR LAKE: 3,307 LOTS

- GENERAL NOTES:
- THE FALLS APPEARS TO BE IN THREE DIFFERENT PHASES. THE SOUTHERN PORTION HAS BEEN DEVELOPED WITH HOMES. THE NORTHERN PORTION APPEARS PLATTED PER DOUGLAS COUNTY GIS, BUT NO ROADS OR CONSTRUCTION APPEARS TO HAVE TAKEN PLACE. THE EASTERN PORTION IS UNDEVELOPED.
 - TRACT ONE DOES NOT INCLUDE STREAM BUFFER SQUARE FOOTAGE.
 - THE CITY WILL NEED A LETTER FROM THE MIRROR LAKE HOA THAT TRACT FOUR AND FIVE WILL BE ADMITTED INTO THE MIRROR LAKE HOA. OTHERWISE, THESE TRACTS WILL BE REQUIRED TO PROVIDE THEIR OWN HOA WITH THE REQUIRED AMENITIES AS DEFINED BY THE NEW ZONING ORDINANCE RELATING TO PUD ZONING.
 - IF WATERMIST PHASE III IS DEVELOPED AS SINGLE FAMILY, THEN THE MINIMUM LOT SIZE SHALL BE 6,000 SFT.
 - AMENITIES FOR MULTI-FAMILY DEVELOPMENT SHOULD FOLLOW CURRENT ZONING ORDINANCE REQUIREMENTS.
 - UNDEVELOPED LOT LAYOUTS SHOWN ON THIS MASTER PLAN ARE FOR INFORMATION ONLY. THEY REPRESENT THE POSSIBLE FUTURE GENERAL LAYOUT, BUT THE DENSITIES AND LOT SIZE SHOULD BE ACCORDING TO THE CHART AND THE APPROVED MASTER PLAN NARRATIVE.
 - ADDITIONAL AMENITIES WILL BE REQUIRED TO AUGMENT THE EXISTING AMENITY PACKAGE THAT MIRROR LAKE HOA HAS IN PLACE. THE CITY, MIRROR LAKE HOA, AND THE DEVELOPER MUST BE IN AGREEMENT ON WHAT THESE NEW AMENITIES WILL CONSIST OF. A SWIMMING POOL SHOULD BE INCLUDED IN NORTHWOODS II/III AND AN ADDITIONAL AMENITY IN TRACT TWO. THE POOL AND THE TRACT TWO AMENITY NEED TO BE COMPARABLE IN SCALE AND QUALITY TO THE EXISTING AMENITIES AND AGREED TO BY THE MIRROR LAKE HOA. IF THE HOA DOES NOT AGREE TO THE TRACT TWO SITE, THAN A COMPARABLE SITE MUST BE SUPPLIED. THE NEW AMENITIES WILL BE CONSTRUCTED BY THE INVESTORS AND MAINTAINED BY THE HOA.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Fairway 16 at Mirror Lake Final Plat
AGENDA DATE: February 11, 2025

DATE PREPARED: January 30, 2025
PREPARED BY: Bobby C. Elliott, P.E.

AMOUNT:
GL ACCOUNT #:
FUNDING SOURCE:
BUDGETED ITEM?
PUBLIC HEARING:

PURPOSE: The purpose of this item is to approve the Final Plat for Fairway 16 at Mirror Lake.

BACKGROUND: Fairway 16 at Mirror Lake is another pod being developed under the Mirror Lake Revised PUD ordinance that was updated on August 16, 2012. This pod was zoned for 78 building lots, but the actual plat calls for 56 lots with a minimum lot square footage as follows:

Senior Living Concept: Lot size of 6,000 sq. ft. and minimum 1500 sq. ft. house size
Non-Senior Living Concept: 7000 sq. ft. lot size with 1700 sq. ft. minimum ranch plan and 2000 sq. ft. two-story plan.

STAFF RECOMMENDATION: All requirements associated with the final plat submittal including plat review, maintenance bond submittal, street light fees and street sign fees have been satisfied. Villa Rica City staff recommends approval of this plat.

IMPACT:

MOTION: I move to approve the Final Plat of Fairway 16 at Mirror Lake.

PROPERTY SUMMARY	
OWNER:	PEACHTREE BUILDING GROUP, LLC
PARCEL ID:	01800250119
REFERENCES:	DB 4319, PG 196 PB 41, PG 461-482
AREA:	816,190 SQUARE FEET OR 18.737 ACRES
ZONING:	P, U, D.
SETBACKS:	
FRONT:	25'
SIDE:	5'
REAR:	20'
LOTS: 60	11,564 ACRES OR 503,339 SQ. FT.
R/W:	3,194 ACRES OR 139,116 SQ. FT.
OPEN SPACE:	2,544 ACRES OR 110,814 SQ. FT.
TOTAL:	18,737 ACRES OR 816,190 SQ. FT.

MIRROR LAKE-FAIRWAY 16
LAND LOT 179,180, 205 AND 206
CITY OF VILLA RICA
DOUGLAS COUNTY, GEORGIA

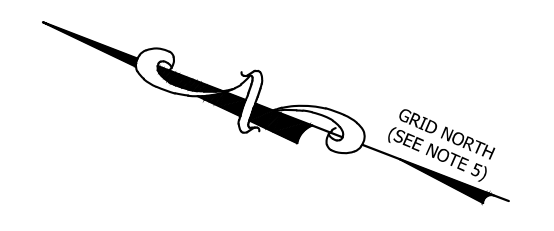
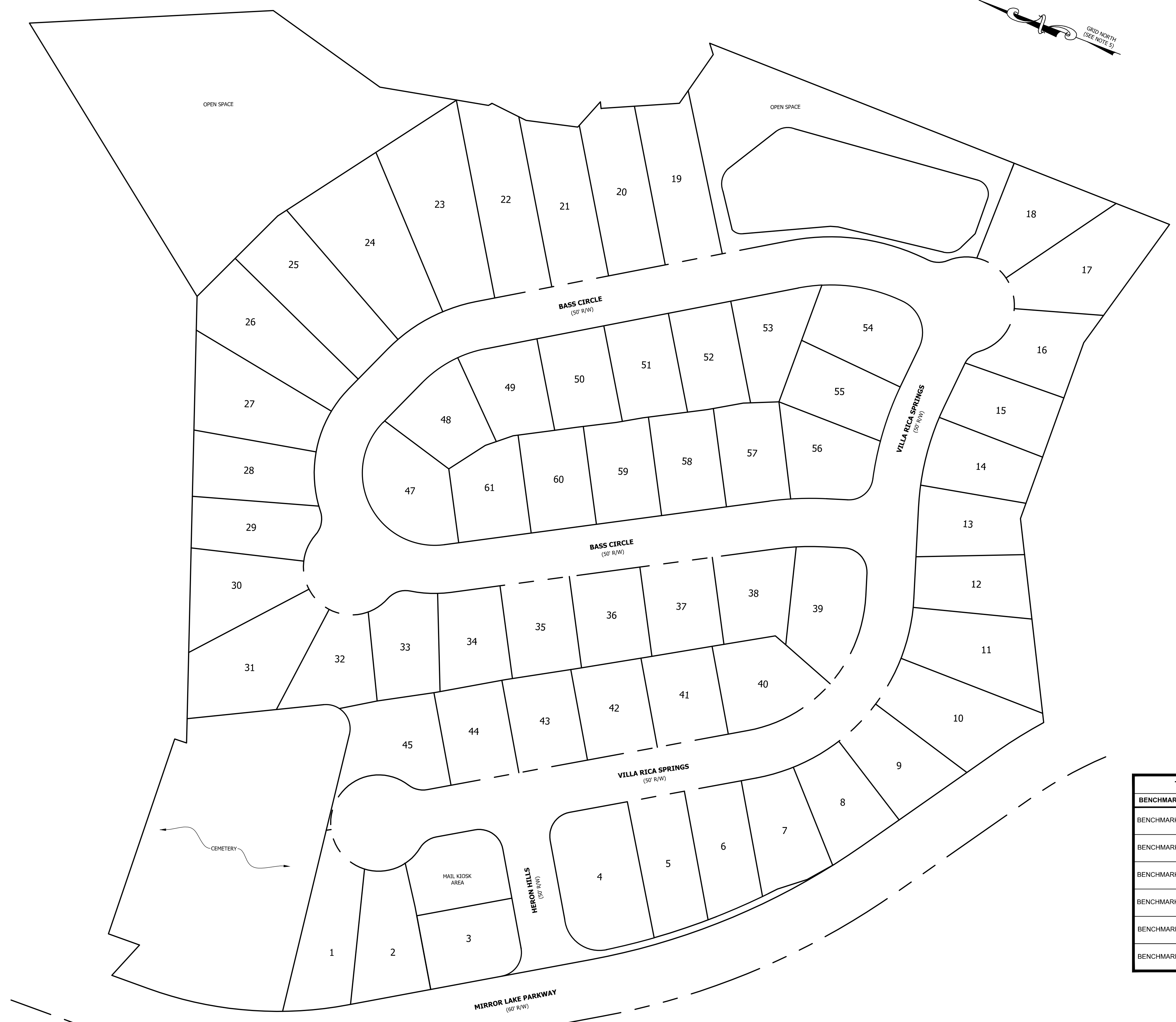
ENGINEER/SURVEYOR
HUSSEY GAY BELL 3100 BRECKINRIDGE BLVD, BLDG 300 DULUTH, GA 30096 PROJECT CONTACT MARK BOND, PE (770) 923-1600 mbond@husseygaybell.com
DEVELOPER / CLIENT
CABALLERO HOLDINGS, LLC 1735 BUFORD HWY, STE 215427 CUMMING, GA 30041 PROJECT CONTACT RON MCCARTHY (404) 769-5476
OWNER
PEACHTREE BUILDING GROUP, LLC 490 BRISCOE BLVD. LAWRENCEVILLE, GA 30046

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

OWNER'S CERTIFICATE	
THE OWNER OF THE PLAT SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC IN PERPETUITY.	
<i>Tommy Owings</i>	1-13-2025
OWNER	DATE

SURVEYOR'S CERTIFICATE	
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED FUTURE AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.	
<i>James A. Cannington</i>	01/13/2025
JAMES A. CANNINGTON GEORGIA REGISTERED LAND SURVEYOR NO. 2678 AS SURVEYOR FOR HUSSEY, GAY, BELL & DEVOUNG, INC. CERTIFICATE OF AUTHORIZATION # LSF000300	DATE

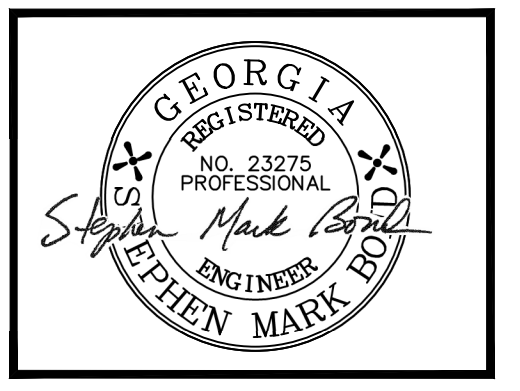
CITY OF VILLA RICA CERTIFICATE	
IN ACCORDANCE WITH THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT IS GIVEN FINAL APPROVAL BY THE FOLLOWING OFFICIALS ON BEHALF OF THE CITY OF VILLA RICA:	
COMMUNITY DEVELOPMENT DIRECTOR	DATE
PLANNING COMMISSION	DATE
MAYOR	DATE



ZONING STIPULATIONS	
Fairway 16 Node	
<ul style="list-style-type: none"> The maximum number of proposed lots = 66 single family detached lots If developed as single family, the minimum lot width is 60 feet. If developed as age targeted, the minimum lot width is 50 feet. If developed as age targeted, it will have a sub-association to the master HOA. The total area is 17.55 acres. Approximately 3.8 dwellings per acre. 	Old: 78lots*42ft-3276ft of road frontage New: 3276ft/50ft=65lots
<ul style="list-style-type: none"> The setbacks proposed are: <ul style="list-style-type: none"> Front Setback = 20 feet Side Setback = 5 feet Rear Setback = 15 feet House Separation Minimum = 10 feet The minimum heated square footage for the houses is as follows: <ul style="list-style-type: none"> Senior Living Concept: 6,000 sq ft min. lot size with 1,500 sq ft min. house size Non-Senior Living Concept: 7,000 sq ft min. lot size with 1,700 sq ft min. ranch plan and 2,000 sq ft min. two-story plan Average House Square Footage Non-Senior Living Concept for two-story plan is 2,200 sq ft or greater. The houses will meet the below specifications: <ul style="list-style-type: none"> Minimum front facade of 25% brick, stone, or stucco. <ul style="list-style-type: none"> Exterior Façade Material: <ul style="list-style-type: none"> Full-depth brick Natural or cast stone Smooth natural-wood siding and/or cement-based siding Shake siding If combined, horizontally, with the heavier below the lighter No exterior blank, windowless walls will be constructed. <ul style="list-style-type: none"> Roofs may be shingles, tiles, or metal. <ul style="list-style-type: none"> Roof shingles will be slate, cedar, or asphalt. Front gables may use painted fish-scale style shingles Roof tiles will be clay, terra cotta, or concrete. Roofs shall have a 12" overhang past the facade of the house. Gutters and downspouts to match. They are to be copper, aluminum, or galvanized steel. Chimneys: <ul style="list-style-type: none"> Wrapped in brick, stone, or suitable masonry finish material. Shall begin at grade (for exterior walls) and extend between 3 and 6 feet above the roofline If dormers are included, they will not be taller than the main roof. The house plans will have front or side loaded garages. Driveway width to be a minimum of 18 feet wide and two car garage. Street lighting will be provided throughout the development. Sidewalks will be provided throughout the development on at least one side of internal streets. All mechanical units will be screened from the right-of-way with landscaping. 	

TEMPORARY BENCHMARKS		
BENCHMARK	DESCRIPTION	ELEVATION
BENCHMARK #1	PK NAIL IN CURB	1047.42
BENCHMARK #2	PK NAIL IN CURB	1037.19
BENCHMARK #3	PK NAIL IN CURB	1032.63
BENCHMARK #4	PK NAIL IN CURB	1029.40
BENCHMARK #5	PK NAIL IN CURB	1037.53
BENCHMARK #6	PK NAIL IN CURB	1044.01

KEY MAP
NOT TO SCALE



ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE, BLVD, BUILDING 300
DULUTH, GA 30096

THE ENGINEER IS RESPONSIBLE FOR ALL HYDROLOGY CALCULATIONS AND PONDING ELEVATIONS.

SURVEYOR'S CERTIFICATION	
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.	
<i>James A. Cannington</i>	DIGITALLY SIGNED 2025.01.13 09:43:20-05'00'
JAMES A. CANNINGTON GEORGIA REGISTERED LAND SURVEYOR NO. 2678 AS SURVEYOR FOR HUSSEY, GAY, BELL & DEVOUNG, INC. CERTIFICATE OF AUTHORIZATION # LSF000300	DATE:



THE SURVEYOR IS RESPONSIBLE FOR ALL PROPERTY LINE AND AS-BUILT STRUCTURE LOCATIONS AND ELEVATIONS PURSUANT TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. THIS PLAT WAS RELEASED BY THE SURVEYOR PRIOR TO FINAL APPROVALS.



3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:
CABALLERO HOLDINGS, LLC
1735 BUFORD HWY STE 215427,
SANDY SPRINGS, GEORGIA 30350

This document is prepared for the exclusive use of the parties listed hereon and no certification extends to any unnamed parties.

No.	REVISION Description	By	Date
0		DTW	12-16-2024
1		DTW	01-13-2025
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**FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-FAIRWAY 16**
LOCATED IN LAND LOTS 179, 180, 205 AND 206 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21070
Drawn By: DTW
Checked By: JAC

Sheet Number
1 of 4

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surveynew-th.ctb

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

GENERAL NOTES

- THE FIELD SURVEY WAS COMPLETED ON DECEMBER 31, 2024. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
- THE EXTERIOR BOUNDARY LINES OF THIS PLAT WERE SURVEYED BY PERFORMING REPETITIVE RTK GPS OBSERVATIONS UTILIZING AN 6GPS TL20 DUAL FREQUENCY GPS RECEIVER WITH A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET OR GREATER. THE AS-BUILT LOCATIONS AND INTERNAL PINS SET WERE SURVEYED UTILIZING A 5 SECOND TRIMBLE SS ROBOTIC TOTAL STATION, BASED ON THE FIELD TRAVERSE REFERENCED BELOW.
- THE FIELD DATA UPON WHICH THE INTERIOR OF THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 36,153. AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE RATIOS SHOWN ON THE LOT AREA AND CLOSURE TABLE HEREON.
- THE HORIZONTAL DATUM IS NAD 83 (2011), GEORGIA WEST ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- PROPERTY CORNER MONUMENTS WILL BE SET AT ALL LOT CORNERS AS SHOWN. ALL CORNER MONUMENTS SET WILL BE 1/2-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND UTILITIES SHOWN WERE BASED ON SURFACE EVIDENCE OR OTHER INFORMATION PROVIDED AND MAY BE APPROXIMATE ONLY. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.
- THE SITE CONTAINS 18.737 ACRES AND HAS 60 LOTS.
- DENSITY: 60 LOTS / 18.737 ACRES = 3.202 LOTS PER ACRE.
- BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13045C0157E, EFFECTIVE DATE AUGUST 15, 2019, CARROLL COUNTY GEORGIA AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:
ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THE REFERENCED FLOOD MAP OR MAPS WERE PREPARED FOR INSURANCE RATE PURPOSES AND ARE NOT A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR. ANYWHERE ON THIS PROPERTY, OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. INDEPENDENT ENGINEERING STUDIES SHOULD BE PERFORMED TO DETERMINE IF CONDITIONS EXIST THAT MAY CAUSE LOCAL FLOODING.
- THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS. INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR LOCAL REQUIREMENTS AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUIRED MAY EXIST AND NOT BE SHOWN HEREON. A GEORGIA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING ANY TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.
- ALL STORM DRAINAGE OR SANITARY SEWER EASEMENTS FOLLOWING STORM DRAIN OR SEWER PIPES ARE BASED ON AN EQUAL OFFSET FROM THE CENTERLINE OF THE AS-BUILT STRUCTURE.
- THIS DRAWING WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA, PLOTTED TO A PDF FILE AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING BLUEBEAM REVU SOFTWARE. THE ORIGINAL DRAWING WITH A SIGNATURE VALIDATION IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY HARD COPIES OF THE DRAWING OR ELECTRONIC COPIES THAT DO NOT CONTAIN A SIGNATURE VALIDATION CAN BE AUTHENTICATED BY CONTACTING THE SURVEYOR TO OBTAIN A COPY OF THE ORIGINAL DRAWING. ANY CHANGES MADE TO THE ORIGINAL DRAWING AFTER RELEASE BY THE SURVEYOR WERE DONE WITHOUT THE SURVEYOR'S AUTHORIZATION AND ARE NOT TO BE CONSIDERED PART OF THE SURVEY INFORMATION. ANY OTHER SIGNATURES OR STATEMENTS BY THE OWNER OR JURISDICTIONAL AUTHORITIES WERE DONE AFTER RELEASE OF THE ORIGINAL DRAWING BY THE SURVEYOR AND CAN BE AUTHENTICATED BY CONTACTING THOSE PARTIES.
- THE WETLANDS AND STATE WATERS CLASSIFICATIONS SHOWN HEREON WERE TAKEN FROM THE STATE WATERS AND WETLAND DELINEATION REPORT DATED APRIL 26, 2021, PREPARED FOR CABALLERO HOLDING, LLC BY RIVERBEND ENVIRONMENTAL INC. THE WETLANDS SHOWN HEREON WERE DRAWN BY PLOTTING WETLAND FLAGS DELINEATED BY RIVERBEND ENVIRONMENTAL INC. AND FIELD SURVEYED BY HUSSEY GAY BELL.
- THE BOUNDARY LINE ALONG THE CREEK IS DEFINED BY RECORD INSTRUMENTS AS THE CENTERLINE OF CREEK. THE APPROXIMATE CENTERLINE OF CREEK TRAVELER IS AN ESTIMATED AVERAGE OF THE MIDDLE OF THE CREEK CHANNEL AT THE TIME OF THE SURVEY AND IS SHOWN FOR THE PURPOSE OF CALCULATING MATHEMATICAL CLOSURES AND APPROXIMATE AREAS AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE. THE BOUNDARY LINE EXTENDS TO THE THREAD OF THE MAIN CURRENT OF THE WATER OR TO THE ORIGIN OF THE CREEK, AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SEE THE OFFICIAL CODE OF GEORGIA ANNOTATED, TITLE 44, CHAPTER 8, FOR A MORE DETAILED DESCRIPTION OF RIPARIAN RIGHTS. OTHER LAWS OR RULINGS MAY APPLY.
- THE LIMITS OF THE CEMETERY SHOWN HEREON WERE TAKEN FROM GPR SURVEY AND DELINEATION OF MINERS CEMETERY PROVIDED BY VHB. NO OTHER INFORMATION FOR THE CEMETERY WAS PROVIDED TO HUSSEY GAY BELL.
- THE MINIMUM FLOOR ELEVATIONS SHOWN HEREON ARE BASED ON PONDING OR DRAINAGE STRUCTURE ELEVATIONS AS INSTALLED ON DECEMBER 09, 2024. ANY MODIFICATIONS MADE TO THE DRAINAGE STRUCTURE ELEVATIONS AFTER THAT DATE WOULD VOID THESE MINIMUM FLOOR ELEVATIONS. FURTHERMORE, THE MINIMUM FLOOR ELEVATIONS SHOWN ARE NOT BASED ON LOT GRADING. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. HUSSEY GAY BELL SHALL NOT BE HELD LIABLE FOR ANY DRAINAGE ISSUES CAUSED BY GRADING OF THE LOTS.

DRAINAGE NOTE

THE CITY OF VILLA RICA ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL DRAINS. DRAINAGE EASEMENTS NOT LOCATED WITHIN THE STREET RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER TO MAINTAIN.

LOT DRAINAGE NOTE

FOR ALL LOTS, SURFACE WATER MAY DRAIN ALONG SIDE LOT LINES AND REAR LOT LINES OF ADJACENT LOTS. NO OWNER OR RESIDENT MAY BLOCK, DIVERT, OR OTHERWISE IMPEDE SURFACE WATER DRAINAGE WITHIN 5 FEET OF A SIDE LOT LINE, WITHIN 10 FEET OF A REAR LOT LINE, OR WITHIN 20 FEET OF A REAR LOT LINE THAT IS ALONG THE EXTERIOR BOUNDARY OF THE COMMUNITY.

ROAD LENGTH INFORMATION

HERON HILLS 180 LF (FROM THE RIGHT-OF-WAY LINE OF MIRROR LAKE PARKWAY TO THE CENTERLINE OF VILLA RICA SPRINGS)
 VILLA RICA SPRINGS 946 LF (FROM THE CUL-DE-SAC TO THE CENTERLINE OF BASS CIRCLE)
 BASS CIRCLE 1,362 LF (FROM THE CENTERLINE OF VILLA RICA SPRINGS TO THE CENTERLINE OF VILLA RICA SPRINGS)

SPECIAL NOTES

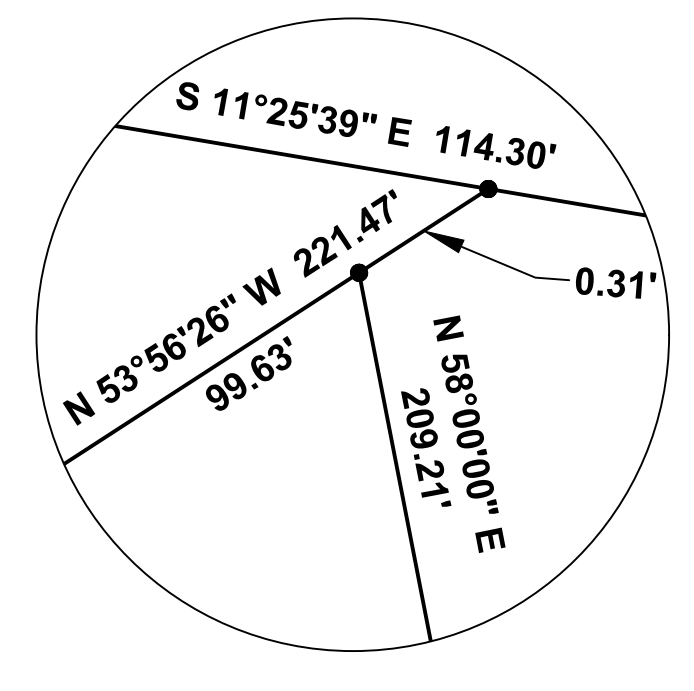
LOT 46 WAS REMOVED DURING THE REVISION PROCESS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	480.00'	55.98'	55.95'	N 52°39'01" W
C2	720.00'	306.98'	304.66'	N 43°46'36" W
C3	395.00'	141.83'	141.07'	N 11°23'21" W
C4	25.00'	39.22'	35.32'	S 76°30'14" E
C5	713.00'	17.29'	17.29'	S 47°26'08" E
C6	713.00'	61.54'	61.53'	S 44°16'05" E
C7	713.00'	59.05'	59.03'	S 39°25'21" E
C8	36.25'	57.91'	51.94'	S 12°47'27" W
C9	713.00'	50.74'	50.73'	S 35°00'41" E
C10	25.00'	39.27'	35.36'	N 76°26'44" W
C11	200.00'	39.93'	39.87'	N 37°09'55" W
C12	200.00'	54.55'	54.38'	N 50°41'54" W
C13	200.00'	54.55'	54.38'	N 66°19'28" W
C14	200.00'	54.55'	54.38'	N 81°57'02" W
C15	200.00'	54.51'	54.34'	S 82°25'42" W
C16	200.00'	9.43'	9.43'	S 73°16'08" W
C17	275.00'	23.39'	23.38'	S 74°21'17" W
C18	275.00'	73.22'	73.01'	S 84°25'09" W
C19	275.00'	12.47'	12.47'	N 86°39'15" W
C20	25.00'	1.12'	1.12'	N 84°04'08" W
C21	25.00'	19.90'	19.38'	N 59°58'26" W
C22	50.00'	60.66'	57.01'	N 71°55'10" W
C23	50.00'	33.66'	33.02'	S 54°02'36" W
C24	50.00'	37.60'	36.72'	S 13°12'54" W
C25	50.00'	30.73'	30.25'	S 25°56'16" E
C26	25.00'	21.03'	20.41'	S 19°27'01" E
C27	225.00'	143.90'	141.46'	S 13°40'39" E
C28	175.00'	35.96'	35.90'	S 37°53'13" E
C29	175.00'	54.93'	54.70'	S 52°45'57" E
C30	175.00'	14.64'	14.63'	S 64°09'14" E
C31	125.00'	29.39'	29.33'	S 73°17'11" E
C32	125.00'	45.45'	45.20'	N 89°33'36" E
C33	125.00'	56.89'	56.40'	N 66°06'16" E
C34	125.00'	5.51'	5.51'	N 51°48'16" E
C35	25.00'	26.21'	25.03'	N 80°34'46" E
C36	50.00'	30.46'	30.00'	S 86°50'19" E
C37	50.00'	30.08'	29.63'	N 58°28'25" E
C38	50.00'	30.06'	29.61'	N 24°01'08" E
C39	50.00'	41.93'	40.71'	N 17°13'41" W
C40	50.00'	24.68'	24.43'	N 55°23'32" W
C41	25.00'	26.21'	25.03'	N 39°29'39" W
C42	125.00'	28.30'	28.24'	N 15°56'36" W
C43	125.00'	13.54'	13.53'	N 25°31'56" W
C44	275.00'	21.64'	21.63'	N 26°22'51" W
C45	275.00'	29.01'	29.00'	N 21°06'15" W
C46	25.00'	39.27'	35.36'	N 26°55'05" E
C47	150.00'	100.38'	98.52'	S 88°54'38" E
C48	150.00'	100.25'	98.40'	S 50°35'33" E
C49	25.00'	21.03'	20.41'	S 07°21'03" E
C50	50.00'	118.26'	92.56'	S 51°00'41" E
C51	50.00'	56.70'	53.71'	N 28°44'52" E
C52	50.00'	44.12'	42.70'	N 29°01'01" W
C53	25.00'	21.03'	20.41'	N 55°32'26" W
C54	25.00'	39.27'	35.36'	N 13°33'16" E
C55	25.00'	17.23'	16.89'	N 07°09'08" W
C56	25.00'	30.53'	28.67'	N 47°34'35" E
C57	171.77'	86.59'	85.68'	N 09°42'41" W
C58	36.00'	56.55'	50.91'	N 49°38'41" E
C59	325.00'	60.00'	59.91'	S 89°04'14" W
C60	325.00'	22.48'	22.47'	N 26°39'13" W
C61	325.00'	37.38'	37.36'	N 21°22'37" W
C62	25.00'	37.18'	33.85'	S 60°41'12" E
C63	325.00'	40.12'	40.10'	S 80°14'43" W
C64	187.62'	24.80'	24.78'	N 27°56'24" W
C65	125.00'	45.58'	45.33'	N 56°06'16" W
C66	125.00'	29.80'	29.73'	N 38°49'46" W
C67	75.00'	185.99'	141.86'	S 42°24'27" W
C70	50.00'	22.11'	21.93'	N 66°57'57" W
C71	395.00'	68.16'	68.07'	N 26°37'09" W
C72	720.00'	36.41'	36.40'	N 54°32'33" W
CL73	175.00'	234.07'	217.01'	S 69°45'50" E
CL74	300.00'	119.00'	118.22'	N 83°16'53" E
CL75	200.00'	127.91'	125.74'	N 13°40'39" W
CL76	150.00'	90.45'	89.09'	N 49°16'30" W
CL77	100.00'	247.98'	189.15'	S 42°24'27" W
CL78	300.00'	55.25'	55.18'	S 23°21'30" E
C79	720.00'	25.92'	25.92'	N 52°03'44" W
C80	325.00'	1.62'	1.62'	N 85°29'53" W
C81	480.00'	100.11'	99.93'	N 43°20'03" W
C82	480.00'	22.27'	22.27'	N 36°01'49" W

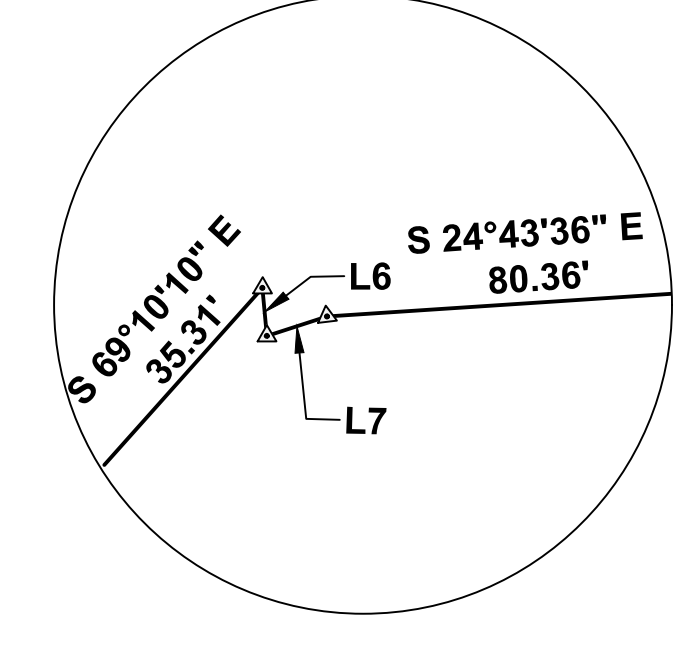
AREA	SQUARE FEET	ACRES	CLOSURE
LOT 1	9,466 SQ.FT.	0.217 AC.	1:84,099
LOT 2	8,528 SQ.FT.	0.196 AC.	1:169,860
LOT 3	7,670 SQ.FT.	0.176 AC.	1:68,479
LOT 4	12,318 SQ.FT.	0.283 AC.	1:37,168
LOT 5	8,332 SQ.FT.	0.191 AC.	1:33,711
LOT 6	7,766 SQ.FT.	0.178 AC.	1:59,771
LOT 7	7,800 SQ.FT.	0.179 AC.	1:52,920
LOT 8	7,210 SQ.FT.	0.166 AC.	1:44,985
LOT 9	7,538 SQ.FT.	0.173 AC.	1:40,064
LOT 10	10,207 SQ.FT.	0.234 AC.	1:78,646
LOT 11	10,143 SQ.FT.	0.233 AC.	1:49,312
LOT 12	7,035 SQ.FT.	0.162 AC.	1:404,383
LOT 13	7,008 SQ.FT.	0.161 AC.	1:20,790
LOT 14	7,081 SQ.FT.	0.163 AC.	1:27,281
LOT 15	7,136 SQ.FT.	0.164 AC.	1:72,598
LOT 16	7,206 SQ.FT.	0.165 AC.	1:52,930
LOT 17	10,894 SQ.FT.	0.25 AC.	1:44,075
LOT 18	8,297 SQ.FT.	0.191 AC.	1:269,977
LOT 19	9,781 SQ.FT.	0.225 AC.	1:101,858
LOT 20	10,175 SQ.FT.	0.234 AC.	1:236,668
LOT 21	10,039 SQ.FT.	0.231 AC.	1:138,395
LOT 22	11,906 SQ.FT.	0.273 AC.	1:46,566
LOT 23	14,576 SQ.FT.	0.335 AC.	1:204,632
LOT 24	14,462 SQ.FT.	0.332 AC.	1:91,089
LOT 25	11,751 SQ.FT.	0.270 AC.	1:153,070
LOT 26	11,428 SQ.FT.	0.262 AC.	1:72,590
LOT 27	10,190 SQ.FT.	0.234 AC.	1:105,618
LOT 28	7,941 SQ.FT.	0.182 AC.	1:86,321
LOT 29	7,159 SQ.FT.	0.164 AC.	1:38,249
LOT 30	8,317 SQ.FT.	0.191 AC.	1:93,337
LOT 31	11,480 SQ.FT.	0.264 AC.	1:17,807
LOT 32	7,029 SQ.FT.	0.161 AC.	1:35,477
LOT 33	7,223 SQ.FT.	0.166 AC.	1:61,862
LOT 34	7,000 SQ.FT.	0.161 AC.	1:41,294
LOT 35	7,000 SQ.FT.	0.161 AC.	1:56,484
LOT 36	7,000 SQ.FT.	0.161 AC.	1:34,999
LOT 37	7,000 SQ.FT.	0.161 AC.	1:81,500
LOT 38	7,010 SQ.FT.	0.161 AC.	1:24,372
LOT 39	9,080 SQ.FT.	0.209 AC.	1:78,046
LOT 40	8,087 SQ.FT.	0.186 AC.	1:51,155
LOT 41	7,000 SQ.FT.	0.161 AC.	1:104,390
LOT 42	7,000 SQ.FT.	0.161 AC.	1:49,742
LOT 43	7,000 SQ.FT.	0.161 AC.	1:42,028
LOT 44	7,000 SQ.FT.	0.161 AC.	1:36,521
LOT 45	8,960 SQ.FT.	0.206 AC.	1:48,666
LOT 47	8,738 SQ.FT.	0.201 AC.	1:31,408
LOT 48	7,019 SQ.FT.	0.161 AC.	1:229,082
LOT 49	7,000 SQ.FT.	0.161 AC.	1:90,294
LOT 50	7,000 SQ.FT.	0.161 AC.	1:205,519
LOT 51	7,000 SQ.FT.	0.161 AC.	1:34,954
LOT 52	7,000 SQ.FT.	0.161 AC.	1:35,059
LOT 53	7,000 SQ.FT.	0.161 AC.	1:49,681
LOT 54	8,700 SQ.FT.	0.200 AC.	1:495,312
LOT 55	7,175 SQ.FT.	0.165 AC.	1:42,503
LOT 56	7,414 SQ.FT.	0.170 AC.	1:31,753
LOT 57	7,000 SQ.FT.	0.161 AC.	1:53,160
LOT 58	7,000 SQ.FT.	0.161 AC.	1:39,405
LOT 59	7,000 SQ.FT.	0.161 AC.	1:44,711
LOT 60	7,000 SQ.FT.	0.161 AC.	1:64,267
LOT 61	7,064 SQ.FT.	0.162 AC.	1:31,334
RIGHT-OF-WAY	139,116 SQ.FT.	3.194 AC.	1:104,348
OPEN SPACE 1	46,952 SQ.FT.	1.078 AC.	1:310,242
OPEN SPACE 2	63,862 SQ.FT.	1.466 AC.	1:47,398
CEMETERY	55,583 SQ.FT.	1.276 AC.	1:33,390
MAIL KIOSK	7,338 SQ.FT.	0.168 AC.	1:25,583
TOTAL	816,190 SQ.FT.	18.746 AC.	1:184,687

LINE	BEARING	DISTANCE
L1	N 01°00'08" W	40.61'
L2	S 68°36'30" E	42.62'
L3	N 01°16'33" W	34.31'
L4	S 02°23'33" E	13.00'
L5	S 50°32'50" E	4.30'
L6	S 63°44'04" W	7.17'
L7	S 39°09'18" E	1.24'
L8	N 51°30'41" E	12.41'
L9	N 40°02'51" W	12.07'
L10	N 40°02'51" W	18.55'
L11	N 28°27'29" W	5.16'
L12	N 28°27'29" W	33.63'
L13	N 28°49'34" W	4.71'
L14	N 28°49'34" W	22.71'
L15	N 27°59'00" W	7.24'
L16	N 27°59'00" W	34.43'
L17	N 30°48'34" W	6.48'
L18	N 30°48'34" W	21.98'
L19	N 28°18'38" W	5.45'
L20	N 28°18'38" W	40.97'
L21	N 28°18'38" W	20.71'
L22	N 31°13'02" W	6.32'
L23	N 31°13'02" W	31.66'
L24	N 22°57'40" W	7.51'
L25	N 22°57'40" W	29.46'
L26	S 29°21'16" E	59.57'
L27	S 29°21'16" E	1.08'
L28	S 31°18'31" E	5.35'
L29	S 31°18'31" E	65.23'
L30	S 31°18'31" E	3.97'
L31	S 29°49'25" E	7.23'
L32	S 29°49'25" E	61.22'
L33	S 29°49'25" E	4.36'
L34	S 30°13'50" E	6.98'
L35	S 30°13'50" E	62.47'
L36	S 30°13'50" E	5.27'
L37	S 30°29'44" E	6.24'
L38	S 30°29'44" E	63.43'
L39	S 30°29'44" E	5.77'
L40	S 30°20'27" E	6.63'
L41	S 30°20'27" E	54.17'

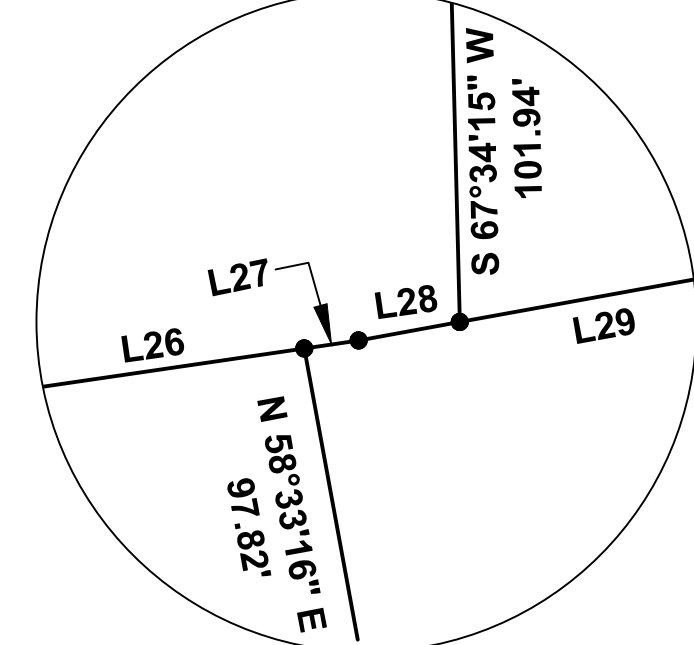
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.



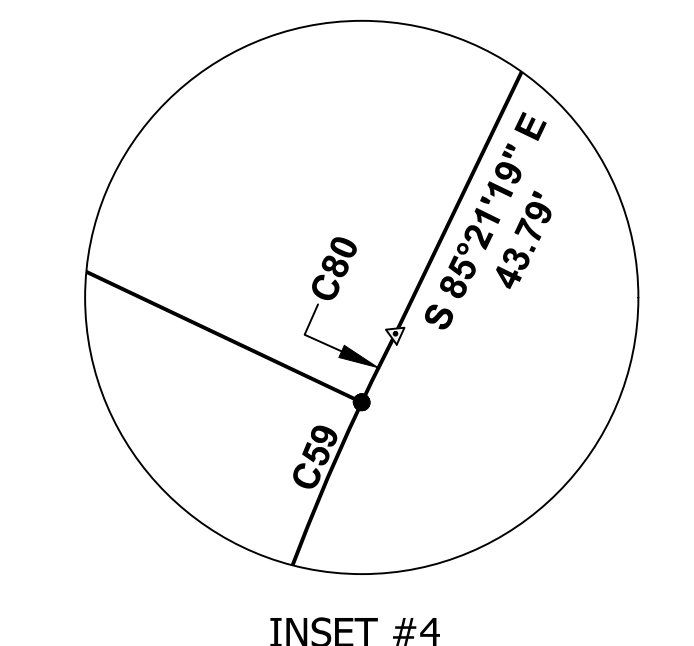
INSET #1 (NOT TO SCALE)



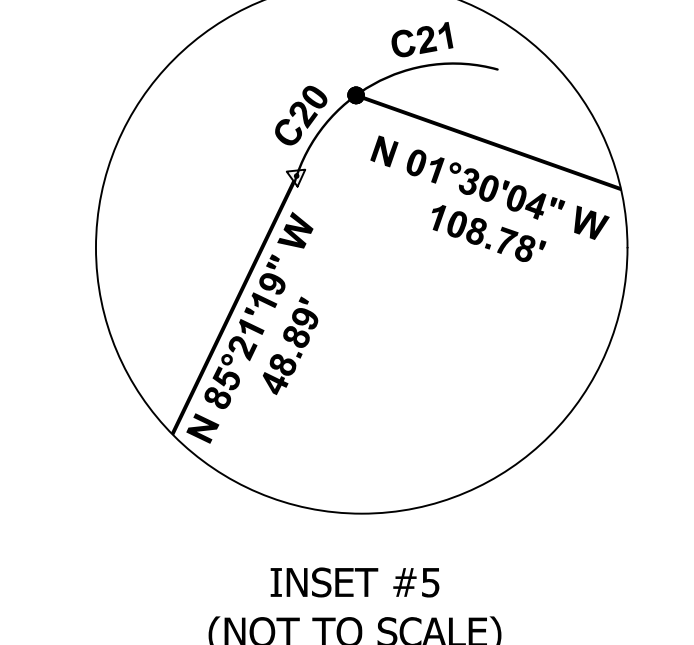
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INSET #3 (NOT TO SCALE)



INSET #4 (NOT TO SCALE)

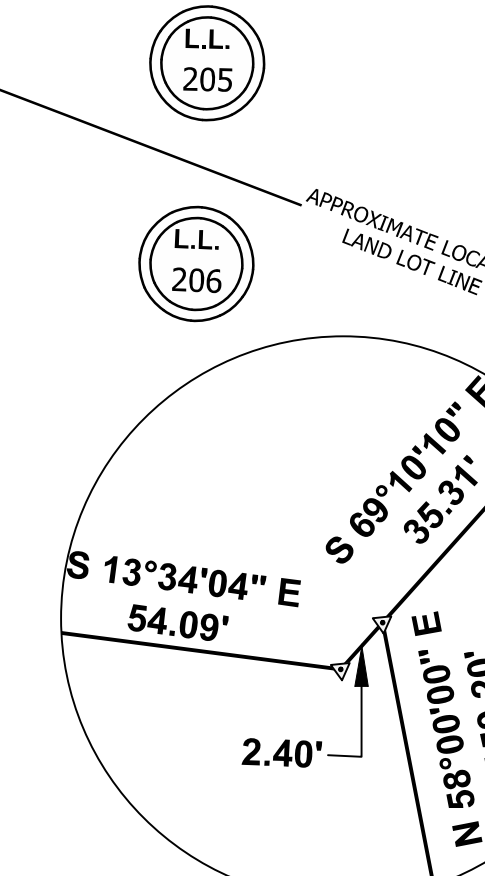


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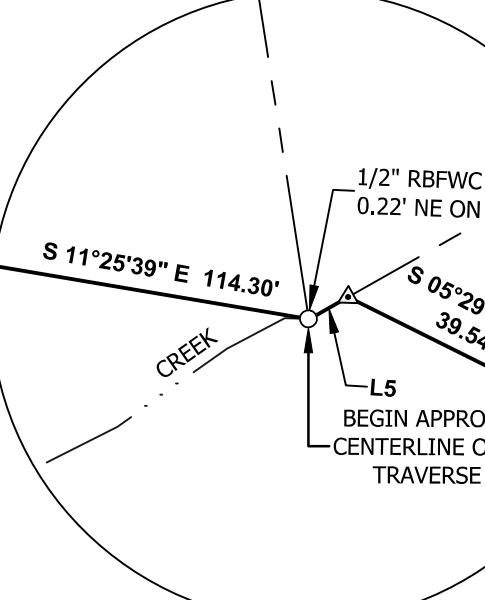


ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE, BLDV. BUILDING 300
DULUTH, GA 30096

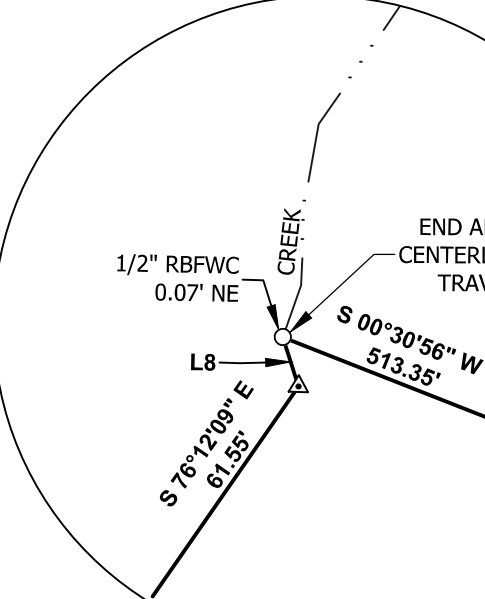
THE ENGINEER IS RESPONSIBLE FOR ALL HYDROLOGY CALCULATIONS AND PONDING ELEVATIONS.



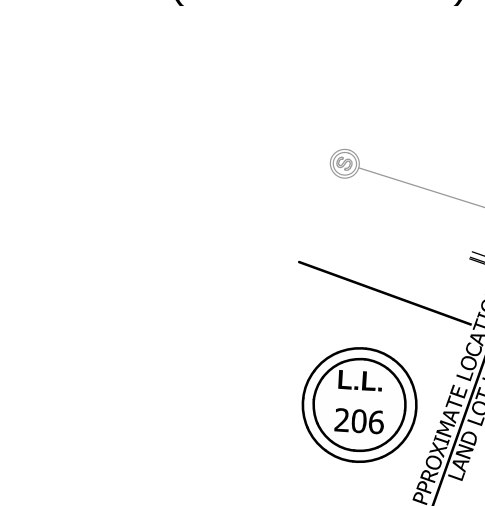
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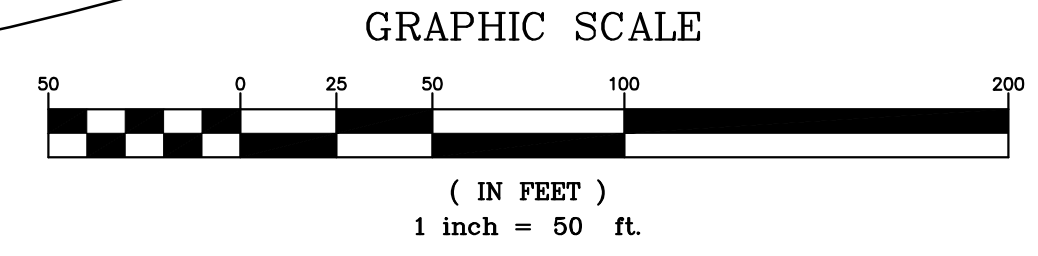
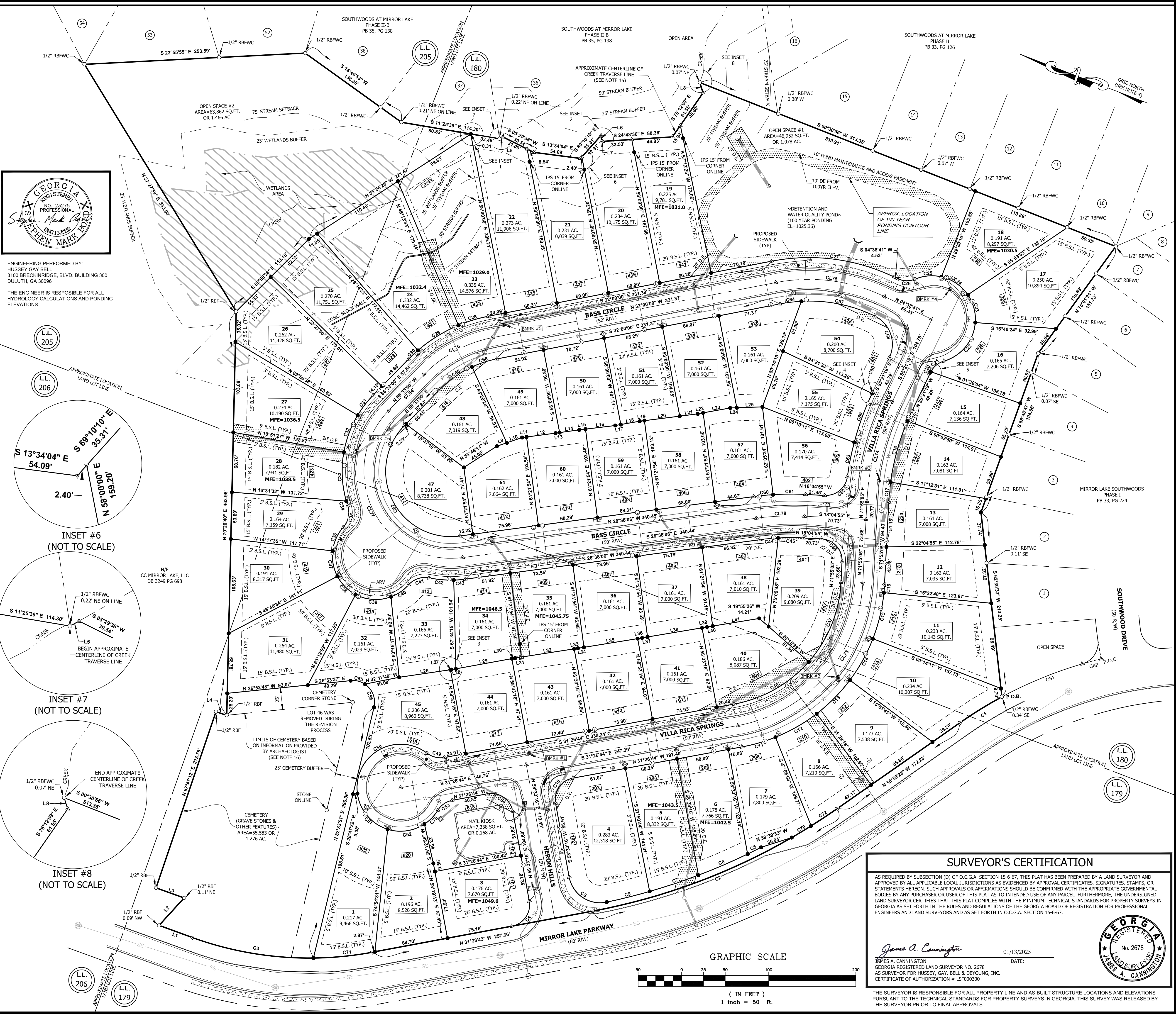
INSET #7 (NOT TO SCALE)



INSET #8 (NOT TO SCALE)



INSET #9 (NOT TO SCALE)



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

James A. Cannington 01/13/2025
 JAMES A. CANNINGTON DATE:
 GEORGIA REGISTERED LAND SURVEYOR NO. 2678
 AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
 CERTIFICATE OF AUTHORIZATION # LSF000300

HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:
CABALLERO HOLDINGS, LLC
1735 BUFORD HWY STE 215427,
SANDY SPRINGS, GEORGIA 30350

This document is prepared for the exclusive use of the parties listed hereon and no certification extends to any unnamed parties.

No.	Date	By	Revision	Description
1	12-16-2024	DTW	INITIAL ISSUE	ADDRESS COMMENTS
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

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**FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-FAIRWAY 16**

LOCATED IN LAND LOTS 179, 180, 205 AND 206 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21070
Drawn By: DTW
Checked By: JAC

Sheet Number **4 of 4**

MIRROR LAKE

P.U.D.

CITY OF VILLA RICA
CARROLL & DOUGLAS COUNTY, GEORGIA

REVISED MASTER PLAN

JUNE 2, 2021

LEGEND

- REMAINING TRACTS
- EXISTING LOTS
- OPEN SPACE - EXISTING
- DEDICATED RIGHT OF WAY
- GOLF COURSE

PREPARED FOR
JLC MIRROR LAKE SUB 1, LLC
6300 POWERS FERRY RD NW
STE 600
ATLANTA, GA 30339

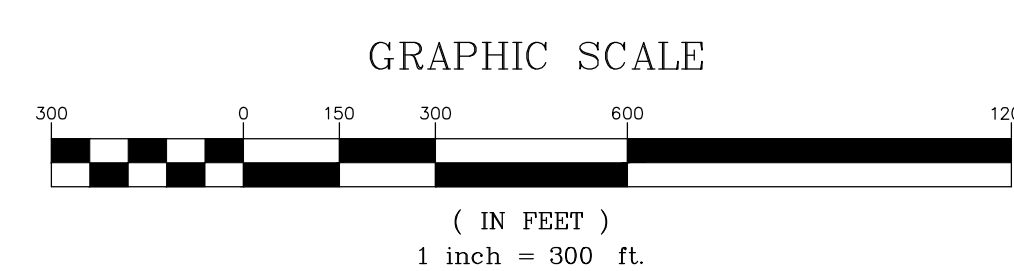
PREPARED BY
HAYES, JAMES & ASSOCIATES
4145 SHACKLEFORD ROAD
NORCROSS, GA 30093

AMENITY AREA
SEE NOTE #7

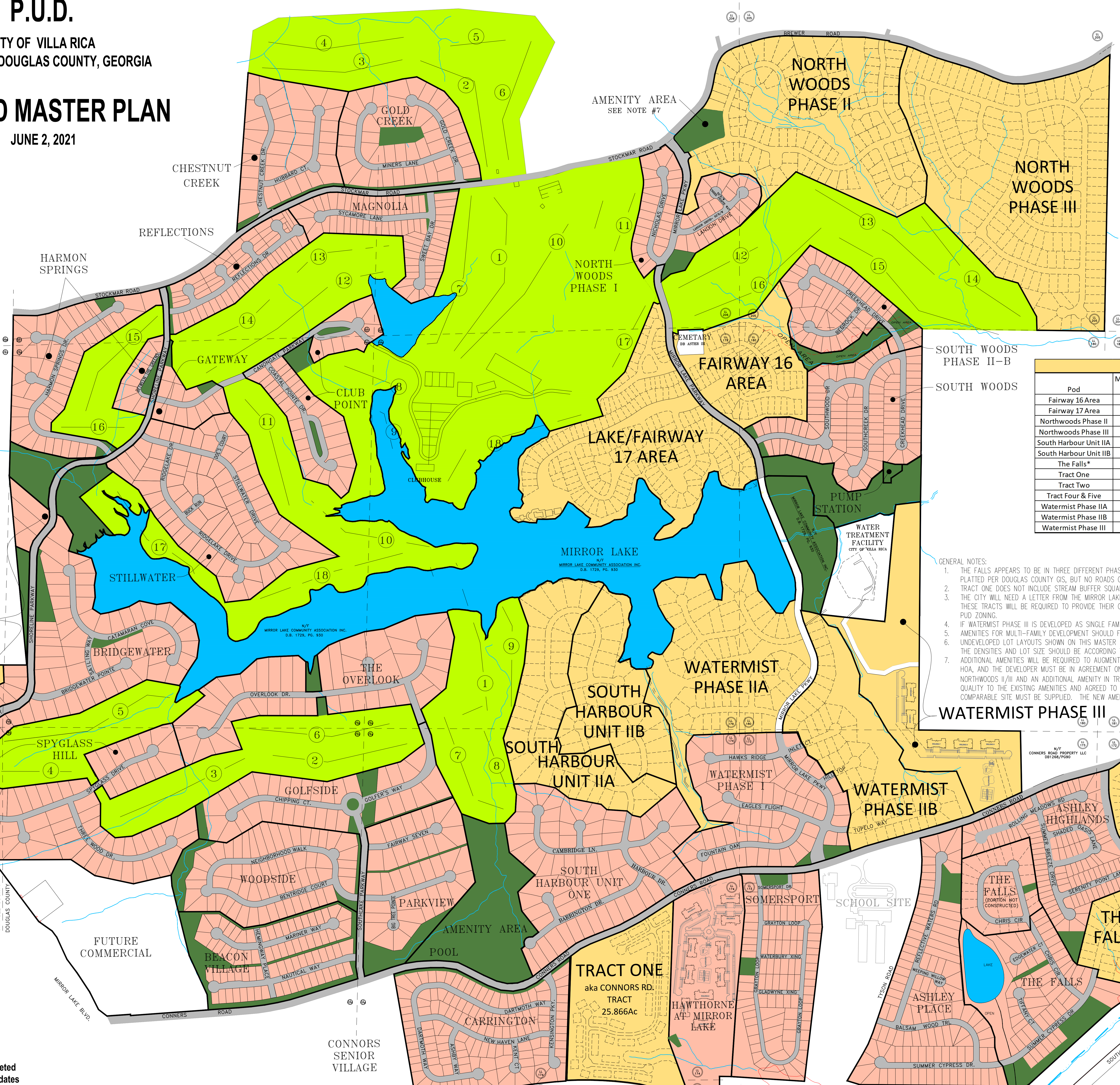
PARK PLACE

FUTURE COMMERCIAL

CONNORS SENIOR VILLAGE



- REFERENCES:
1. Composite boundary based on survey completed by Hayes, James and Associates on various dates for Fairgreen Capital and other existing survey data prior to ALTA survey dated 12-11-2015.
 2. No record of dedication of right-of-way was found for central portion of Mirror Lake Parkway.



Developed/Platted Land			
Pod	Dwelling Units/Acre	Acreage	Dwelling Units/Acre
Ashley Highlands	127	22.6	5.6
Ashley Place	106	30.1	3.5
Beacon Village	77	17.1	4.5
Bridgewater	60	29.8	2.0
Carrington	131	29.9	4.4
Chestnut Creek	37	19.0	1.9
Club Point	37	15.6	2.4
Gateway	11	4.4	2.5
Gold Creek	43	20.5	2.1
Golfside	34	18.2	1.9
Harmon Springs	59	21.0	2.8
Magnolia	63	14.4	4.4
Northwoods, Phase 1	49	14.3	3.4
Overlook	44	29.5	1.5
Park Place	9	5.1	1.8
Parkview	38	19.2	2.0
Hawthorne at Mirror Lake**	250	21.6	11.6
Reflections	59	11.5	5.1
Somersport	93	24.4	3.8
South Harbour, Unit I	70	35.6	2.0
Spyglass Hill	70	34.3	2.0
Stillwater	74	33.2	2.2
South Woods	148	37.6	3.9
The Falls*	82	28.9	2.8
Watermist, Phase I	70	29.7	2.4
Woodside	63	21.5	2.9

TOTAL EXISTING: 1,904 LOTS

Undeveloped Portions of Land						
Pod	Min Lot Width (ft)	Land Use	Available Acreage (AC)	Min Lot Size (sft)	Dwelling Per Acre	Maximum Total Lots
Fairway 16 Area	50	Cluster	17.55	6,000-7,000	3.8	66
Fairway 17 Area	60	High Den.	41.16	7,500	3.7	152
Northwoods Phase II	70	Med. Res.	51.31	8,000	2.0	105
Northwoods Phase III	70	Med. Res.	66.39	8,000	2.3	154
South Harbour Unit IIA	90	Med. Res.	26.26	12,124	1.8	48
South Harbour Unit IIB	90	Med. Res.	19.57	10,000	1.8	36
The Falls*	65	Med. Res.	9.09	-	3.3	30
Tract One	n/a	MF	24.89	-	10.0	249
Tract Two	70	Med. Res.	7.96	-	2.3	18
Tract Four & Five	50	High Den.	51.38	6,000	3.3	172
Watermist Phase IIA	70	Med. Res.	36.17	8,000	1.5	56
Watermist Phase IIB	70	Med. Res.	27.76	8,000	1.8	49
Watermist Phase III	n/a	MF	26.86	6,000	10.0	268

MAXIMUM TOTAL PROPOSED: 1,403 LOTS
MAXIMUM TOTAL LOTS FOR MIRROR LAKE: 3,307 LOTS

- GENERAL NOTES:
1. THE FALLS APPEARS TO BE IN THREE DIFFERENT PHASES. THE SOUTHERN PORTION HAS BEEN DEVELOPED WITH HOMES. THE NORTHERN PORTION APPEARS PLATTED PER DOUGLAS COUNTY GIS, BUT NO ROADS OR CONSTRUCTION APPEARS TO HAVE TAKEN PLACE. THE EASTERN PORTION IS UNDEVELOPED.
 2. TRACT ONE DOES NOT INCLUDE STREAM BUFFER SQUARE FOOTAGE.
 3. THE CITY WILL NEED A LETTER FROM THE MIRROR LAKE HOA THAT TRACT FOUR AND FIVE WILL BE ADMITTED INTO THE MIRROR LAKE HOA. OTHERWISE, THESE TRACTS WILL BE REQUIRED TO PROVIDE THEIR OWN HOA WITH THE REQUIRED AMENITIES AS DEFINED BY THE NEW ZONING ORDINANCE RELATING TO PUD ZONING.
 4. IF WATERMIST PHASE III IS DEVELOPED AS SINGLE FAMILY, THEN THE MINIMUM LOT SIZE SHALL BE 6,000 SFT.
 5. AMENITIES FOR MULTI-FAMILY DEVELOPMENT SHOULD FOLLOW CURRENT ZONING ORDINANCE REQUIREMENTS.
 6. UNDEVELOPED LOT LAYOUTS SHOWN ON THIS MASTER PLAN ARE FOR INFORMATION ONLY. THEY REPRESENT THE POSSIBLE FUTURE GENERAL LAYOUT, BUT THE DENSITIES AND LOT SIZE SHOULD BE ACCORDING TO THE CHART AND THE APPROVED MASTER PLAN NARRATIVE.
 7. ADDITIONAL AMENITIES WILL BE REQUIRED TO AUGMENT THE EXISTING AMENITY PACKAGE THAT MIRROR LAKE HOA HAS IN PLACE. THE CITY, MIRROR LAKE HOA, AND THE DEVELOPER MUST BE IN AGREEMENT ON WHAT THESE NEW AMENITIES WILL CONSIST OF. A SWIMMING POOL SHOULD BE INCLUDED IN NORTHWOODS II/III AND AN ADDITIONAL AMENITY IN TRACT TWO. THE POOL AND THE TRACT TWO AMENITY NEED TO BE COMPARABLE IN SCALE AND QUALITY TO THE EXISTING AMENITIES AND AGREED TO BY THE MIRROR LAKE HOA. IF THE HOA DOES NOT AGREE TO THE TRACT TWO SITE, THAN A COMPARABLE SITE MUST BE SUPPLIED. THE NEW AMENITIES WILL BE CONSTRUCTED BY THE INVESTORS AND MAINTAINED BY THE HOA.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Installation of New Flooring for the Downtown Basketball Gym.

AGENDA DATE: February 4th, 2025

DATE PREPARED: January 30th, 2025

PREPARED BY: Nic Griffin

AMOUNT: \$78,272.00

GL ACCOUNT #: 323-6110-541360

FUNDING SOURCE: 21 CSPLOST

BUDGETED ITEM? Yes

PURPOSE: To request approval to engage with Play On Courts Southeast for the demo work, furnishment and installation of the following:

- Carpet Removal and Scrape Glue
- Diamond Grind and Scrape all remaining adhesive
- Shot Blast the existing concrete slab
- Furnish & Install a 7+2 (7mm shock pad and 2mm of urethane) Pad & Pour system
- Three color surface colors and also a half court logo
- Paint Game lines for 1 basketball court, 1 volleyball and 3 pickleball courts
- Furnish & Install new metal thresholds at 12 perimeter doorways
- Furnish & Install (2) 3 ½” volleyball sleeves with 8” cover plates
- Furnishing a Porter Power Rib Volleyball system with poles, pads, net, and net antennae

BACKGROUND: The City Council has approved a budget of \$95,000 for this project. Staff has reached out to Sourcewell for vendor who hold a state contract and perform this type of project. Connor Sports holds a current state contract as a vendor with a vendor number of 031022-GER. Staff has met with finance about this procedure and they are a qualifying vendor to supply firm pricing. Connor Sports has met all prerequisites and requirements to hold such a contract. The agreement between Sourcewell and Connor Sports allows the City to engage directly with Play On Courts. This has been verified and is attached to this item.

During our budget prep last year, City Staff reached out to two vendors for pricing on this project. One of those quotes came from Play on Courts and was the lowest bid. Staff has requested an updated proposal to include a color choice addition, a halfcourt logo addition, and also to have lines for a volleyball court added.

STAFF RECOMMENDATION:

Staff recommends that the City of Villa Rica engage with Play on Courts Southeast for this project.

IMPACT: Replacing this floor with a multi-use system will benefit the citizens that have interest in basketball, pickleball, volleyball, and more.

MOTION: I move to allow the City of Villa Rica staff to engage with Play on Courts for the installation of pad and pour floor system in our downtown basketball gym for the amount of \$78,272.00.



C O U R T S
S O U T H E A S T

The Athletic Flooring & Equipment Specialists

To: Nic Griffin
From: David Hedge
Date: January 30, 2025
Project: City of Villa Rica

Connor Sourcewell Vendor # 031022-GER

Gym Floor – 5,975 sq ft area

Demolition & Prep Work

- 1. Carpet Removal & Scrape the Glue.....\$9,692.00
- 2. Diamond Grind & Scrape all remaining adhesive.....\$5,275.00
- 3. Shot Blast the existing concrete slab.....\$5,355.00

****NOTE**** If the carpet glue is thin and scrapes off easily across the entire floor during step 1 above, then the cost for step 2 could be reduced or eliminated completely.

Pad & Pour Synthetic System (3/8” thick)

- Furnish & Install Connor’s Elastiplus 7+2 (7mm shock pad and 2mm of urethane) Pad & Pour system
 - Three color surface:
 - Main 84’ x 50’ Basketball Court – Desert Sand
 - Free Throw Lanes, Center Circle & Perimeter – Custom Purple
 - 3-Point Arcs & Half Circles Above Free Throw Lanes – Silver Mine
 - Paint a One or Two Color Logo inside the 12’ Center Circle
 - Paint Game lines for:
 - (1) 84’ x 50’ Basketball court (Black)
 - (1) 60’ x 30’ Volleyball Court (White)
 - (3) 44’ x 20’ Pickleball courts (White)
 - Furnish & Install new metal thresholds at 12 perimeter doorways
 - Furnish & Install (2) 3 ½” volleyball sleeves with 8” cover plates
- For the sum of.....\$74,437.00**

All Pricing includes Materials, Freight and Installation

Continued on Page 2.....



Exclusions:

- Wall Base
- Any additional game lines or logos not listed above

Optional Add: To include Furnishing (1) Porter Power Rib Volleyball System (2 poles with pads, 1 net and 2 net antennae), please add \$3,835 to the above total.

Thank you for the opportunity to work with you on this project. Please let me know if you have any questions.

615-939-9109 or playoncourts@gmail.com

Sincerely,

David Hedge

ELASTIPLUS™

SEAMLESS MULTISPORT GYM SURFACE



connorsports.com



CONNOR SPORTS
Where Champions Play™



CONNOR SPORTS
Where Champions Play™

ELASTIPLUS™

SEAMLESS MULTISPORT GYM SURFACE

Our advanced poured urethane surface is highly customizable in terms of wear layer thickness, performance and resilience for a solution perfectly adapted for your facility's needs.

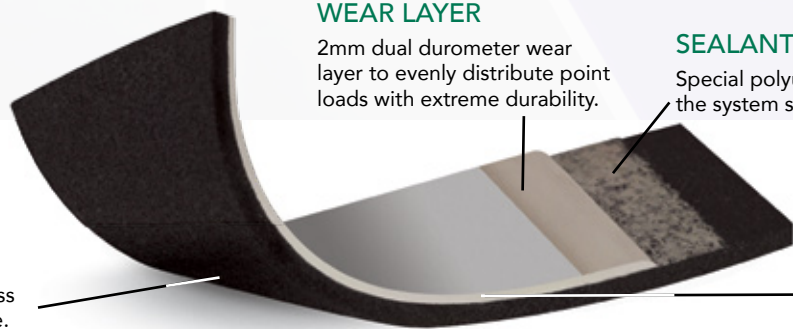
ELASTIPLUS IS AVAILABLE IN THREE PRODUCT TYPES.

ELASTIPLUS:

Overall thickness options range from 6 mm to 11 mm, depending on intended use; suitable for multipurpose activity and everyday sporting activity.

ELASTIPLUS HIGH STRENGTH:

Inline skating and hockey clubs appreciate this high durometer, tough floor which is also suitable for other team sports.



WEAR LAYER

2mm dual durometer wear layer to evenly distribute point loads with extreme durability.

SEALANT LAYER

Special polyurethane sealant layer makes the system seamlessly water resistant.

BASE LAYER

Consistent System Thickness for Controlled Performance.

TOP COAT LAYER

Three-part Solvent Free Urethane Coating. Excellent Abrasion Resistance, Uniform Color and Low Maintenance.

ELASTIPLUS SILVER MINE/7001

FLOOR COLOR CHOICES



DESERT SAND/CS 1001



BURNT CLAY/CS 1011



ARID BRONZE/CS 1019



CANYON RED/CS 3009



SILVER MINE/CS 7001



MESA BLUE/CS 5010



ASPEN SKY/CS 5024



PEWTER/CS 0431P



GAMETIME GREEN/CS 6024R



GAMETIME RED/CS 3027R



GAMETIME BLUE/CS 2985P



GREIGE/CS 0011P



PINES/CS 6026R

GAME LINE PAINT COLOR OPTIONS

Red	Green	White
Black	Yellow	Blue

Customer Service: 800.283.9522 | info@connorsports.com | connorsports.com/products

Where Champions Play™



a company of **Gerflor**
theflooringgroup

Sourcewell Price List

Zone 1: AL, AR, AZ, CO, GA, ID, IN, IA, KS, KY, LA, MS, MO, MT, NE, NV, NM, ND, NC, OK, SC, SD, TN, TX, UT, VA, WV, WY **VENDOR # 031022-GER**
Zone 2: CT, DE, DC, FL, IL, ME, MD, MA, MI, MN, NH, OH, OR, PA, RI, VT, WA, WI
Zone 3: AK, CA, HI, NJ, NY, Canada

Part #	Product	Format	Thickness	Unit	INSTALLED PRICING								
					Zone 1			Zone 2			Zone 3		
					<2,000 SF	>2,000 SF	> 10,000 SF	<2,000 SF	>2,000 SF	> 10,000 SF	<2,000 SF	>2,000 SF	> 10,000 SF
Site Preparation													
CSCI 145	Floor Removal - Demolition			SF	\$ 4.00	\$ 5.00	\$ 6.00	\$ 4.00	\$ 5.00	\$ 6.00	\$ 4.00	\$ 5.00	\$ 6.00
CSCI 140	Site & Sub-floor Preparation including excavation, drainage, leveling, compacting, moisture mitigation and testing, and concrete and asphalt repair.			SF	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
Installation & Maintenance													
CSCI 40	Wood Floor Screen/Recoat			SF	\$ 1.20	\$ 0.75	\$ 0.60	\$ 1.25	\$ 0.80	\$ 0.75	\$ 1.45	\$ 1.20	\$ 1.00
CSCI 41	Wood Floor Sand/Finish			SF	\$ 6.25	\$ 5.00	\$ 4.75	\$ 6.25	\$ 5.00	\$ 4.75	\$ 7.50	\$ 6.50	\$ 6.25
CSCI 42	Painted Logo	1 Color		EA	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
CSCI 43	Painted Logo	Addl Color		EA	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00
CSCI 44	Painted Lines			LF	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
CSCI 45	Painted Letters	Min. 5 letters		EA	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00
CSCI 193	Wood Floor Staining			SF	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00
CSCI 194	Wood Floor Repair			SF	\$ 100.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 50.00	\$ 50.00



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2025 Budget Amendments #131 - #132

AGENDA DATE: 02-11-2025

DATE PREPARED: 01-29-2025

PREPARED BY: Jennifer Hallman, Finance Director

AMOUNT: See Exhibit A

GL ACCOUNT #:

FUNDING SOURCE:

BUDGETED ITEM?

PUBLIC HEARING:

PURPOSE: To adopt a resolution amending the 2025 budget

MOTION: I move to adopt a resolution amending the 2025 fiscal year budget pursuant to Section 2-71 of the City Charter.

WIC Relocation Reimbursement

WIC relocation reimbursement to Building Maintenance budget for various expenses

Source of Funds: Arbours @ Villa Rica, LLC - WIC Relocation Reimbursement - Per Dev. Agreement

<i>Item</i>	<i>Account Name</i>	<i>Account Type</i>		<i>Amount</i>
131 100-389100	Misc. Income	Revenue	Increase	28,500
132 100-4900-522210	Building Maint. - M/R Building	Expense	Increase	28,500

Arbours at Villa Rica, LLC

Operating Account
242 Inverness Center Drive
Birmingham, AL 35242

ServisFirst Bank
2500 Woodcrest Place
Birmingham, AL 35209

1340

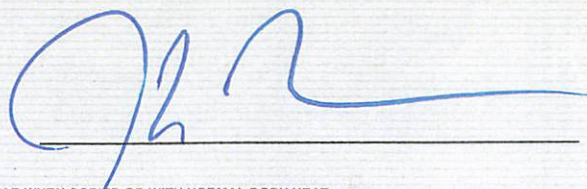
01/15/2025

PAY **** TWENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

\$28,500.00**

TO THE
ORDER OF

City of Villa Rica
571 W. Bankhead Hwy
Villa Rica, GA 30180



SECURITY LOCKS WILL DISAPPEAR WHEN COPIED OR WITH NORMAL BODY HEAT

⑈001340⑈ ⑆062006505⑆ 5001432748⑈

DATE:01/15/2025 CK#:1340 TOTAL:\$28,500.00** BANK:Arbours at Villa Rica Operatin(155-opr)
PAYEE:City of Villa Rica(v0017759)

Property	Account	Invoice - Date	Description	Amount
Arbours at Villa Ric	City Fees	600546 - 09/20/2024	WIC Building relocation	28,500.00
				28,500.00

STATE OF GEORGIA
CITY OF VILLA RICA

A RESOLUTION TO APPROVE AN AMENDMENT TO THE BUDGET
FOR THE FISCAL YEAR 2025 FOR THE CITY
PURSUANT TO SECTION 2-71 OF THE CITY CHARTER

WHEREAS the Mayor and City Council adopted the 2025 Budget on September 10, 2024, which incorporated all the various funds of the City; and

WHEREAS, the Mayor and Council have determined it appropriate to amend the budget for the reasons set forth herein; and

WHEREAS, the Mayor and Council have reviewed the proposed budget; and

WHEREAS each of the funds, as amended, has a balanced budget, such that anticipated revenues equal or exceed proposed expenditures.

NOW, THEREFORE, the Mayor and City Council of the City of Villa Rica, Georgia, hereby resolve as follows:

Section 1. That the City of Villa Rica, Georgia, hereby amends the Budget for Fiscal Year 2025, said budget amendment being described as Amendment No. 131-132, attached hereto, and incorporated as Exhibit A.

Section 2. That any increase or decrease in appropriations or revenue of any fund or for any department; the establishment of new capital projects; or the establishment of new grant projects other than those expectations provided for herein, shall require approval of the City Council.

Section 3. That the City Manager and his/her designee may promulgate all necessary internal rules, regulations, and policies to ensure that this Budget Amendment Resolution is followed.

Section 4. This Resolution shall be effective immediately upon its adoption.

1. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses, and phrases of this Resolution are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable, and constitutional.

2. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, every section, paragraph, sentence, clause, or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of same. It is hereby further declared to be the intention of the Mayor and City

Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of same.

3. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the same and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are expressly repealed.

5. The within resolution shall become effective upon its adoption.

SO RESOLVED AND EFFECTIVE this the 11 day of February, 2025.

Approved:

Leslie McPherson, Mayor

Attest:

Theresa Campbell, City Clerk



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: GEFA Loan No. GF2022008-A
AGENDA DATE: 02/11/2025

DATE PREPARED: 01/29/2025
PREPARED BY: Jennifer Hallman

AMOUNT: \$2,250,000
GL ACCOUNT #: 505-4115-541406
FUNDING SOURCE: Water and Sewer Fund
BUDGETED ITEM? Yes

PURPOSE: To approve a resolution to execute the loan agreement with Georgia Environmental Finance Authority (GEFA) for \$2,250,000 for the North Bypass 12” Water Main.

BACKGROUND: In 2020, the City of Villa Rica was designated as a WaterFirst Community. One of the major benefits of the designation is the ability to borrow money at a reduced interest rate.

The City has many water and sewer infrastructure needs. The original project was for water main and sanitary sewer force main relocations as required for 2 different GDOT road projects – Villa Rica North Bypass and Hwy 78 & Conners Road Roundabout. The utility relocations have been designed and incorporated into the GDOT road plans.

This loan is to include a 12” Water Main for the North Bypass. GDOT will be bidding the work, overseeing construction, and providing contract administration with the selected road contractors.

Loan No: GF2022008-A
Borrowing: \$2,250,000
Loan Origination Fee: \$33,750
Interest Rate: 2.35%
Terms: 20 years

STAFF RECOMMENDATION: Approval.

IMPACT: Provides an additional \$2,250,000 for the 12’ Water Main for the North Bypass project at a very low interest rate.

MOTION: I move to approve the resolution allowing the Mayor or City Manager to execute the agreement for Loan No. GF2022008-A with the Georgia Environmental Finance Authority.

EXTRACT OF MINUTES
RESOLUTION OF GOVERNING BODY

Recipient:

Loan Number:

At a duly called meeting of the governing body of the Borrower identified above (the "Borrower") held on the _____ day of _____, the following resolution was introduced and adopted.

WHEREAS, the governing body of the Borrower has determined to borrow but not to exceed _____ from the **CLEAN WATER STATE REVOLVING FUND, ADMINISTERED BY GEORGIA ENVIRONMENTAL FINANCE AUTHORITY** (the "Lender") to finance a portion of the costs of acquiring, constructing, and installing the environmental facilities described in Exhibit A to the hereinafter defined Loan Agreement (the "Project"), pursuant to the terms of a Loan Agreement (the "Loan Agreement") between the Borrower and the Lender, the form of which has been presented to this meeting; and

WHEREAS, the Borrower's obligation to repay the loan made pursuant to the Loan Agreement will be evidenced by a Promissory Note (the "Note") of the Borrower, the form of which has been presented to this meeting;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borrower that the forms, terms, and conditions and the execution, delivery, and performance of the Loan Agreement and the Note are hereby approved and authorized.

BE IT FURTHER RESOLVED by the governing body of the Borrower that the terms of the Loan Agreement and the Note (including the interest rate provisions, which shall be as provided in the Note) are in the best interests of the Borrower for the financing of the Project, and the governing body of the Borrower designates and authorizes the following persons to execute and deliver, and to attest, respectively, the Loan Agreement, the Note, and any related documents necessary to the consummation of the transactions contemplated by the Loan Agreement.

(Signature of Person to Execute Documents)

(Print Title)

(Signature of Person to Attest Documents)

(Print Title)

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect.

Dated: _____

Secretary/Clerk

(SEAL)



Proposer Response

**RFP 2025 Main St – 01 - Artist & Production Services for the City of
Villa Rica Summer Concert Series, Gold Rush Festival,
July 3rd Fireworks Extravaganza and Thomas A. Dorsey Festival**

Prepared by:



Crafting Quality Concerts & Events

Since 1982

PROPOSER RESPONSE

1.Summary Of Qualifications:

For more than 43 years, RCS Productions has booked concerts, festivals and private events at venues ranging from 400 to 40,000 seats. RCS is an award-winning, full-service production company offering the following management and operational services to clients:

Talent Buying & Negotiation: Working with agents and managers to book national and regional artists for series and single-shows and working with venues of all sizes to provide quality entertainment options that fit all budget parameters. RCS has well-established contacts with artists from all walks of music - Americana, blues, country, rock and classic rock, oldies, R&B, Motown – and long-standing relationships with the major entertainment companies in the United States, including the William Morris Agency, Creative Artists Agency, Wasserman, High Road, Atomic, Reliant to name a few.

Production/Technical Services: Creating unique staging, sound, and lighting experiences at all budget levels.

Audio and lighting: RCS offers the latest in audio and lighting technology, from an industry leading L'Acoustic line /D&B & JBL Line array PA system for twenty thousand, to an economic powered system for one hundred our solutions have you covered. Numerous LED fixed & profile and moving light fixtures deliver a variety of lighting solutions.

Staging: RCS provides outdoor stages and roofs ranging from an economical 16'x 16' stage with a shade roof to a 40'x 60' stage with a load bearing roof. The company also offers the full spectrum of mobile stages, stage accessories and custom scrims.

Facility Management: Coordinating all on-site operations, from ticketing to parking to security to food and beverage to clean-up through partnerships to ensure an on-time performance to create an atmosphere for guests that is safe and entertaining.

Backstage/Green Room Management: Managing catering, hospitality areas and artist requests prior to and after all performances. Making sure artists are cared for properly at venues and festival locations begins with the initial contract negotiations and ends when the show is over. The RCS team facilitates green room set-up, meet and greets and media interviews as appropriate.

Consulting Services: Creating or Re-invigorating existing events and facilities to meet the changing needs of today's concert-goer. Services include strategic consulting on event identity and purpose, development of site plans and event layouts, community amphitheatre development and design (making sure the facility is technically friendly to artists, production companies and touring groups).

2. Company Background

For 43 years, RCS Productions, Inc. has helped venues throughout the Southeast create & program engaging, community-driven entertainment that has attracted millions of patrons. Founded in 1982 by Ron Simpson as a seasonal production company booking concerts at Stone Mountain Park, RCS has since grown into one of the largest concert production and special events companies in the South, interacting with national recording artists and managers on a year-round basis. The company programs single-show and series entertainment – and handles production services - for venues of all sizes, for festivals and for private corporate events.

In the late 1990s when many communities around Atlanta invested in performing arts spaces as part of their downtown redevelopment plans, many called upon the expertise of RCS Productions to manage their entertainment programs. Simpson and team consulted with several city and county governments on their vision and goals for these venues, making sure they incorporated best practices and industry standards in development of the facilities. Today, Town Center Park in Suwanee, Georgia, the Duluth Festival Center complex and the Villages Amphitheater in Fayetteville all stand as testament to RCS's guidance and are enjoyed by tens of thousands of people each year.

RCS Productions produces over 250 events each year and manages the entertainment budgets and programming logistics for numerous publicly run events and venues, including the City of Marietta's summer concert series at Glover Park (for 25 years) The Woodstock Summer Concert Series for over 2 decades to name just a few.

RCS Productions was founded by Ron Simpson in 1982. Simpson was inducted into the Hall of Fame of the International Festival & Event Association (IFEA), an honor reserved only for those individuals that have demonstrated exceptional work and, through their achievements, have made a significant contribution to the Festivals and Events industry. Stephen Moore is now president of the company after being part of RCS since 1997. Moore has been in the industry since 1990 and has played a key role in the growth of RCS for the past 25 years. Moore is an active member of IFEA and finished a term as president of the Tennessee Festival and Events Association where he worked directly with the national association to merge several southern state chapters into a more powerful and dynamic regional group the SFEA of which he now serves on the board as well as on the executive committee of the Greater Perimeter Chamber Of Commerce.

RCS Productions has been awarded the Georgia Festival & Events Association (GFEA/SFEA) "Vendor of the Year" three times. In addition to membership in the IFEA and SFEA, RCS is involved in the Event Safety Alliance , International Entertainment Buyers Association and the and the Greater Perimeter Chamber of Commerce.

3. References

City Of Sandy Springs, Sandy Spring, GA 8,000 + attendance

Anna Nikolas 770-262-5989
1 Galambos Way, Sandy Springs, GA 30328

City Green Live On The Green in Sandy Springs, GA features six to eight concerts each summer. RCS has managed the entertainment budget for this series as well as negotiated talent, provided production and managed on-site logistics. Past series have included: Grand Funk Railroad, Mother's Finest, The Spin Doctors, Marc Broussard, Dazz Band, North Mississippi Allstars, Starship, Maggie Rose, The Smithereens, and so many more. The 6 show Sunday series "Heritage Sandy Springs" features party and tribute bands for the free series on the Heritage Lawn.

Stone Mountain Park, Atlanta, GA 30,000 + attendance

Shane Delancey 770-498-5634
PO Box 778, Stone Mountain, GA 30086

RCS Productions has been the producer for Stone Mountain Park Produced events since 1987, booking approximately 2-3 shows at the venue per year. RCS helped to shape the entertainment portion for such annual events as Yellow Daisy Festival and a three-day "Memorial Day Celebration" event which attracted 40,000 – 50,000 people. A sample of the performers booked through RCS include: The Beach Boys, Charlie Daniels Band, America, Three Dog Night, Shawn Mullins, The Turtles, Gary Puckett, The Atlanta Pops Orchestra, Band of the Airforce Reserve, etc.

City of Woodstock, Cherokee County, GA: 9,000 + attendance

Mary Beth Stockdale 770- 517-6788
231 Arnold Mill Road #400, Woodstock GA 30188

RCS has just concluded the 23rd season in Woodstock and was proud to have consulted on the cities new amphitheater which began operations in 2015. The Series includes five to six performances and typically draws a capacity crowd each show. RCS's goal is to secure nationally recognized artists from different genres of music that the city and its residents find interesting and enjoyable. The company has booked a wide variety of acts, ranging from Robert Randolph & the Family Band, Sister Hazel, Midnight Star, Little River Band to The Gin Blossoms.

Partial RCS Client Listing

Cities/Municipalities

Alpharetta Convention & Visitors Bureau
Arts Council of Cherokee County
City Of Alpharetta
City Of Atlanta
City Of Bainbridge
City Of Clarksville
City Of Carrollton
City Of Cornelia
City Of Douglasville
City Of Duluth
City Of Kingsport
City of Lawrenceville
City Of Lilburn
City Of Marietta
City Of Morrow
City Of Pigeon Forge
City Of Spartanburg
City Of Sandy Springs
City Of Suwanee
City Of Woodstock
Eastern Band of Cherokee Indians
Myrtle Beach Area Chamber Of Commerce

Festivals

30A songwriters Festival
Alpharetta Brew Moon Fest
Candler Park Music Festival
Dalton Friendship House Music Festival
Tunes from the Tombs, Oakland Cemetery
Brookhaven Cherry Blossom Festival
Milledgeville Deep Roots Festival
North Georgia Fair

Taste Of Alpharetta
Wire & Wood Songwriters Festival

Corporations

Carl Black dealerships nationwide
Convenience Sales Network
Country Living Magazine
Jamestown Properties
Spartanburg Regional Health Care System
Texas Health Care Association
National Parkinson's Foundation
Pierre Food Services
Mall Of Georgia

Venues

Atlanta Botanical Garden
Centennial Olympic Park
Jekyll Island Historic District
Paulding County Parks & Rec
Six Flags Over Georgia
Stone Mountain Park

Radio Stations

WKHX-FM
WYAY-FM
WJZZ-FM
WSB Radio

Non-Profits

Atlanta Womens Foundation
Angel Flight
Alzheimer's Association
March Of Dimes
Light the Night

Photography From Recent RCS Productions' Shows



In accordance with Villa Rica 2025 events RFP for Artists Services RCS Productions will:

1. Provide the City and to build upon what the concert series has become with multiple choices for engaging professional fun and varied artists for the city to approve and present that will land within the allocated budget. *Initial Ideas for 2025 – Ultimate Garth Tribute, Guardians Of The Jukebox – MTV 80's, Ray Howard Band Earth Wind & Fire Tribute. Kids In America -90's Tribute etc*
2. Provide the city with artist recommendations for the 2025 lineup on or before April 1st
3. Provide the City with executed agreements between performers and producer
4. Ensure artists are ready willing and able to perform on event dates, if on a very rare occasion an alternate band or artist is needed to fulfill an engagement, the city will have the right to approve that artist.
5. Provide artist hospitality rider to the city prior to 2 weeks before event.

RCS Professional services fee: Talent research, availability, proposing and offers, contracting & advancing 15% for artist fee up to \$8500, 10% of artist fee over from \$8501.00 and greater

In accordance with Villa Rica 2025 events RFP for Production Services RCS Productions will:

1. Supply appropriate and scaled sound & light equipment to meet the requirements of the artists, venue and patrons for the event– specifics listed below
2. Provide qualified personnel to rig, set up, operate and strike production equipment
3. Meet the Requirements of the entertainer/performer riders based on show advance
4. RCS Productions carries up to 2 million dollars in Liability coverage
5. Provide an on-site production manager to interface with city staff and local and regional artists.

Incident Weather Plan:

. If the show needs to be postponed or paused due to inclement weather RCS will make a good faith attempt to advise patrons of postponement in conjunction with the city and the appropriate EMS personnel. We will power down, protect our equipment though the weather and assess when it is appropriate to reset to resume the show.

RCS subscribes to Weather Ops, a real time event weather service, with the address of the Mill and The Rec Center embedded into the app for up to date weather alerts and issues.

Production Services:

April 26th Villa Rica Art & Soul Festival

Audio

VUE AL Line array PA with 2

outfills

M32 Console with iPad

On stage monitor console

On stage audio system with Mics, Monitors, Stands, Cabling, DI &

Lighting

Distribution 32 – 40ft Truss on lifts

Eight (8) 200IP rated wash fixtures downstage & Downstage (on ground)

One (1) Lighting Desk

Backline Gear

5 Pc Festival Backline Gear

One (1) Drum Kit

One (1) Bass Rig

Two (2) guitar Amps

One (1) 88 weighted keyboard

backline tech

Personnel

Audio tech

Lighting tech

Production coordinator

(2-4) Stagehands

\$7950.00

June 7th Summer Concert 1

July 19th Summer Concert 2

August 9th Summer Concert 3

Audio

VUE AL Line array PA with 2

outfills

M32 Console with iPad

On stage monitor console

On stage audio system with Mics, Monitors, Stands, Cabling, DI &

Lighting

Distribution 32 – 40ft Truss on lifts

Eight (8) 200IP rated wash fixtures downstage & Downstage (on ground)

One (1) Lighting Desk

Personnel

Audio tech

Lighting tech

Production coordinator

(2-4) Stagehands

\$6225.00 each

June 28th Thomas Dorsey Festival

Audio

VUE AL Line array PA with 2
outfills
M32 Console with iPad
On stage monitor console
On stage audio system with Mics, Monitors, Stands, Cabling, DI &
Lighting
Distribution 32 – 40ft Truss on lifts
Eight (8) 200IP rated wash fixtures downstage & Downstage (on ground)
One (1) Lighting Desk
Backline Gear
5 pc Drum Kit
Bass Rig
Personnel
Audio tech
Lighting tech
Production coordinator
(2-4) Stagehands \$6775.00

Sept 27th Gold Rush Festival

Audio
VUE AL Line array PA with 2
outfills
M32 Console with iPad
On stage monitor console
On stage audio system with Mics, Monitors, Stands, Cabling, DI &
Lighting
Distribution 32 – 40ft Truss on lifts
Eight (8) 200IP rated wash fixtures downstage & Downstage (on ground)
One (1) Lighting Desk
Backline Gear
5 pc Drum Kit
Bass Rig
Personnel
Audio tech
Lighting tech
Production coordinator
(2-4) Stagehands \$6775.00

July 3rd Fireworks Extravaganza

Staging:
Apex 2420 Mobile Stage Unit
24x24 Deck
Sound Wings
Skirt
Stairs
Windwall
Banner Frame
1 drum riser

60KW Generator/Fuel

Apex 24x20 Unit \$4185.00
Or the larger
Apex 32x24 Unit \$7384.00

Sound & Lights:

PA:

EV Line Array 6 mid Hi Boxes over 4 subs per side flown from mobile stage roof
On Stage audio system including:
Mics, Stands, Cabling, Monitors, DI's
2 digital 32 channel consoles (goal is to mix FOH from an Ipad)

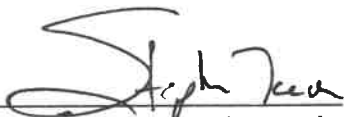
Lighting:

8 LED Par fixtures downstage
6 LED par fixtures upstage
4 moving head fixtures upstage
Lighting desk

Personnel:

2 audio engineers
1 lighting designer
1 production/stage manager
4 stagehands

Trucking \$8285.00

x  DATE 1.24.25
Stephen Moore, Senior Producer for RCS Productions
2312 Peachford Road Suite A
Dunwoody GA 30338
770.306.9155



Eclectic Artists is excited to present our proposal to the City of Villa Rica in response to the Request for Proposal for the 2025 Summer Concert Series, Villa Rica Art & Soul Festival, Thomas A. Dorsey Festival, the Gold Rush Festival, and the July 3rd Fireworks Extravaganza. With extensive expertise in event production, artist management, and talent procurement, our company specializes in delivering turnkey solutions that ensure high-quality, family-friendly entertainment experiences.

Our proposed services will cover all aspects of artist booking, concert and festival production, mobile stage rental, personalized consulting, and advisory services to ensure we meet and exceed the requirements outlined in the RFP. We are dedicated to working closely with the City's Events Manager to ensure these signature community events are executed seamlessly and professionally.

Summary of Qualifications

Eclectic Artists is a leading entertainment company specializing in live concert planning, with a primary focus on the collegiate market across the United States. Our services include artist booking, event production, coordination, and management. Since 2018, we have successfully organized over 400 concerts annually, drawing more than 300,000 attendees each year. Notably, in Summer 2024, we collaborated with The City of South Fulton's event coordinator to secure Seddy Hendrix as a headline performer for their Juneteenth event.

At Eclectic Artists, our approach is centered around our clients. From artist selection and budgeting to event preferences and logistics, we prioritize creating a seamless and efficient process to ensure every concert and event runs smoothly.

Below, please see the key EA personnel that will be communicating with the city's Event Manager if selected:

1. Brandon Denson - CEO
678-314-7550
bd@eclecticartists.com
2. Taylor Smith - Vice President
470-389-7772
tcs@eclecticartists.com

3. Tina John - Event Manager
678-978-5499
bids@eclecticartists.com

Company Background

Eclectic Artists, LLC is a full-service entertainment company specializing in live concert planning, primarily in the collegiate market across the United States. The company offers artists procurement, life event production, event advancement, and event management services. While all services are customizable to each client, Eclectic Artists concentrates on providing personalized consulting and advisory services for all aspects of an event, as well as, serving as the middle agent to secure competitive pricing for artists and concert production through our extensive connections. Offering on-call management for all event operations to ensure a smooth and enjoyable experience. The company is headquartered and currently operating in Atlanta, GA with CEO, Brandon Denson. With his deep understanding of the music industry, event curation and talent negotiations, coupled with his extensive entertainment relationships and background, EA consistently delivers high-quality events and experiences for all clients.

Over the past 2 years, EA has produced multiple notable events across the US. A few examples are listed below:

2024 The Johns Hopkins University HOtoberfest - University-wide Student Event

- Kiana Ledé

2024 Jackson State University Homecoming Comedy Show – University-wide Homecoming Week Event

- B. Simone

2024 Knox County Fair – Annual Summer Fair Concert

- The Cadillac Three
- Mark Wills

2023 Illinois State University Welcome Week

- Brett Young

University of Memphis - Annual University-wide Student Events

- 2023: Homecoming Event: Funny Marco w/ Performance by Tracy T
- 2024: Code Blue Concert: Seddy Hendrinx

SHOW 1 - Villa Rica Art & Soul Festival

Date: April 26, 2025

Venue: Mill Amphitheater

Time: 10:00 AM - 9:00 PM

Total Fee: \$5,000.00

FOH SOUND

- 8 x VTX SERIES A8
- 6 x VTX SERIES B18 Dual 18
- 2 x Wireless Microphones
- 1 x M32 Console
- 5 x Monitors
- 1 x Mic Package (Drum mics, mic stands - short and long, vocal mic, DI Box, And XLR)

BACKLINE

- 1 x Drum Kit
- 1 x SVT Bass Rig

LIGHTING

- 4 x Grand Lifts With Tops
- 1 x 60 ft truss
- 14 x ADJ Hex 18p hex ip wash
- 1 x Haze Machine
- 1 x Lighting Console

PERSONNEL

- 1 x Lighting Designer
- 1 x Sound Engineer
- 1 x Video Tech
- 2 x Stagehands

STAGE

- N/A - Venue has a stage

POWER

- City will provide a generator/venue power for this event's production setup per RFP

This package is inclusive of production delivery, setup, breakdown, load-in, and load-out

SHOW 2 - Summer Concert #1

Date: June 7, 2025

Venue: Mill Amphitheater

Time: 10:00 AM - 10:00 PM

Total Fee: \$5,000.00

FOH SOUND

- 8 x VTX SERIES A8
- 6 x VTX SERIES B18 Dual 18
- 2 x Wireless Microphones
- 1 x M32 Console
- 5 x Monitors
- 1 x Mic Package (Drum mics, mic stands - short and long, vocal mic, DI Box, And XLR)

BACKLINE

- 1 x Drum Kit
- 1 x SVT Bass Rig

LIGHTING

- 4 x Grand Lifts With Tops
- 1 x 60 ft truss
- 14 x ADJ Hex 18p hex ip wash
- 1 x Haze Machine
- 1 x Lighting Console

PERSONNEL

- 1 x Lighting Designer
- 1 x Sound Engineer
- 1 x Video Tech
- 2 x Stagehands

STAGE

- N/A - Venue has a stage

POWER

- City will provide a generator/venue power for this event's production setup per RFP

This package is inclusive of production delivery, setup, breakdown, load-in, and load-out

SHOW 3 - Thomas Dorsey Festival

Date: June 28, 2025

Venue: Mill Amphitheater

Time: 10:00 AM - 9:50 PM

Total Fee: \$5,000.00

FOH SOUND

- 8 x VTX SERIES A8
- 6 x VTX SERIES B18 Dual 18
- 2 x Wireless Microphones
- 1 x M32 Console
- 5 x Monitors
- 1 x Mic Package (Drum mics, mic stands - short and long, vocal mic, DI Box, And XLR)

BACKLINE

- 1 x Drum Kit
- 1 x SVT Bass Rig

LIGHTING

- 4 x Grand Lifts With Tops
- 1 x 60 ft truss
- 14 x ADJ Hex 18p hex ip wash
- 1 x Haze Machine
- 1 x Lighting Console

PERSONNEL

- 1 x Lighting Designer
- 1 x Sound Engineer
- 1 x Video Tech
- 2 x Stagehands

STAGE

- N/A - Venue has a stage

POWER

- City will provide a generator/venue power for this event's production setup per RFP

This package is inclusive of production delivery, setup, breakdown, load-in, and load-out

SHOW 4 - July 3rd Fireworks Extravaganza

Date: July 3, 2025

Venue: VPLEX

Time: 9:00 AM - 10:00 PM

Total Fee: \$11,000.00

FOH SOUND

- 8 x VTX SERIES A8
- 6 x VTX SERIES B18 Dual 18
- 2 x Wireless Microphones
- 1 x M32 Console
- 5 x Monitors
- 1 x Mic Package (Drum mics, mic stands - short and long, vocal mic, DI Box, And XLR)

BACKLINE

- 1 x Drum Kit
- 1 x SVT Bass Rig

LIGHTING

- 4 x Grand Lifts With Tops
- 1 x 60 ft truss
- 14 x ADJ Hex 18p hex ip wash
- 1 x Haze Machine
- 1 x Lighting Console

PERSONNEL

- 1 x Lighting Designer
- 1 x Sound Engineer
- 1 x Video Tech
- 2 x Stagehands

STAGE

- APEX 32 x 24 Mobile Stage (w/ stairs, banner package, and backdrop)
- 1 x 8x8 Drum Riser

POWER

- City will provide a generator/venue power for this event's production setup per RFP

This package is inclusive of production delivery, setup, breakdown, load-in, and load-out

SHOW 5 - Summer Concert #2

Date: July 19, 2025

Venue: Mill Amphitheater

Time: 10:00 AM - 10:00 PM

Total Fee: \$5,000.00

FOH SOUND

- 8 x VTX SERIES A8
- 6 x VTX SERIES B18 Dual 18
- 2 x Wireless Microphones
- 1 x M32 Console
- 5 x Monitors
- 1 x Mic Package (Drum mics, mic stands - short and long, vocal mic, DI Box, And XLR)

BACKLINE

- 1 x Drum Kit
- 1 x SVT Bass Rig

LIGHTING

- 4 x Grand Lifts With Tops
- 1 x 60 ft truss
- 14 x ADJ Hex 18p hex ip wash
- 1 x Haze Machine
- 1 x Lighting Console

PERSONNEL

- 1 x Lighting Designer
- 1 x Sound Engineer
- 1 x Video Tech
- 2 x Stagehands

STAGE

- N/A - Venue has a stage

POWER

- City will provide a generator/venue power for this event's production setup per RFP

This package is inclusive of production delivery, setup, breakdown, load-in, and load-out

SHOW 6 - Summer Concert #3

Date: August 9, 2025

Venue: Mill Amphitheater

Time: 10:00 AM - 10:00 PM

Total Fee: \$5,000.00

FOH SOUND

- 8 x VTX SERIES A8
- 6 x VTX SERIES B18 Dual 18
- 2 x Wireless Microphones
- 1 x M32 Console
- 5 x Monitors
- 1 x Mic Package (Drum mics, mic stands - short and long, vocal mic, DI Box, And XLR)

BACKLINE

- 1 x Drum Kit
- 1 x SVT Bass Rig

LIGHTING

- 4 x Grand Lifts With Tops
- 1 x 60 ft truss
- 14 x ADJ Hex 18p hex ip wash
- 1 x Haze Machine
- 1 x Lighting Console

PERSONNEL

- 1 x Lighting Designer
- 1 x Sound Engineer
- 1 x Video Tech
- 2 x Stagehands

STAGE

- N/A - Venue has a stage

POWER

- City will provide a generator/venue power for this event's production setup per RFP

This package is inclusive of production delivery, setup, breakdown, load-in, and load-out

SHOW 7 - Gold Rush Festival

Date: September 27, 2025

Venue: Mill Amphitheater

Time: 9:00 AM - 10:00 PM

Total Fee: \$5,000.00

FOH SOUND

- 8 x VTX SERIES A8
- 6 x VTX SERIES B18 Dual 18
- 2 x Wireless Microphones
- 1 x M32 Console
- 5 x Monitors
- 1 x Mic Package (Drum mics, mic stands - short and long, vocal mic, DI Box, And XLR)

BACKLINE

- 1 x Drum Kit
- 1 x SVT Bass Rig

LIGHTING

- 4 x Grand Lifts With Tops
- 1 x 60 ft truss
- 14 x ADJ Hex 18p hex ip wash
- 1 x Haze Machine
- 1 x Lighting Console

PERSONNEL

- 1 x Lighting Designer
- 1 x Sound Engineer
- 1 x Video Tech
- 2 x Stagehands

STAGE

- N/A - Venue has a stage

POWER

- City will provide a generator/venue power for this event's production setup per RFP

This package is inclusive of production delivery, setup, breakdown, load-in, and load-out

Total Cost of Services: \$95,000.00

- 6 x Mill Amphitheater Concerts - Total Estimated Cost: **\$70,000.00**
- 1 x VPLEX Concert - Total Estimated Cost: **\$25,000.00**

Eclectic Artists Fee (\$2,000 per show)	\$14,000.00
Production - Show 1	\$5,000.00
Production - Show 2	\$5,000.00
Production - Show 3	\$5,000.00
Production - Show 4	\$11,000.00
Production - Show 5	\$5,000.00
Production - Show 6	\$5,000.00
Production - Show 7	\$5,000.00
Artist Budget (8 Bands) Other Events	\$28,000.00
Artist Budget (2 Bands) July 3rd Event	\$12,000.00

With years of experience in the music industry, our company has built strong relationships with leading talent agencies, including Wasserman Music, William Morris Endeavor, United Talent Agency, Creative Artists Agency, and several smaller music firms. For event production, we will rely on one of our most trusted production managers, Omar Gibson, who is employed by Steel City Productions. With over a decade of experience, Omar has worked on more than 400 shows across the United States, including numerous events for Eclectic Artists.

In addition to artist and production services, EA will offer personalized consulting for all event aspects, on-call support, assistance with obtaining, editing, and managing artist contracts, handling negotiations, coordinating performance advances between artists and production teams, and providing on-site talent management for the events.

Eclectic Artists is honored to submit this proposal to the City of Villa Rica. We are confident that our experience, expertise, and commitment to excellence make us the ideal partner for these landmark community events. We look forward to the opportunity to bring memorable and high-quality productions to Villa Rica in 2025!

REFERENCES

Reference No. 1 of 3

Company Name: Berry College

Address: 2277 Martha Berry Hwy, Mt Berry, GA 30149

Primary Contact: Brittani Farmer

Email Address: bfarmer@berry.edu

Phone Number: 706-236-2293

Reference No. 2 of 3

Company Name: Catawba College

Address: 2300 W Innes St, Salisbury, NC 28144

Primary Contact: Jeremiah Kelly (previously worked at Wingate University)

Email Address: jkelly2@catawba.edu

Phone Number: 704-645-4869

Reference No. 3 of 3

Company Name: Lamar University

Address: 4400 S M L King Jr Pkwy, Beaumont, TX 77705

Primary Contact: Hayden Jackson

Email Address: hjackson23@lamar.edu

Phone Number: 512-538-5056

Wingate University - Annual University-wide Student Events

- 2023 SpringGate Showcase: DaniLeigh
- 2023 Comedy Show: Maddy Smith
- 2024 SpringGate Showcase: Seddy Hendrinx & Squalla

Berry College - Annual University-wide Student Events

- 2024 Finals Fest: Noah Hicks
- 2025 Finals Fest: Sun Room

Lincoln University - Annual University-wide Homecoming Concerts

- 2023 Homecoming Concert: ATL Jacob & VickeeLo
- 2024 Spring Fling Concert: 41
- 2024 Homecoming Concert: Big Boogie

2022 Row Fest (University of Arkansas) – Annual Multiple Student Organization Event

- T-Pain
- Ekali
- Ricky Retro

The EA team for the opportunity to collaborate with the City of Villa Rica would include Brandon Denson, Taylor Smith, and Tina John, as outlined in the Summary.

Brandon Denson (CEO) – 15 years experience within the Music Industry. He began his career with William Morris Endeavor (WME) in the Los Angeles office and eventually transferred to the Nashville office to become a part of the beginning of the Country Music International Touring Department. After leaving WME in 2017, he began Eclectic Artists and over the years, other subsidiary companies (Lets Get Formal, Take A Turn Management, Global Gang Publishing, Royalty House). EA does annually between 400-500 shows across the USA.

Taylor Smith (Vice President) – 5 years experience within the Music Industry. She began and currently runs the official operations department for Eclectic Artists, and building operations systems for Brandon’s subsidiary companies, as well. Main focuses consist of artist negotiations, vendor contracting, inbound/outbound financial recording, show advancement, and more.

Tina John (Event Manager) – less than 1 year experience within the Music Industry. She is currently employed with the subsidiary company, Take A Turn Management. Her role involves supporting social media campaigns and layouts for current music artists, as well as assisting Taylor with government bidding efforts for Eclectic Artists to expand our services across various cities in Georgia.

Couple of Artists/Bands EA Booked in Recent Years

Noah Hicks

The Cadillac Three

Mark Wills

Eric Paslay

Moon Taxi

49 Winchester

Colony House

Conner Smith

Plain White T's

615 House

Chris Ruediger

Lenox Hills

Revelry

Bird Dog Jubilee

Kameron Marlowe

Winston Ramble

Supper Club

BareFuzz

Smallpools

Ace Monroe

Colin Stough

Em Beihold

Sun Room

Futurebirds

Electric Avenue

Orange Constant

Dylan Wheeler

Shane Smith & The Saints

Kiana Ledé

DaniLeigh

Iann Dior

Lil Mosey

Lil Skies

T-Pain

Desiigner

NLE Choppa

Waka Flocka Flame

Sheck Wes

B.o.B.

**Proposal for Villa Rica Summer Concert Series, Gold Rush Festival, July 3rd
Fireworks Extravaganza, and Thomas A. Dorsey Festival**

(Harper Haus LLC)

Proposal for Villa Rica Summer Concert Series, Gold Rush Festival, July 3rd Fireworks Extravaganza, and Thomas A. Dorsey Festival

Submitted by: Harper Haus

Contact: Bre Harper

Phone: (901) 674-3017

Email: info@harperhaus.org

Introduction

Harper Haus is proud to submit this proposal to provide artist services, production, and mobile stage rental for the City of Villa Rica's 2025 Summer Concert Series and festivals. With bases in both Atlanta and Los Angeles, Harper Haus operates with a strong local presence and an understanding of Villa Rica's unique community needs. All of our staff, including myself, are from the local area, ensuring a deep connection to the region and its culture. With over a decade of experience in the music industry and a proven track record of delivering high-quality events, Harper Haus is uniquely positioned to execute these festivals seamlessly and ensure a memorable experience for attendees.

Summary of Qualifications

- Local Expertise:** Harper Haus is rooted in Georgia, and all staff members are from the local area. As a Georgia State University alumnus, Bre Harper partnered with the university's entertainment department to bring concerts to campus, managing over \$300,000 in event budgets.
 - Corporate Experience:** Harper Haus has collaborated with major corporate clients, including Samsung, Spotify, Amazon Music, and Stem Distribution, successfully managing over \$1 million in production budgets. The most recent concert was an intimate Jazz Night with Grammy Award-winning artist Juicy J in Los Angeles.
 - Genre Versatility:** Our team is experienced in a wide array of musical genres, including country, pop, r&b, jazz, and funk, ensuring we can curate diverse and appealing lineups tailored to Villa Rica's audience.
 - Industry Leadership:** Bre Harper, Head of Artist Relations and Production, has worked in the music industry for over 10 years in Atlanta, New York, and Los Angeles, including roles at Spotify, Amazon Music, and Stem Distribution.
 - Digital Marketing Services:** Harper Haus also offers digital marketing expertise to promote events effectively. With over 50 million views and engagements on platforms like TikTok, Twitter, and Instagram, we can amplify the reach of Villa Rica's concerts and festivals.
-

Company Background

Years in Business: Harper Haus has been in business for over 10 years, delivering high-quality artist services and production solutions to a diverse range of clients.

Company History: Founded in Georgia, Harper Haus specializes in producing concerts, festivals, and corporate events with a focus on exceptional production quality and community engagement. With experience spanning local university events to high-profile corporate productions, Harper Haus has developed a reputation for professionalism and creativity.

Composition of Project Team:

- **Bre Harper:** Head of Artist Relations and Production. With over a decade of experience in the music industry, Bre has worked with Spotify, Amazon Music, and Stem Distribution, managing artist relations and overseeing successful productions.
- **Alex Stafford:** Backline Technician. Skilled in managing and setting up artist equipment for seamless performances.
- **JT Jargin:** Sound Engineer. Expert in sound system operations and ensuring high-quality audio production for live events.
- **Kevin Ivory:** Lighting Technician. Specializes in designing and implementing dynamic lighting setups to enhance audience experiences.
- **Dominique Huggins:** Production Coordinator. Responsible for event logistics and ensuring all components of production align smoothly.
- **Amira Sutton and Alex Jacques:** Stagehands. Handle equipment setup and teardown with precision and efficiency.

Contracted Firms and Services: Harper Haus does not currently anticipate contracting additional firms for this project. All services, including artist booking, production setup, and event execution, will be managed in-house to maintain quality control and efficiency.

Additional In-House Services: Beyond the scope of this project, Harper Haus offers digital marketing services, including social media campaigns and influencer engagement, to amplify event visibility. With over 50 million views and engagements across platforms like TikTok, Instagram, and Twitter, Harper Haus can provide comprehensive promotional support to drive attendance and engagement.

Contact Information: Bre Harper

Phone: (901) 674-3017

Email: info@harperhaus.org

Itemized Pricing

Event Date	Event Name	Staffing Costs	Equipment Costs	Artist Costs	Stage Rental	Total
April 26, 2025	Villa Rica Art & Soul Festival	\$1,500	\$7,500	\$0	\$0	\$9,000
June 7, 2025	Summer Concert Series #1	\$1,500	\$8,500	\$5,000	\$0	\$15,000
June 28, 2025	Thomas Dorsey Festival	\$1,500	\$7,500	\$0	\$0	\$9,000
July 3, 2025	Fireworks Extravaganza	\$2,000	\$10,000	\$5,000	\$9,000	\$26,000
July 19, 2025	Summer Concert Series #2	\$1,500	\$8,500	\$5,000	\$0	\$15,000
August 9, 2025	Summer Concert Series #3	\$1,500	\$8,500	\$5,000	\$0	\$15,000
September 27, 2025	Gold Rush Festival	\$1,500	\$8,500	\$5,000	\$0	\$15,000

Grand Total: \$98,000

Value-Added Services

1. **Digital Marketing (Optional):** Harper Haus can enhance event promotion through targeted digital marketing campaigns, leveraging over 50 million views and engagements across TikTok, Twitter, and Instagram. This service can be provided for an additional fee to maximize attendance and engagement.
 2. **Local Connection:** With deep ties to Georgia's music scene and a staff rooted in the local area, we ensure the artists and event experiences are tailored to the preferences of Villa Rica residents.
-

Insurance & Licensing

Licensing:

Harper Haus is fully licensed and prepared to secure any necessary permits required to execute the Villa Rica Summer Concert Series and associated events.

Insurance:

Harper Haus maintains a \$2 million general liability insurance policy, meeting the City of Villa Rica's requirements. Upon contract award, we will provide a certificate of insurance listing the following as additional insureds:

- City of Villa Rica
- Villa Rica Mainstreet
- Villa Rica Parks and Recreation Department

The certificate will include a notice provision of no less than thirty (30) days for cancellation or material change in coverage.

Why Choose Harper Haus?

Harper Haus combines local expertise, deep industry experience, and a commitment to delivering exceptional events. By partnering with us, Villa Rica will benefit from our turnkey solutions, which include artist scouting, production services, and marketing strategies to ensure each concert and festival exceeds expectations. Our strong connections within Georgia and proven track record of working with major clients make us the ideal partner for this project.

Contact Information For any questions or clarifications, please contact:

Bre Harper

Phone: (901) 674-3017

Email: Info@harperhaus.org

We look forward to the opportunity to partner with the City of Villa Rica and bring these events to life. Thank you for considering Harper Haus.

REFERENCES

Reference No. 1 of 3

Company Name: Association for Talent Development of Greater Atlanta
Street Address: 6595 Roswell Road, Suite G PNB 56468
City/State/ZIP code: Atlanta,GA
Primary Contact: Josiah Owens
Email Address: vp_chapterprograms@atdatlanta.org
Phone Number: (901)326-0843 Cell number: _____

REFERENCES

Reference No. 2 of 3

Company Name: Wavs World LLC
Street Address: 5623 CRYSTAL HL
City/State/ZIP code: STONE MOUNTAIN, GA 30088
Primary Contact: Jerome Monroe
Email Address: Slim.wav@gmail.com
Phone Number: (706)373-3768 Cell number: _____

REFERENCES

Reference No. 3 of 3

Company Name: Year Up Atlanta
Street Address: N/A
City/State/ZIP code: N/A
Primary Contact: Dariane Durham
Email Address: Ddurham@atl.yearup.org
Phone Number: (850)766-8948 Cell number: _____



Mega Source Entertainment LLC.

Proposal for Concert and Festival Production Services and Full-Service Entertainment

I. Introduction

We are excited to submit a proposal for the City of Villa Rica's Concert and Festival Production, Artist Services, & Stage Rental for the 2025 Summer Concert Series, Gold Rush Festival, Thomas A. Dorsey Festival, and July 3rd Fireworks Extravaganza & Villa Rica Art and Soul Festival. Our company has extensive experience in event production, artist services, and providing full-service entertainment for various concerts and festivals.

Mega Source Entertainment is a seasoned A/V production company founded by Richard Adams in 2008. With a strong foundation in the A/V forensic certification from LEVA at the University of Indianapolis, we offer unparalleled expertise in audio/visual services. Our experience spans events and concerts nationwide, from Reno, Nevada, to Miami Florida, showcasing our versatility and dedication to delivering top-quality productions. Notable clients include the ACLU, Morehouse School of Medicine, and various unions. Based in Atlanta, our experienced team is committed to providing exceptional A/V services with a personalized touch tailored to meet your specific needs.

II. Scope of Services

1. Concert and Festival Production Services

- Providing backline equipment for each artist at every concert and festival
- Supplying lighting and sound equipment
- Ensuring smooth logistics and coordination of all production elements
- Setting up and dismantling equipment before and after each event

2. Artist Services

- Scouting and booking talented performers for each concert and festival
- Managing and compensating artists
- Providing hospitality and accommodation for artists
- Handling all logistics related to artist performances

3. Stage Rental for July 3rd Fireworks Extravaganza

- Providing a mobile covered stage for the July 3rd Fireworks Extravaganza
- Ensuring the stage meets all safety and regulatory requirements
- Setting up and dismantling the stage in a timely manner

III. Proposed Approach

1. Production Services: Our team of experienced technicians will ensure the seamless operation of all production equipment, from sound systems to stage lighting. We will

work closely with the City of Villa Rica to create a custom production plan for each event, ensuring that every detail is taken care of. [oe]

2. Artist Services: Our booking team has strong relationships with a diverse range of performers, from local artists to national headliners. We will curate a lineup that appeals to the City's diverse audience, ensuring that each concert and festival is a memorable experience for all attendees.

3. Stage Rental: Our mobile covered stage is designed to withstand various weather conditions and can be easily customized to meet the needs of the July 3rd Fireworks Extravaganza. Our experienced stage crew will handle all aspects of stage setup and takedown, allowing the event to run smoothly and safely.

IV. Budget

Our proposal includes a detailed breakdown of costs for production services, artist services, and stage rental for each event. We understand the budget constraints set by the City of Villa Rica and will work closely with the Events Manager to ensure that all services are provided within the allocated budget.

V. Team and Experience

Our team consists of experienced event producers, talent bookers, and technical crew members who have worked on a wide range of concerts and festivals. We have a proven track record of delivering high-quality entertainment experiences for clients and audiences alike.

VI. Conclusion

We are confident that our comprehensive proposal for Concert and Festival Production Services and Full-Service Entertainment aligns with the City of Villa Rica's vision for its Summer Concert Series, Gold Rush Festival, Thomas A. Dorsey Festival, and July 3rd Fireworks Extravaganza & Villa Rica Art & Soul Festival. We look forward to the opportunity to work with the city to create unforgettable events for the community.

Our team is committed to delivering high-quality services and entertainment experiences for the community while being mindful of the financial considerations. Thank you for considering our proposal.

Sincerely,

CEO Richard Adams



Itemized Pricing Proposal

*** **Villa Rica Art & Soul Festival****

* Date: Saturday, April 26, 2025

* Location: Mill Amphitheater

* Delivery: \$500

* Setup: \$800

* Operation: \$700

* Load Out: \$400

* Production Services: \$10,000

* Total Cost: \$12,400

*** **Summer Concert #1****

* Date: Saturday, June 7, 2025

* Location: Mill Amphitheater

* Delivery: \$500

* Setup: \$800

* Operation: \$700

* Load Out: \$400

* Artist Services: \$1,500

* Production Services: \$10,000

* Total Cost: \$13,900

*** **Thomas Dorsey Festival****

- * Date: Saturday, June 28, 2025
- * Location: Mill Amphitheater
- * Delivery: \$500
- * Setup: \$800
- * Operation: \$700
- * Load Out: \$400
- * Production Services: \$10,000
- * Total Cost: \$12,400

*** **Summer Concert #2****

- * Date: Saturday, July 19, 2025
- * Location: Mill Amphitheater
- * Delivery: \$500
- * Setup: \$800
- * Operation: \$700
- * Load Out: \$400
- * Artist Services: \$1,500
- * Production Services: \$10,000
- * Total Cost: \$13,900

*** **July 3rd Fireworks Extravaganza****

- * Date: Thursday, July 3, 2025
- * Location: VPLEX
- * Delivery: \$500
- * Setup: \$800
- * Operation: \$700
- * Load Out: \$400
- * Artist Services: \$1,500
- * Covered Stage Rental: \$4,700
- * Production Services: \$12,000
- * Total Cost: \$20,600

*** **Summer Concert #3****

- * Date: Saturday, August 9, 2025
- * Location: Mill Amphitheater
- * Delivery: \$500
- * Setup: \$800
- * Operation: \$700
- * Load Out: \$400
- * Artist Services: \$1,500
- * Production Services: \$10,000
- * Total Cost: \$13,900

*** **Gold Rush Festival****

* Date: Saturday, September 27, 2025

* Location: Mill Amphitheater

* Delivery: \$500

* Setup: \$800

* Operation: \$700

* Load Out: \$400

* Artist Services: \$1,500

* Production Services: \$10,000

* Total Cost: \$13,900

Grand Total cost \$101,000

REFERENCES

**Reference No. 1
of 3**

Company Name: Clark Atlanta University (Jobs with Justice)
Street Address: 223 James P Brawley Dr. SW
City/State/ZIP code: Atlanta, GA 30314
Primary Contact: Sherman Henry
Email Address: sherman@jwj.org
Phone Number: _____ Cell number: 954-303-5693

REFERENCES

**Reference No. 2
of 3**

Company Name: City of Moss Point
Street Address: 400 Denny St.
City/State/ZIP code: Moss Point, MS 39563
Primary Contact: Jackie Webb
Email Address: jacqueline.webb@cityofmosspoint.org
Phone Number: 228-474-0159 Cell number: 228-990-5508

REFERENCES

**Reference No. 3
of 3**

Company Sound Media
Name: Street 5923 SW 21 Street
Address: _____
City/State/ZIP code: Hollywood, FL 33023
Primary Contact: Lenox Foster

Mega Source Entertainment

Contact: 954-401-3855

www.themsenetwork.com

Email Address: info@soundmedione.com

Phone Number: _____ Cell number: 954-981-6408



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: _____														
	PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): _____														
	E-MAIL ADDRESS: support@nextinsurance.com														
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Next Insurance US Company</td> <td>16285</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Next Insurance US Company	16285	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Next Insurance US Company	16285														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED Mega Source Entertainment llc 1012 Field View Dr McDonough, GA 30253															

COVERAGES CERTIFICATE NUMBER: 877971422 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____			NXTX4PWCWR-00-GL	01/21/2025	01/21/2026	EACH OCCURRENCE \$500,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$5,000.00 PERSONAL & ADV INJURY \$500,000.00 GENERAL AGGREGATE \$500,000.00 PRODUCTS - COMP/OP AGG \$500,000.00 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability (Errors & Omissions) CLAIMS-MADE			NXTLHYH77X-00-PL	01/21/2025	01/21/2026	Per Claim Limit: \$250,000.00 Aggregate Limit: \$250,000.00 Per Claim Deductible: \$2,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder is Villa Rica Main Street Office. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. NEXT will endeavor to provide this Certificate Holder with written notice of cancellation 30 days in advance for any of the following policies: General Liability. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER Villa Rica Main Street Office 106 Temple St Villa Rica, GA 30180	LIVE CERTIFICATE  Click or scan to view	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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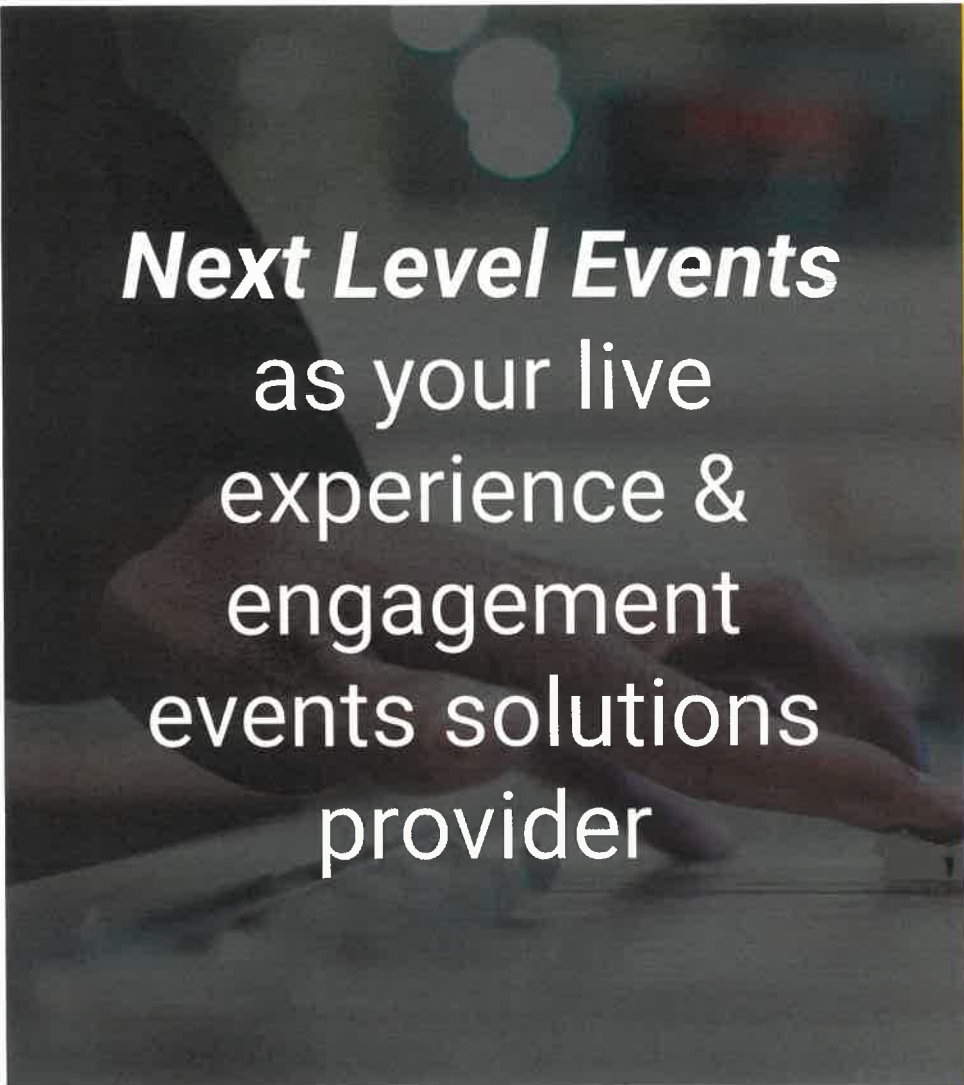


X



Next Level Events

Let us help take the 2025 Summer Concerts & Festivals to the Next Level



Next Level Events
as your live
experience &
engagement
events solutions
provider

We are able to curate & deliver a diverse slate of offerings for residents of the City of Villa Rica that span genres, experiences, & aesthetics.

Interactive experiences that cater from young to seasoned audiences.

Proposed Budget for 2025 Summer Concerts & Festivals 2025

Budget based off the following (backline included in artist fees)

3 concerts (budget per concert)

- Talent \$4,000.00
- Sound & Lights \$4,000.00
- Production and Talent management services \$2,000.00

Villa Rica Art & Soul Festival

Sound & Lights \$4,000.00
Production and Talent management services \$1,500.00

July 3rd Fireworks Extravaganza

Stage \$3,500.00
Talent \$10,000.00
Sound & Lights \$4,000.00
Production and Talent management services \$3,500.00

*note - we spread the costs across all the events to best maximize the technical needs with the total budget.

Proposed Total Budget: \$98,500

Proposed Budget for 2025 Summer Concerts & Festivals 2025 (cont)

Gold Rush Festival

Talent	\$4,000.00
Sound & Lights	\$4,500.00
Production and Talent management services	\$2,500.00

Thomas Dorsey Festival

Sound & Lights	\$4,500.00
Production and Talent management services	\$1,500.00

Proposed Total Budget: \$99,000

**Sound & light system we'll use for each event (will adjust as needed based on artist's unique needs):*

- 6 JBL line arrays
- 4 EV's
- 2 double 18 subs
- floor Monitors
- 1 Midas m32 console
- Stage lighting
- all vocal/drum mics & all cabling for speakers & instruments.

2025 Summer Concerts & Festivals: Company Overview & Background (cont.)

We have partnerships with various Atlanta-metro area based companies that support us in our productions. We use the following based on needs and availability:

Backline

The Backline Company - Tony Clarke, 678-472-7517, thebacklinecompany.net

SAP - Darcy Khan, 404-273-7118, stageaudioproduction.com

Sound & Lights & Staging

SAP - Darcy Khan, 404-273-7118, stageaudioproduction.com

Perry Productions - Dennis Perry, 678-251-7534

Music Matters - David Lowell, 770-480-7758, <https://musicmattersproductions.com/>

2025 Summer Concerts & Festivals: Company Overview & Background

Next Level Events is an experienced live events solutions provider with a history of serving various clients ranging from the entertainment industry, corporations, non-profit organizations to government agencies. Our team is comprised of entertainment industry professionals, who all had successful previous professional careers in the corporate world

Our extensive experience across various industries will allow us to engage a broader audience for the City of Villa Rica as we serve as the provider for your 2025 Summer Concerts & Festival. We will leverage existing relationships with top local independent artists as well as locally based touring artists.

We will over communicate with all necessary parties - including internal and external stakeholders through regular written communication not limited to but including scorecard reports, progress reports, executives summaries, and in-person meetings. As the provider to the City of Villa Rica, we will be a seamless extension of your team as we engage external partners and stakeholders.

Our company was formally established in 2014 by Craig M. Garrett. The company was founded on the principle that it would provide world-class entertainment services to its clients and consumers, ensuring an optional experience for everyone is process chain - from artists and their management teams to the venues and the tickets buyers.

Insurance Requirement

Next Level Events carries a general insurance liability policy that provides \$2M in coverage and will list the City of Villa Rica, Villa Rica Mainstreet, and Villa Rica Parks and Recreation Department as and ADDITIONAL INSURED and shall have no less than thirty (30) days written notice of cancellation or material change.

Our insurance company is Hiscox Insurance Company, Inc. and our underwriter is London Underwriters. Our policy number is GL: P100.365.695.4.

Our insurance provider is:

Leonard P. Grimes

CA License # OH08352

GFS Insurance Solutions Group, LLC

CA License # 0121941

Similar Events We've Produced

- 2024 Hip Hop 50th Festival for the City of Atlanta, Atlanta Mayor's Office
- 2023 & 2024 Summer Concert Series and Fall Festival for City of South Fulton
- City of Albany Concert series
- City of Albany 4th of July Concert

Professional References for *Next Level Events*

Company: *City of Atlanta*

Address: 55 Trinity Ave SW #2500, Atlanta, GA 30303

Primary Contact: Lamar Stewart, Mayor's Office, Director of Initiatives and External Relations

Email Address: lstewart@atlantaga.gov

Phone Number: 470-249-3623 **Cell number:** 912-223-8008

Company: *City of South Fulton*

Address: 5440 Fulton Industrial Blvd, South Fulton, GA 30336

Primary Contact: Trevor Thornton, Manager Economic Development

Email Address: trevor.thornton@cityofsouthfultonga.gov

Phone Number: 470-249-3623 **Cell number:** 470-898-7374

Company: *The Fox Theatre*

Address: 660 Peachtree St NE, Atlanta, GA 30308

Primary Contact: *Lucy-Lawler Freas, Director of Programming*

Email Address: lucy@foxtheatre.org

Phone Number: 404-881-2036 **Cell number:** 404-578-7841

Company: *Rival Entertainment / Center Stage Theater*

Address: 1374 W. Peachtree St. NW, Atlanta, GA 30309

Primary Contact: Madeline Jackson, Director of Event Programming

Email Address: madeline@rivalentertainment.com

Phone Number: 470-480-2922 **Cell number:** 912-223-8008

How We Work

Step 1

Concept ideation and
sign off by Client



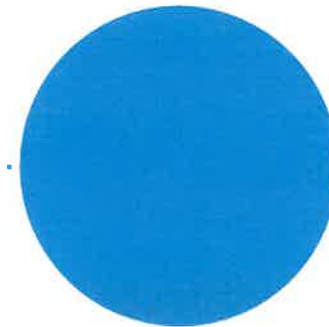
Step 2

Advance, production &
execution



Step 3

Post production recap,
presentation of deliverables,
review for future engagement
improvement



Our team



Craig M. Garrett

***Founder &
Managing Director***

Leads client engagement, operational execution, & risk management.



Eufaula Garrett

***Creative Principal &
Advisor***

When an exceptional or visionary creative is needed, she delivers



Tony Clarke

Production Manager

Executes our on-site production & tech. Also, leads our advance team



Steven Bailey

Sr. Manager, On-Site Assets

Provides logistics support for talent, clients, & consumer interactions



Tiffany M. Powell

Principal, Content

Leads content capture and delivery for our clients & consumers

All contact should be directed to: craiggarrett@nextlevelatlanta.com

Some of our clients

Our clients vary across industries & areas they serve

Alpha Kappa Alpha Sorority, Inc

Atlanta Braves

BuzzFeed

City of Albany

City of Atlanta

City of Savannah

City of South Fulton

Coca-Cola

Delta Sigma Theta Sorority, Inc

Lowcountry Jazz Fest

Rehoboth Beach Jazz Festival

WABE - an NPR affiliate

Woodruff Arts Center / High Museum



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2025 Concert and Festival Proposal for Artist and Production Services

AGENDA DATE: February 4, 2025

DATE PREPARED: January 28, 2025

PREPARED BY: Karina Martinez, Events Manager

AMOUNT: \$114,944

GL ACCOUNT #: 100-7550- 523880 and 100-6130-523880

FUNDING SOURCE: General Fund

BUDGETED ITEM? Yes

PUBLIC HEARING: N/A

PURPOSE: Request to approve the 2025 Artist and Production Proposal with RCS Productions, Inc., for the Villa Rica Main Street concerts and festivals at The MILL amphitheater as well as the July 3rd Fireworks Extravaganza at VPLEX.

BACKGROUND: Villa Rica Main Street has six (6) concerts and festivals planned for the year that will be held at the Mill Amphitheatre and the city-wide July 3rd Fireworks Extravaganza being held at VPLEX engaging RCS Productions, Inc. Listed below are the dates for each event.

- Villa Rica Art & Soul Festival – Saturday, April 26
- 1st Summer Concert – Saturday, June 7
- July 3rd Fireworks Extravaganza – Wednesday, July 3
- 2nd Summer Concert - Saturday, July 19
- 3rd Summer Concert - Saturday, August 9
- Gold Rush Festival – Saturday, September 27

RCS Productions Inc. is based in Dunwoody, GA and is a leader in the southeast in providing National and Regional talent to festivals, concerts, radio shows, corporate and other special events around the state of Georgia. Outsourcing our Artist and Production services allows the City of Villa Rica to gain exposure and the ability to provide their residents and tourists with higher caliber concerts and festivals.

STAFF RECOMMENDATION: Staff recommendation is to contract RCS Productions, Inc., for all concerts and festivals listed above in the amount of \$114,944.

IMPACT: By contracting RCS Productions Inc., it will allow the City of Villa Rica to provide its residents and tourists with higher quality concerts and festivals and will also play a vital role in improving economic prosperity for its downtown businesses and provide memorable experiences.

MOTION: I move to approve the 2025 Concert and Festival Contract for Artist and Production Services with RCS Productions Inc. for all concerts and festivals listed above.

2025 RFP SCORE SHEET

COMPANY NAME	REQUIREMENTS	OVERALL SCORE
RCS Productions Inc. \$114,944	Qualifications	125
	Company Background	
	Experience	
	Pricing	
	Reliable References	
Eclectic Arts \$95,000	Qualifications	68
	Company Background	
	Experience	
	Pricing	
	Reliable References	
Harper House \$98,000	Qualifications	66
	Company Background	
	Experience	
	Pricing	
	Reliable References	
Mega Source \$101,000	Qualifications	60
	Company Background	
	Experience	
	Pricing	
	Reliable References	
Next Level Events \$99,000	Qualifications	37
	Company Background	
	Experience	
	Pricing	
	Reliable References	

TOP COMPANY: RCS PRODUCTIONS INC.

COMMENTS: Between a group of 5 individuals RCS Productions scored higher due to their thorough response to the RFP. They provided detailed summaries of their qualifications, experience, and pricing. For example: a generator that is required for the stage at the July 3rd Fireworks event. They also did a great job at outlining the equipment requested in the RFP on their proposal for each event. Lastly, they included detailed references of cities they've work with before and provided photos of the concerts they've helped produce.

The other companies scored lower compared to RCS because of their lack in sending in a thorough description of pricing and the equipment required in the RFP. The other companies did not factor in the cost of the generator for the July 3rd Fireworks stage rental.



Proposal

**Artist & Production Services for the City of Villa Rica Summer Concert Series, Gold Rush Festival,
July 3rd Fireworks Extravaganza and Thomas A. Dorsey Festival**

Prepared by:



Crafting Quality Concerts & Events

Since 1982

Proposed Genres for the 2025 Season (initial ideas)
3 Summer Concert Series / July 3rd Celebration / Gold Rush Days

Gold Rush Festival

70s Punk Rock Band(s) ~\$16000.00

Summer Concert Series

1st Summer Concert – Country Tribute Band ~ \$7350.00

2nd Summer Concert – 90s R&B Tribute Band ~\$6000.00

3rd Summer Concert – Pop Country Tribute Bands ~\$6000.00

Opening Bands (each concert) ~3000.00

July 3rd Fireworks Extravaganza

Opening Band Genre – Variety Part Band ~\$8750.00

Headlining Band Genre - Motown, Oldies, Classic R&B ~\$6000.00

Production Services:

April 26th Villa Rica Art & Soul Festival

Audio

VUE AL Line array PA with 2

outfills

M32 Console with iPad

On stage monitor console

On stage audio system with Mics, Monitors, Stands, Cabling, DI &

Lighting

Distribution 32 – 40ft Truss on lifts

Eight (8) 200IP rated wash fixtures downstage & Downstage (on

ground) One (1) Lighting Desk

Backline Gear

5 Pc Festival Backline Gear

One (1) Drum Kit

One (1) Bass Rig

Two (2) guitar Amps

One (1) 88 weighted keyboard

backline tech

Personnel

Audio tech

Lighting tech

Production coordinator

(2-4) Stagehands \$7950.00

June 7th Summer Concert 1

July 19th Summer Concert 2

August 9th Summer Concert 3

Audio

VUE AL Line array PA with 2

outfills

M32 Console with iPad

On stage monitor console

On stage audio system with Mics, Monitors, Stands, Cabling, DI &

Lighting

Distribution 32 – 40ft Truss on lifts

Eight (8) 200IP rated wash fixtures downstage & Downstage (on

ground) One (1) Lighting Desk

Personnel

Audio tech

Lighting tech

Production coordinator

(2-4) Stagehands \$6225.00 each

June 28th

Thomas Dorsey Festival

Audio

VUE AL Line array PA with 2

outfills

M32 Console with iPad
 On stage monitor console
 On stage audio system with Mics, Monitors, Stands, Cabling, DI &
Lighting
 Distribution 32 – 40ft Truss on lifts
 Eight (8) 200IP rated wash fixtures downstage & Downstage (on
 ground) One (1) Lighting Desk
Backline Gear
 5 pc Drum Kit
 Bass Rig
Personnel
 Audio tech
 Lighting tech
 Production coordinator
 (2-4) Stagehands \$6775.00

Sept 27th Gold Rush Festival

Audio
 VUE AL Line array PA with 2
 outfills
 M32 Console with iPad
 On stage monitor console
 On stage audio system with Mics, Monitors, Stands, Cabling, DI &
Lighting
 Distribution 32 – 40ft Truss on lifts
 Eight (8) 200IP rated wash fixtures downstage & Downstage (on
 ground) One (1) Lighting Desk
Backline Gear
 5 pc Drum Kit
 Bass Rig
Personnel
 Audio tech
 Lighting tech
 Production coordinator
 (2-4) Stagehands \$6775.00

July 3rd Fireworks Extravaganza

Staging:
 Apex 2420 Mobile Stage Unit
 24x24 Deck
 Sound Wings
 Skirt
 Stairs
 Windwall
 Banner Frame
 1 drum riser

60KW Generator/Fuel

Apex 24x20 Unit	\$4185.00
Or the larger	
Apex 32x24 Unit	\$7384.00

Sound & Lights:

PA:

EV Line Array 6 mid Hi Boxes over 4 subs per side flown from mobile stage roof

On Stage audio system including:

Mics, Stands, Cabling, Monitors, DI's

2 digital 32 channel consoles (goal is to mix FOH from an Ipad)

Lighting:

8 LED Par fixtures downstage

6 LED par fixtures upstage

4 moving head fixtures upstage

Lighting desk

Personnel:

2 audio engineers

1 lighting designer

1 production/stage manager

4 stagehands

Trucking

\$8285.00

Inclement Weather Plan:

. If the show needs to be postponed due to inclement weather RCS will make a good faith attempt to advise patrons of postponement in conjunction with the city and the appropriate EMS personnel.

We will power down, protect our equipment though the weather and assess when it is appropriate to reset to resume the show.

RCS subscribes to Weather Ops, a real time event weather service, with the address of the Mill and The Rec Center embedded into the app for up-to-date weather alerts and issues.

x _____ DATE _____

Stephen Moore, Senior Producer for RCS Productions

2312 Peachford Road Suite A

Dunwoody GA 30338

770.306.9155



Request for Proposal for City of Villa Rica Summer Concert Series, Gold Rush Festival, July 3rd Fireworks Extravaganza and Thomas A. Dorsey Festival, Artist, Production Services, and Mobile Covered Stage Rental.

The City of Villa Rica (City) is issuing a Request for Proposal (RFP) for Concert and Festival Production, Artist Services, and Stage Rental for the City’s Summer Concert Series, Gold Rush Festival, Thomas A. Dorsey Festival, and July 3rd Fireworks Extravaganza. The purpose of this RFP is to solicit a “turnkey” proposal that covers all aspects of the services outlined in more detail under the Scope of Services section of this document, and to determine the firm most qualified to provide such services. Proposals must be submitted to arrive no later than **2:00 p.m., Monday, January 27, 2025.**

Questions concerning the process should be directed to Karina Martinez, City of Villa Rica Events Manager, by email at kmartinez@villarica.gov. All questions should be submitted by **2:00 p.m., Wednesday, January 15, 2025.** The answers to the questions submitted will be posted in an addendum on Friday, January 17, 2025, on the City of Villa Rica’s website – Villarica.gov.

I. INTRODUCTION

The City of Villa Rica holds six (6) free concerts and festivals combined yearly. The City’s Summer Concert Series, the Gold Rush Festival, and the Thomas A. Dorsey Festival are held at the Mill Amphitheater located in the heart of Downtown Villa Rica, while the July 3rd Fireworks Extravaganza is held at the Villa Rica Civic and Sports Center (VPLEX). These concerts and festivals have become a safe, and family-friendly summer tradition for the City of Villa Rica’s residents and visitors.

The City is seeking an experienced, well qualified production & artist services, or other company with similar experience to provide concert and festival production & artist services for the six (6) live, free concerts and festivals which comprise the City’s 2025 Summer Concert Series, Gold Rush Festival, Thomas A. Dorsey Festival, and July 3rd Fireworks Extravaganza. A mobile covered stage rental quote is only required for the July 3rd Fireworks Extravaganza.

Concert and Festival Production Services will include providing the backline for each artist at each concert and festival, plus other necessary equipment such as lighting and sound or as more fully described in this RFP. The proposal should also include a mobile covered stage quote for the July 3rd Fireworks Extravaganza only.

Concert Festival and Artist Services will include scouting, booking, managing, and compensating talent for the series of concerts and festival as more fully described in this RFP. The City has historically budgeted \$125,000 for Production and Artist Services for the Summer Concert Series, Thomas A. Dorsey, and Gold Rush Festival. The city has also budgeted \$27,000 for production, artist services, and mobile covered stage rental for the July 3rd Fireworks Extravaganza only. The firm selected as a result of this RFP should expect to offer performances and production of comparable caliber.

II. SCOPE OF SERVICES

Artist Services

- Provide performers for each concert and festival. All aspects of providing performers will be the producer's responsibility, including scouting, booking, contracting, management, and compensation. Performers must consist of at least one and up to two live musical act(s) (opening act and headlining act) and be approved by the City prior to booking. Performers shall be professional quality with sufficient experience to perform in the environment, of the same or similar quality as acts which have performed in past Summer Concert Series and city festivals. The producers must work with the City's Events Manager for all concerts and festivals stated in this RFP.
- Provide the City with the proposed line-up for all concert and festivals by April 1, 2025, subject to the City's approval. No changes or substitutions to the approved line-up may be made without the City's approval.
- Provide the City with copies of executed agreements between the producer and each performer committing them to the performance on their scheduled date and time.
- Ensure that all performers are ready, willing, and able to perform on each concert date OR provide alternate, acceptable performers of similar quality at no additional cost to the City.
- The producer(s) must provide the artist's hospitality rider 2-3 weeks prior to the event date in order to ensure that all the artist needs are met.

Production Services

- The producer(s) must provide all equipment needed for the artist(s) backline. The City is only responsible for providing the drum riser and supplying electrical needs.
- The producer(s) must provide all equipment for sound and lighting for each festival and concert as well as the appropriate number of stagehands to setup and breakdown all equipment.
- The producer(s) must provide in further detail: VUE AL Line array PA with 2 outfills M32 console with iPad, On stage monitor console, on stage audio system with mics, monitors, stands, cabling, DI & Distribution 32 – 40ft Truss on lifts, eight (8) 200IP

rated wash fixtures downstage & downstage (on ground), one (1) lighting desk, one (1) drum kit, one (1) SVT bass rig, backline for artist(s), backline tech, lighting tech, production coordinator, and 2-4 stagehands.

Mobile Covered Stage Rental

- The mobile covered stage rental for the July 3rd Fireworks Extravaganza **ONLY** must provide: mobile covered performance stage minimum 24'd x 32'w x 42'h with skirting, two (2) sets of stairs – one (1) left and one (1) right, one (1) 8x8 drum riser and skirt, two (2) 5x7x10 sound wings or scaffold towers, eight (8) walk boards, one (1) banner package, and one (1) backdrop.

III. PROPOSAL REQUIREMENTS

Proposals must be no more than 10 pages long, front and back, and all text must be in at least a 12-point font size. Failure to provide the required information in the required format may deem the proposal non-responsive.

Proposals shall include the following mandatory elements:

1. **Summary of Qualifications:** The Summary of Qualifications should give a concise summary of the company's unique qualifications and approach to the work and any similar, recent experience, and identify key personnel that would be assigned to the work.
2. **Company Background:** Company should include years in business, brief company history, composition of project team, including names and expertise, name of firms that you may contract for this project and services offered by each firm, additional in-house services company offers beyond the scope of this project and contact information.
3. **References:** Company must provide at least three (3) references that company has done at least \$5,000 or more in transactional business with during the past 12 months, including company name, contact person, address, phone number, and e-mail. References must be submitted on the form provided with this document.
4. **Insurance & Licensing:** Company must be properly licensed and secure necessary permits wherever applicable. Company must maintain \$2 million-dollar general liability insurance policy. The certificate must list the City of Villa Rica, Villa Rica Mainstreet, and Villa Rica Parks and Recreation Department as and **ADDITIONAL INSURED** and shall have no less than thirty (30) days warren notice of cancellation or material change.
5. **Pricing:** Pricing must include delivery, setup, operation, and loud out. **All proposals must have itemized pricing broken out for each date listed under the scope of services.** Proposals will not be considered if pricing is not itemized by date. Please use the attached Event Schedule to prepare an itemize pricing proposal. Pricing shall be available to the City for 60 days from Proposal Due Date.

IV. CONTACT

The selected firm will enter into a services contract with the City of Villa Rica. The Contract will be terminable by the City upon seven (7) days' notice. The contract will require compliance with all applicable City, State, and Federal provisions pertaining to Non-Discrimination, Equal Employment Opportunity, and Affirmative Action and the Americans with Disabilities Act (ADA).

V. DETERMINING QUALIFIED BIDDERS

The City of Villa Rica are the sole determiner of a qualified bidder and may request other information sufficient to determine bidder's ability to meet these minimum standards listed in this RFP. Request for information contained in this section may also occur at any time during the effective period of the contract, or any extension/renewal thereof.

The recommended company will be presented to the Villa Rica City Council for official selection. If selected, the company together with the City of Villa Rica will negotiate an amicable contract.

The City of Villa Rica may, at any time it deems necessary, may terminate this agreement with thirty (30) days calendar day's written notice.

VI. QUESTIONS AND PROJECT ADDENDUMS

Questions concerning this RFP should be addressed to Karina Martinez, Events Manager, via email at kmartinez@villarica.gov. All questions should be submitted by **2:00 p.m., Wednesday, January 15, 2025**. The answers to the questions submitted will be posted in an addendum on Friday, January 17, 2025, on the City of Villa Rica's website – Villarica.gov. No interpretation made to any respondent regarding the meaning of the RFP shall be binding upon the City unless set forth in writing and distributed via addendum by the City.

VII. DIRECTIONS FOR SUBMISSION

Proposals must be mailed or hand-delivered to the City of Villa Rica, Attn: Karina Martinez, 571 W. Bankhead Hwy, Villa Rica, GA 30180 no later than **2:00 p.m., Monday, January 27, 2025**, clearly marked "*Villa Rica Concert and Festival Production and Artist Services and Mobile Covered Stage – Proposal.*" All submissions must be sealed. Any proposals received after the deadline will not be considered/ accepted. The City of Villa Rica reserves the right to reject any and all proposals or portions of proposals, to waive minor deficiencies, or to solicit new proposals on the original project or on a modified project as may be deemed necessary or in the best interest of the City.

2025 Villa Rica Concert/Festival Events					
Event	Date	Time	Artist Services	Production Service	Coverd Stage Rental
Summer Concert #1	Saturday, June 7, 2025	7:30 PM	☑	☑	N/A
Thomas Dorsey Festival	Saturday, June 28, 2025	7:30 PM	☑	☑	N/A
July 3rd Fireworks Extravaganza	Thursday, July 3, 2025	7:30 PM	☑	☑	YES
Summer Concert #2	Saturday, July 19, 2025	7:30 PM	☑	☑	N/A
Summer Concert #3	Saturday, August 9, 2025	7:30 PM	☑	☑	N/A
Gold Rush Festival	Saturday, September 27, 2025	7:30 PM	☑	☑	N/A

NOTE: Only the July 3rd Fireworks Extravaganza requires a mobile stage rental.

All other events are held at the Mill Amphitheater stage.

REFERENCES

Reference No. 1 of 3

Company Name: _____

Street Address: _____

City/State/ZIP code: _____

Primary Contact: _____

Email Address: _____

Phone Number: _____ Cell number: _____

REFERENCES

Reference No. 2 of 3

Company Name: _____

Street Address: _____

City/State/ZIP code: _____

Primary Contact: _____

Email Address: _____

Phone Number: _____ Cell number: _____

REFERENCES

Reference No. 3 of 3

Company Name: _____

Street Address: _____

City/State/ZIP code: _____

Primary Contact: _____

Email Address: _____

Phone Number: _____ Cell number: _____



ADDENDUM #1
City of Villa Rica
RFP# 2025-MainSt-01

Production & Artist Services RFP for 2025 Summer Concerts & Festivals

Question: What artists or style of genre are you all looking to target for each concert?

Answer: *The genres we are looking to target this year for our Summer Concert Series are R&B, Pop, Country, Pop Rock. We are also looking to target New generations and older generations. We want to have a concert for each age group beginning with 25 and up. We plan for all concerts to be inclusive for all ages and backgrounds. For most of our events we lean mostly towards cover bands. For example, in 2024 we had a Michael Jackson tribute, a Bruno Mars tribute, and a Jimmy Buffet tribute band.*

Question: Among the events you've hosted, which genres and artists have been the most well-received?

Answer: *The genres that have been well received are country, pop/ R&B, and Rock Pop.*

Question: What are your typical expectations for set lengths, start and end times, and past run-of-show details?

Answer: *Please refer to the table at the end of this addendum for detailed information on times, bands, and other logistical information.*

Question: When is the award date? Is it possible to confirm talent immediately to ensure more options?

Answer: *We will take the companies who submitted the RFP to the Villa Rica City Council on February 11th. Once approved we will begin the band selection and proceed with the rest of the process which includes the award date.*

Question: Can you confirm what duties and by whom they are provided by outside of the scope of this RFP if applicable? I'm assuming the city provides Security, Crowd Management, Emergency Response, Porta Potties etc.

Answer: *The City of Villa Rica will provide crowd security and emergency response, barricades and other set ups, band/production hospitality including the hotel accommodations for headlining band only. The City will also provide porta potties and other logistical planning aspects for each event.*

Question: Would the production team need to provide the drum riser for the July 3rd event or all events?

Answer: *The production crew will only need to provide the drum riser for the July 3rd Fireworks Extravaganza event.*

Question: Is there any photo or video footage of previous shows at the Mill Amphitheater stage that we can review for production purposes?

Answer: *yes, please see the pictures attached to this addendum.*

Question: Since production rentals and artist deposits require upfront payments, is there an option for an advance or milestone-based payment structure?

Answer: *We typically do half upfront payments, and the remaining balance is paid on the date set between the chosen company and the City of Villa Rica.*

Question: How are the payments disbursed? Is it per event or oneseries.ement for all summer events in this series?

Answer: *We typically do half upfront and after two concerts/festivals we disburse the remaining amount.*

Question: Are there any load-in or parking restrictions at the Mill Amphitheater or VPLEX that we should factor into our planning?

Answer: *There are no restrictions at the Mill Amphitheater or VPLEX. We typically cone off the area where the production company loads in and loads out for the Mill. For July 3rd Fireworks we designed a specific coned off area for production and artists.*

Question: Is there a particular aspect of the event experience you're hoping to enhance or a challenge from past series you'd like us to tackle?

Answer: *The Summer Concert Series and the July 3rd Fireworks Extravaganza have both been successful throughout the years however with the Gold Rush Festival and the Thomas Dorsey Festival we have difficulties attracting attendees. We'd like to build the excitement around both of those festival through the artist we bring as well as changing vendors, layout, etc. on our end.*

Question: What are the approximate number of attendants typically attend these events?

Answer: *Summer Concert Series bring in 3,000 attendees per concert. July 3rd Fireworks Extravaganza bring is 10,000 or more each year. Thomas Dorsey Festival and Gold Rush Festival currently attracts about 1,000 people each.*

Question: Will the city be responsible for the marketing and advertising of these events for performers?

Answer: *Yes, the City of Villa Rica will be responsible for all marketing and advertising associated with each festival and concert mentioned in the RFP. However, once contract is signed and executed, the bands we hire will be asked to post our festival/concert on their social media channels.*

END OF ADDENDUM



ADDENDUM #1
City of Villa Rica
RFP# 2025-MainSt-01

Production & Artist Services RFP for 2025 Summer Concerts & Festivals

CORRECTIONS TO RFP

Please note the following corrections in the Introduction Section and the Proposal Requirement section of the RFP. These corrections will impact your bid submission.

- 1) The City holds a total of 7 live concerts and festivals which comprise the City's Summer Concert Series, Villa Rica Art & Soul Festival, Thomas A. Dorsey Festival, the Gold Rush Festival, and the July 3rd Fireworks Extravaganza.
- 2) The City historically budgeted \$74,000 not \$125,000 for Production and/or Artist Services for the Summer Concert Series and 3 festivals (Villa Rica Art & Soul Festival, Thomas A. Dorsey Festival, the Gold Rush Festival). The City has also budgeted \$27,000 for production, artist services, and mobile covered stage rental for the July 3rd Fireworks Extravaganza.
- 3) The Villa Rica Art & Soul Festival and the Thomas A Dorsey Festival do not require artist services, only production services.
- 4) A mobile covered stage rental quote is only required for the July 3rd Fireworks Extravaganza.
- 5) **Pricing:** Pricing must include delivery, setup, operation and load out. All proposals must have itemized pricing broken out for each date listed under the scope of services. Proposals will not be considered if pricing is not itemized by date. Please use the attached ***Exhibit 1*** event schedule to prepare an itemized pricing proposal. Pricing shall be available to the City for 60 days from Proposal Due Date.

Please see the attached ***Exhibit 1*** for detailed information on services required for each event including times, band, and other logistical information.

EXHIBIT 1

2025 Villa Rica Concert/Festival Events						
Event	Date	Location	Bands required	Artist Services	Coverd Stage Rental	Production Service
Villa Rica Art & Soul Festival	Saturday, April 26, 2025	Mill Amphitheater	NONE	NO	NO	YES
Summer Concert #1	Saturday, June 7, 2025	Mill Amphitheater	2 (1 opener, 1 headliner)	YES	NO	YES
Thomas Dorsey Festival	Saturday, June 28, 2025	Mill Amphitheater	NONE	NO	NO	YES
July 3rd Fireworks Extravaganza	Thursday, July 3, 2025	VPLEX	2 (1 opener, 1 headliner)	YES	YES	YES
Summer Concert #2	Saturday, July 19, 2025	Mill Amphitheater	2 (1 opener, 1 headliner)	YES	NO	YES
Summer Concert #3	Saturday, August 9, 2025	Mill Amphitheater	2 (1 opener, 1 headliner)	YES	NO	YES
Gold Rush Festival	Saturday, September 27, 2025	Mill Amphitheater	2 (1 opener, 1 headliner)	YES	NO	YES
NOTE: Only the July 3rd Fireworks Extravaganza requires a mobile stage rental.						
NOTE: Only the Villa Rica Art & Soul and Thomas Dorsey Festival DO NOT require artist services.						

2025 Villa Rica Concert/Festival Tentative ROS						
Event	Load In	Doors open	Opening Act	Intermission	Headliner	Load Out
Villa Rica Art & Soul Festival	10:00 AM	5:00 PM	4:30 PM	Depends on Run of Show	Depends on Run of Show	9:00 PM
Summer Concert Series (ALL CONCERTS)	10:00 AM	6:00 PM	7:00 PM	8:00 PM	8:15 or 8:30 PM	10:00 PM
Thomas Dorsey Festival	10:00 AM	6:00 PM	7:00 PM	7:50 PM	8:15 PM	9:50 PM
July 3rd Fireworks Extravaganza	9:00 AM	4:30 PM (ENT ONLY)	5:00 PM	7:00 PM	7:30 or 8:00 PM	10:00 PM
Gold Rush Festival	9:00 AM	6:00 PM (ENT ONLY)	7:00 PM	8:00 PM	8:15 or 8:30 PM	10:00 PM
NOTE: Times are subject to change depending on the opening and heading bands and other event logistics specific to each event.						



← July 3rd Fireworks
@ VPLEX STAGE

July 3rd Fireworks
@ VPLEX →





Summer Concert Series @ The Mill



Summer Concert Series @ The Mill



Summer Concert Series @ The Mill



July 3rd Fireworks @ VPLEX





CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Yearly Contract For Biweekly Maintenance At Hillcrest Cemetery
AGENDA DATE: 02/04/2025
DATE PREPARED: 01/21/2025
PREPARED BY: Ethan Waits
AMOUNT: \$43,770.00
GL ACCOUNT #: 1004910522240
FUNDING SOURCE: M/R Grounds
BUDGETED ITEM? Yes

PURPOSE: To improve looks and quality of the maintenance performed at Hillcrest Cemetery.

BACKGROUND: The Grounds Maintenance Department no longer has two inmate crews which equaled to twelve men along with five full time city staff members. The Grounds Maintenance Department now consist of seven full time city staff members and six temporary employees from April first to the second week in September.

STAFF RECOMMENDATION: Staff recommends to approve yearly contract for Alternative Environments to perform biweekly maintenance at Hillcrest Cemetery.

Brothers Landscaping	\$4,000/Monthly	\$48,000/Yearly
JTN Landscape & Maintenance	\$4,270/Monthly	\$51,240/Yearly
Alternative Environments	\$3,647/Monthly	\$43,770/Yearly

IMPACT: Greatly improve the looks and aesthetics of the cemetery, allow staff to spend more time on high traffic areas such as City Hall, Customer Service, the Library, and all the city parks. As the City continues to grow and expand, this impacts the Grounds Maintenance Department as they have more properties to upkeep.

MOTION: I move to approve Alternative Environments to perform biweekly maintenance at Hillcrest Cemetery as stated in Proposal #41093.



Brothers Landscape & Lawncare LLC

155 sweetbay Ln, Carrollton 30116
 (678)-895-2876 / (678)-861-9539
 brotherslandscape777@gmail.com

**LAWNCARE
 ESTIMATE / SCHEDULE
 YEAR ROUND
 2025**

Hillcrest Cemetery
 145 Hillcrest Dr
 Villa Rica, GA 30180
 Phone: 404-947-0740
 E-mail: ewaits@villarica.gov

Account Type:
 Residential

Frequency: Monthly (2 times)

Payment Method
 check or cash
To: Brothers Landscape

January 6,20
February 3, 17
March 3,17,31
April 14,28
May 12,26
June 9,23

July 7,21
August 4,18
September 1,15,29
October. 13,27
November 10,24
December 8,22

Description
 Mowing
 Weedeateting
 Blowing
 Edging
 Trimming 4 times a year
 Pine straw twice a year.
 One time in April and
 second time in September
 Spraying weeds once a
 month the whole
 cementery that has gravel

**Note: We will start on the 6th of
 January. There are a total of 26 cuts
 which is biweekly.**

Total Monthly: \$4,000

Thank you for your Business!



JTN Landscape & Maintenance
5572 Tyree Rd.
Winston Ga. 30187

Attn: Ethan Waits
City of Villa Rica
Hillcrest Cemetery
Bi-weekly maintenance estimate (24 visits)

Maintenance during growing season (March-October)

- Mow all designated turf areas
- Weed eat all designated areas (around trees, headstones, burial plots, and flower beds)
- Edge all designated areas (sidewalks, curbs)
- Blow all debris on a weekly basis (parking lots, turf, curbs)
- Pick up all trash on premises
- Keep all shrubs trimmed to the requested size
- Weed control in all designated areas, gravel, and beds (year-round)

Maintenance during dormant season (November-February)

- Mowing, edging, weed eat, trim shrubs, and blow as needed
- Leaf clean up in all designated areas (parking lots, turf, burial plots, pine straw beds)
- Pick up all trash on premises
- Weed control as needed
- Prune crepe myrtles and any low branches on trees (January-February)
- Cut back ornamental grasses
- Pine straw installed 2x per year (January and June)

\$51,240 12 months
\$ 4,270 per month

Jeff Watson
Owner/Operator
678-776-3626
JTTWatson@gmail.com



P.O. Box 128
 Villa Rica, GA 30180
 (678) 840-4449
ael@aelmi.com; jan@aelmi.com

Proposal #41093
 Created: 12/11/2024
 Start Date: 01/01/2025
 End Date: 12/20/2025

Proposal For

City of Villa Rica, Ga

City of Villa Rica
 106 Temple St.
 Villa Rica, GA 30180

mobile: 404-947-0740
accounts payable@villarica.gov

Location

145 Hillcrest Dr
 Villa Rica, GA 30180

Hillcrest Cemetery - Biweekly		Terms
		Net 30
SERVICE	VISITS	TOTAL
1) Growing Season (Apr-Oct) Mow, Edge Hardlines, Trim Around Obstacles, Edge Bedlines and Weed Control In Beds - Serviced Biweekly	16	\$ 38,976.00
2) Dormant Season (Nov-March) Leaf clean up (4) visits - Clean up leaves throughout site Winter Dormant (6) visits - Blow curbs, pickup trash and spray weeds Spring Prep (1) Visit - prepare property for growing season	11	\$ 3,507.00
3) Pruning - Contract Cosmetically prune all shrubs 2x/year Correctively prune all shrubs 2x/year Limb trees up to 10' 1x/year	3	\$ 672.00
6) Tree & Shub Fertilization Apply granular slow release fertilizer to all trees/shrubs on property	2	\$ 75.00
8) Pine Straw - Contract Apply pine straw to bed areas	2	\$ 540.00
#41094 - HILLCREST CEMETERY - BIWEEKY	145 HILLCREST DR VILLA RICA, GA 30180	\$ 43,770.00



P.O. Box 128
 Villa Rica, GA 30180
 (678) 840-4449
ael@aelmi.com; jan@aelmi.com

Proposal #41093

Created: 12/11/2024
 Start Date: 01/01/2025
 End Date: 12/20/2025

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done only upon a written change order. The costs will become an extra charge over and above the estimate.

All elements of this agreement are contingent upon strikes, accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.

*Note: This proposal may be withdrawn by us if not accepted within 90 Days.
 Note: The contract has a 30 day cancellation policy for either party.*

SUBTOTAL	\$ 43,770.00
SALES TAX	\$ 0.00
TOTAL	\$ 43,770.00

Signature

x

Date:

Please sign here to accept the terms and conditions

Contacts

Ethan Waits
 404-947-0740
ewaits@villarica.gov



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Georgia Food Industry Association Education Foundation
AGENDA DATE: February 11, 2025

DATE PREPARED: January 30, 2025
PREPARED BY: Whitney Cox, Licensing Specialist

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? N/A
PUBLIC HEARING: NO

PURPOSE: To present an application for Georgia Food Industry Association Education Foundation to pour beer and wine at a 1-day golf tournament located at Mirror Lake Golf Club-1000 Canongate Pkwy., Villa Rica, GA 30180, on Wednesday, April 30th. The event will be held from 7:30 am until 3:30 pm.

BACKGROUND: Georgia Food Industry Association (GFIA) has operated since 1912. GFIA is the sole association in Georgia dedicated to regulatory fairness in the food industry.

The spring golf tournament will host over 350 members with a goal of raising funds to support the GFIA Education Foundation. The foundation has awarded over 2.1 million dollars in scholarships.

STAFF RECOMMENDATION: Staff recommends approval.

IMPACT: N/A

MOTION: I move to approve the application for a temporary limited pouring license for Georgia Food Industry Association Education Foundation.

APPROVED BY: WC
BUSINESS PLANNING DIRECTOR



City of Villa Rica

SPECIAL EVENT PERMIT APPLICATION

Special Event Title: _____

Company: Georgia Food Industry Education Foundation

Company Address: 5080 Highlands Pkwy SE Suite #200 Smyrna, GA 30080

Phone: 678-654-3316 Fax: _____

Location/Site Master: _____

Cell: _____ Email: _____

Location/Site Master: _____

Cell: _____ Email: _____

TYPE OF PROJECT

- Fair
- Grand Opening Celebration
- Parade
- Rally
- Festival
- Holiday Celebration
- Block Party
- Tour
- Race
- March
- Assembly
- Concert
- Bicycle/Run
- Other: golf event

Description of Project: golf tournament

Location of Project: Mirror Lake Golf Club

1000 Canongate Pkwy Villa Rica, GA 30180

Commercial Location Residential Location City Park Other

NOTE: If your Special Event occurs at a residential location and contains any of the two listed items below, a meeting with the City Manager is required and a minimum of one week in advance before your application can be accepted and processed:



Case # _____

SPECIAL EVENT REVIEW APPLICATION

1. Full and/or Partial Lane and Street Closures
2. Requested Variances to any City of Villa Rica Ordinance

Contact Name to Schedule the Meeting: _____

Phone: _____ **Fax:** _____

Email: _____

Names of Attendees to Attend the Meeting: _____

List any Alteration of Vegetation or Building Modifications that Could Remain Permanent After the Completion of the Project: _____

Number of Tents: _____ **Square Footage of Each Tent:** _____

List Tent Locations: _____

Will Portable Restrooms (Porta Potties) be Utilized? _____ Yes _____ No

If Yes, Please List Placement and Locations: _____

SPECIAL EVENT PREP

DATES		HOURS	
From: <u>Mon April 28</u>	To: _____	From: <u>8:00</u>	To: _____ A.M./P.M.
From: <u>Tue April 29</u>	To: _____	From: <u>8:00</u>	To: _____ A.M./P.M.
From: _____	To: _____	From: _____	To: _____ A.M./P.M.
From: _____	To: _____	From: _____	To: _____ A.M./P.M.
From: _____	To: _____	From: _____	To: _____ A.M./P.M.
From: _____	To: _____	From: _____	To: _____ A.M./P.M.



Case # _____

SPECIAL EVENT REVIEW APPLICATION

Describe Preparation Activity: Prep work to set up event

SPECIAL EVENT

DATES		HOURS	
From: <u>Wed April 30</u>	To: _____	From: <u>7:30</u>	To: <u>3:30</u>
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____

Describe Special Event Activity: GOLF tournament event

CLEAN-UP/CLOSE OUT

DATES		HOURS	
From: <u>Wed April 30</u>	To: <u>April 30</u>	From: <u>3:30</u>	To: <u>5:00</u>
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____

Describe Clean Up/Close Out Activity: Remove trash + clean up venue space

NOTE: The following three items must be provided when applicable:

1. Site Plan -- Showing Special Event Location
2. Proof of permission from Property Owner for use of the Special Event Location
3. Notification of neighbors and businesses affected by the Special Event Location



Case # _____

SPECIAL EVENT REVIEW APPLICATION

USES: *(Please Check Applicable)*

- _____ Street Closure
- _____ Lane Closure
- _____ Other: _____

If any of the above are checked, please give a detailed description, including dates and times: _____

SERVICES REQUIRED: *(Please Check Applicable)*

- _____ City Police
- _____ City Parks
- _____ Fire Department
- _____ Sanitation
- _____ Transportation
- _____ Other: _____

NOTE: The City of Villa Rica Shall Be Utilized if Available

If any of the above are checked, please give a detailed description, including dates and times: _____



Case # _____

SPECIAL EVENT REVIEW APPLICATION

ELEMENTS AND SPECIAL EFFECTS OR STUNTS *(Please Check Applicable)*

- _____ Generator(s)
- _____ Special Lighting/Lighting Cranes
- _____ Music Playback
- _____ Smoke/Fire/Other Pyro
- _____ Vehicles
- _____ Animals
- _____ Other: _____

If any of the above are checked, please give a detailed description, including dates and times: _____

Please List Any Special Requests Not Already Covered: _____

NOTE: The City reserves the right to deny any Special Event Permit that is not within the best interest(s) of the City and its Residents. No Special Event Permit shall be issued more than once per quarter at any one residential location and shall be no more than fourteen (14) consecutive days in duration, unless otherwise previously requested and approved by the City Manager.



Case # _____

SPECIAL EVENT REVIEW APPLICATION

HOLDS HARMLESS AGREEMENT

The applicant agrees to indemnify the City of Villa Rica and to be solely and absolutely liable upon any and all claims, suites and judgements against the City and/or the application for personal injuries and property damages arising out of or occurring during the activities of the applicant, his/her (its) employees or otherwise. The applicant further agrees to comply with all pertinent provisions of Georgia laws, rules and regulations. This permit may be revoked at any time.



Applicant Signature

1/24/2025
Date

Permit Fee: \$100.00/Day

\$500.00 Sanitation Bond Required if Filming Occurs in a City Owned Park or Facility



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Combination Vacuum Truck
AGENDA DATE: February 11, 2025

DATE PREPARED: January 29, 2025
PREPARED BY: Erick Broz

AMOUNT: \$549,828.00
GL ACCOUNT #: 505-4330-542200
FUNDING SOURCE: Water/Sewer
BUDGETED ITEM? Yes
PUBLIC HEARING: No

PURPOSE: To engage with Environmental Products Group, Inc for the purchase of a combination vacuum truck.

BACKGROUND: In the operation of utilities and infrastructure, staff identified the need to:

- Efficiently collect and transport liquid waste, debris, and contaminated materials
- Prevent spills, flooding and environmental pollution
- Reduce operational and emergency repair costs

The purchase of this equipment provides staff the means to pump and haul flow from manholes, lift stations, and storm drains. This equipment also includes the means to clear blocked sewer mains and storm drains, and also provides the ability to vacuum dirt and material necessary to uncover water mains and valves. The pumping and hauling of liquid waste and debris had previously been dependent upon outside vendors, increasing the potential for environmental pollution. This purchase provides staff the means to conduct these functions for both preventative maintenance and for emergency repairs.

STAFF RECOMMENDATION: Through the RFP process, staff received three bids and recommends engaging with Environmental Products Group for the purchase of a combination vacuum truck, at a cost of \$549,828.00.

Contractor	Total Base Bid
Adams Equipment	\$532,275.00
Environmental Products Group	\$549,828.00
Peach State Truck Centers	\$567,862.00

IMPACT: The purchase of a combination vacuum truck will provide staff the means to perform all related maintenance and emergency repair functions in house, mitigating potential environmental violations, and the equipment would also be available for staff to assist multiple city departments.

MOTION: I move to authorize the city manager to approve the purchase of a combination vacuum truck in the amount of \$549,828.00.

CITY COUNCIL
 LESLIE MCPHERSON, MAYOR
 DANNY CARTER, MAYOR PRO TEM
 SHIRLEY MARCHMAN
 MATTHEW MOMTAHAN
 STEPHANIE WARMOTH
 ANNA MCCOY

City of Villa Rica

INTERIM CITY MANAGER: DIANA DESANTO
 CITY CLERK: THERESA CAMPBELL
 CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
 VILLA RICA, GA 30180
 770.459.7000 | VILLARICA.ORG



Combination Vacuum Truck Specifications

Model Year: _____

Brand: _____

Model: _____

		COMPLY		
		Vac- Con	Peach State	Environmental Products Group
1.0	EQUIVALENT PRODUCT			
1.01	Bids will be accepted for consideration on any make or model that is equal or superior to the equipment specified. Decisions of equivalency will be at the sole interpretation of the city.	X	X	X
1.02	Bidder shall demonstrate a reasonable likeness of the equipment being offered within a reasonable time of request. Equipment demonstrated shall be equipped with all accessories and components required in this specification to ascertain equivalence.	X	X	X
1.03	A blanket statement that equipment proposed will meet all requirements will not be sufficient to establish equivalence. Original manufacturer's brochures of the proposed unit are to be submitted with the proposal.	X	X	X
2.0	BIDDER REFERENCES			
2.01	To ensure adequate local availability of parts and competent service from experienced suppliers, bids are preferred from local vendors who have sold and serviced at least 30 units of same manufacturer within service area of is preferred and should include contacts with phone numbers.	X	X	X
3.0	SERVICE AND SUPPORT			

3.01	Location of warranty service center shall be noted which may be verified and inspected.	X	X	X
3.02	Address of your Georgia facility:	X	X	X
3.03	Do you have mobile service?	X	X	X
3.04	Do you have rental capabilities when the city may be in need?	X	X	X

4.0	GENERAL			
4.01	All bids must be regular in every respect. Unauthorized conditions, limitations, or provisions shall be cause for rejection. Any bid not prepared and submitted in accordance with the bid document and specification, or any bid lacking sufficient technical literature to enable the city to make a reasonable determination of compliance to the specification will be considered "non-responsive" and grounds for rejection.	X	X	X
5.0	SUBFRAME			
5.01	The equipment shall be of modular design consisting of vacuum system, water tanks system, debris body and drive system.	X	X	X
5.02	All components of the module shall attach to the sub frame and not directly to the chassis.	X	X	X
5.03	Sub frame shall be continuous and uninterrupted from back of cab to end of frame.	X	X	X
6.0	DEBRIS BODY			
6.01	The body shall be cylindrical having a minimum usable liquid capacity of 15 cubic yards.	X	X	X
6.02	The debris storage body shall be constructed with a minimum 1/4" corrosion and abrasion resistant steel.	X	X	X
6.03	Body shall have a rear door that is hinged at the top and is equipped with a replaceable neoprene type seal. Adjustable for periodic compensation of door seal wear.	X	X	X
6.04	Outward mounted rear door props shall be included as standard to prevent operator from entering door swing path when engaging rear door prop.	X	X	X
6.05	Body shall be dumped by raising the body to a 50-degree angle utilizing a forward mounted, double acting hydraulic dump cylinder, not a scissor lift.	X	X	X
6.06	Dump controls, accessory controls, e-stop control shall be provided at a central curb side location directly behind the cab of the truck.	X	X	X
6.07	For stability and safety, dumping must be accomplished while the pivot point of the body remains fixed to the subframe.	X	X	X
6.08	Industrial style rear debris body door shall be flat and shall open and close hydraulically by cylinders mounted at the top of the body. Door shall open 50 degrees from the fully closed position. Door shall be unlocked, opened, closed, and locked by a failsafe hydraulically activated sequential positive locking system, cam operated by a single hydraulic cylinder, with all controls located behind truck cab, forward of the debris body, so operator is not subject to sewage when dumping.	X	X	X
6.09	The debris body shall be equipped with a rear door drain to drain off excess liquids while retaining solids.	X	X	X
6.10	(4) Dual vertical (cyclone) centrifugal separators shall be installed in-line between the debris body and the air mover. Each separator shall include large fallout chamber cleanout door.	X	X	X
6.11	A curbside, folding pipe rack shall be provided, constructed of steel tubing, spring assisted. Shall include quick release retainer handles (no bungees or clamps).	X	X	X

6.12	A fixed rear door mounted 2-pipe rack shall be provided. Shall include quick release retainer handles (no bungees or clamps).	X	X	X
6.13	A fixed lower curbside mounted 2-pipe rack shall be provided, in addition to the fold down rack. Shall include quick release retainer handles (no bungees or clamps).	X	X	X
6.14	A 6" valve, electrically activated, air operated valve debris body vacuum relief system shall be in the inlet of the vacuum system to allow the venting of the tank and relieve vacuum at the debris intake hose.	X	X	X
6.15	A debris inlet deflector distributing load evenly in debris body shall be included.	X	X	X
7.0	WATER TANKS			
7.01	The water tanks shall be manufactured from a metallic, non-corrosive material to prevent rust yet still provide for maximum strength. Plastic is unacceptable.	X	X	X
7.02	The water tanks shall be totally separate from the debris tanks.	X	X	X
7.03	The water tanks shall share no common walls with the debris tanks.	X	X	X
7.04	The water tanks shall come equipped with an anti-siphon device and 25' of hydrant fill hose and fittings.	X	X	X
7.05	The water tanks shall carry a 10-year warranty against corrosion or cracking.	X	X	X
7.06	All water tanks shall be fully baffled.	X	X	X
7.07	Water level sight tubes of non-yellowing plastic shall be installed on both tanks.	X	X	X
7.08	For stability safety, the water tanks shall not elevate with debris body during dump cycle.	X	X	X
8.0	WATER PUMP SYSTEM			
8.01	For most efficient use of horsepower and reduced fuel consumption, high pressure water pump shall be hydraulically driven.	X	X	X
8.02	Water pump speed to remain fully adjustable via an independent operator input regardless of the selected vacuum drive speed.	X	X	X
8.03	Water pump shall be able to run dry for a minimum 3 hours. A test will be done at delivery.	X	X	X
8.04	When required to assist nozzle breaking through obstructions, water pump "pulsation mode" shall provide a forward-acting nozzle surge.	X	X	X
8.05	Water pump location shall provide a flooded gravity suction inlet to eliminate potential cavitations damage.	X	X	X
8.06	An oil to water heat exchanger will be provided in the water system to cool all hydraulic fluids on the unit. State horsepower requirement to operate hydraulics at full speed:	X	X	X
8.07	The water pump shall provide precise 0-80 GPM controlled flow at variable pressure up to 2500 PSI.	X	X	X
8.08	A nozzle rack accommodating numerous nozzles shall be provided in curbside toolbox. The nozzles shall be labeled on storage rack for pipe size/flow and application.	X	X	X
8.09	Handgun shall be supplied that allows for changing of flow pattern from a fine mist to a steady stream.	X	X	X
8.10	A high-pressure hose reel capable of operating at system pressure shall be provided with 50' hose.	X	x	X

8.11	Must include a Hydro Excavation Kit – Includes Hydro excavation gun, 15’ spray Lances, (2) Dig Nozzles, Storage Tray and 6’ Vacuum Tube	X	X	X
8.12	Must include a Lateral/service line Cleaning Kit complete w/150’ Hose and jet nozzle- 25 GPM/2000 PSI located at curbside, midship. The lateral hose reel will have Electric pay in/out. Comparable will be accepted.	X	X	X
9.0	VACUUM/VACUUM DRIVE SYSTEM			
9.01	A Positive Displacement (PD) Blower shall be driven by the chassis engine and shall produce inlet volume of 4500 cfm or greater.	X	X	X
10.0	VACUUM BOOM SYSTEM			
10.01	Vacuum hose shall be designed for front operation with hose mounted and stored at front mounted workstation. The hose must also allow for transport with a 5’ catch basin tube attached for	X	X	X
10.02	Vacuum hose will remain stationary and not rise with debris body.	X	X	X
10.03	One (1) quick clamp for each pipe supplied shall be provided.	X	X	X
10.04	A control station shall be equipped with a control joystick for all directions as well as a safety emergency shut-down button.	X	X	X
10.05	Boom shall rotate 180 degrees or more.	X	X	X
10.06	A wireless/cordless remote to activate boom functions, throttle, water pump on/off, hose reel in/out, hose reel speed, vacuum relief on/off and emergency disengagement e-stop shall be provided.	X	X	X
11.0	HOSE REEL			
11.01	Hose reel assembly shall be mounted on an independent frame. An additional support or kickstand is deemed unacceptable.	X	X	X
11.02	Reel will be manufactured out of 1/4" spun steel for added structural strength and shall require no internal or external reinforcements that could damage water hose.	X	X	X
11.03	Hose reel shall be driven hydraulically to pay hose in/out and rotate.	X	X	X
11.04	500' x 1" Sewer Hose / 2500 psi shall be provided or greater.	X	X	X
11.05	An automatic hose level wind scroll device shall be supplied. An air-cylinder actuated pinch-roller shall exert downward pressure	X	X	X
11.06	Digital footage counter displaying footage values shall be provided. System must be capable of resetting value to ensure operator safety.	X	X	X
11.07	10' Leader Hose shall be included across full width of reel to retain hose on reel when encountering nozzle blockages.	X	X	X
11.08	Washdown gun with adjustable spray-pattern to be provided.	X	X	X
12.0	FRONT OPERATING STATION AND CONTROLS			
12.01	All operator controls shall be accessible while operating either front or rear side of reel assembly.	X	X	X
12.02	All operator controls should be located on a single control panel that can be rotated on a 90-degree arc for an operator customizable location without rotating the hose reel. The control panel shall also feature the ability to raise and lower.	X	X	X
12.03	Station shall include truck engine throttle, water pump (on/off), water pump mode, water pump flow meter, hose reel control valve (forward / reverse),	X	X	X

	adjustable hose reel speed control, oil dampened water pressure gauge, boom controls, digital water pump flow meter, and low water warning light.			
12.04	Station shall include a touch enabled display screen for reading critical machine data including (hose footage, hose reel speed settings, water pressure, water flow, air mover information, chassis data, mode indicator, chassis fuel level, and diagnostic controls), These buttons shall operate the following functions: All setup functions remote/panel selector, work lights, hose reel extend/retract, hose reel lock, and pinch roller activation and vacuum functions.	X	X	X
12.05	There shall be a hose reel lever to control the pay in and pay out of the hose reel, this joystick shall offer speed control that increases the further the joystick is moved in either direction. There shall be an additional hose reel speed dial for setting specific speed ranges of the reel. There shall be a boom joystick that controls all function of the boom including up/down, left/right, and extend/retract. There shall be a E-Stop button to bring all machine	X	X	X
12.06	Tachometer and hour meter for chassis engine provided at control station shall be provided.	X	X	X
12.07	All Hydraulic Functions - Color Coded, Sealed Electric/Hydraulic NEMA 4 switches shall be provided.	X	X	X
12.08	Control screen shall display a digital water level indicator to show level of water through the range of the tank.	X	X	X
12.09	Control screen shall display a digital debris body level indicator to show level of debris in the debris tank.	X	X	X
13.0	IN CAB CONTROLS			
13.01	All In cab controls are to be located on a single in-cab control screen. This shall be a color display screen with touch screen operation.	X	X	X
13.02	All Back up, side and front camera Features shall be displayed on the single in cab control screen.	X	X	X
13.03	All work lights shall be able to be activated or deactivated in cab with on screen controls.	X	X	X
13.04	Jet or Combo mode shall be activated via one touch button on the control panel. Control screen must display an on-screen representation of the chassis drive system and must animate to show as drive systems activate or deactivate.	X	X	X
13.05	Water and Debris levels shall be shown on the in-cab control screen.	X	X	X
14.0	ELECTRICAL & SAFETY LIGHTING			
14.01	The entire system shall be vapor sealed to eliminate moisture damage, "Nema-4" type or equal.	X	X	X
14.02	All wiring shall be color-coded and encased in conduit to scaled terminal boxes with circuit breakers.	X	X	X
14.03	All other lights required by State and Federal Laws.	X	X	X
14.04	L.E.D. Boom work lights shall be provided.	X	X	X
14.05	L.E.D. Lights, Clearance, Back-Up, Stop, Tail & Turn shall be provided.	X	X	X
14.06	A LED split arrow board shall be installed at the rear of the unit to provide directional control for approaching traffic.	X	X	X

14.07	Additional LED Strobes mounted: (2) mounted on each side mirror, (2) midship, either side, (2) rear mounted.	X	X	X
14.08	(2) LED, self-leveling lights to be mounted to the boom, switch at front hose reel.	X	X	X
14.09	(1) LED work light to be mounted curbside, switch at front hose reel.	X	X	X
15.0	SAFETY EQUIPMENT			
15.01	E-stop shall be located at each operator interface location. Standard locations to include front hose reel, mid-ship curbside dump controls, & wireless controller.	X	X	X
15.02	Electrical system must enable self-check to ensure all switches are in home position prior to critical function enablement. System must "lock out" controls when switch is not in home position.	X	X	X
15.03	Dash monitor, camera system shall be provided.	X	X	X
15.04	Multi-View Available on Monitor.	X	X	X
15.05	Front Hose Reel Color Camera.	X	X	X
15.06	Rear Back-up Color Camera.	X	X	X
15.07	Left and Right-Side Mounted Color.	X	X	X
15.08	Automatic Activation of Appropriate Side Camera When Turn Signal is activated shall be provided.	X	X	X
15.09	Manual Selection of Camera, Except in Reverse shall be provided.	X	X	X
15.10	Debris Body Out of Position Alarm to indicate when debris body is not in the proper stowed position	X	X	X
16.0	SEWER TOOLS AND ACCESSORIES			
16.01	(1) 30 Sand Nozzle	X	X	X
16.02	(1) 30 deg. Sanitary Nozzle	X	X	X
16.03	(1) 15 deg. Penetrator Nozzle	X	X	X
16.04	(1) 1" Small finned nozzle pipe skid	X	X	X
17.0	VACUUM TOOLS AND ACCESSORIES			
17.01	The basic vacuum tube package shall include the following:	X	X	X
17.02	(1) 7" x 3' aluminum pipe	X	X	X
17.03	(2) 7" x 5' aluminum pipe	X	X	X
17.04	(1) 7" x 6'6" catch basin tube	X	X	X
17.05	(4) 7" quick clamps	X	X	X
17.06	(1) 3' Snorkel Vacuum Tube to suction under water without an airgap to be provided.	X	X	X
17.07	Tail Hose Protector shall be included	X	X	X
18.0	CHASSIS EQUIPMENT AND STORAGE			
18.01	Two (2) front tow hooks shall be provided.	X	X	X
18.02	Two (2) rear tow hooks shall be provided.	X	X	X
18.03	A safety cone storage racks shall be provided to contain safety cones in the upright position.	X	X	X
18.04	Aluminum Toolbox - Behind Cab 96" L x 30"H x1 8" W- with interior LED Lighting	X	X	X
18.05	Aluminum Toolbox - Mounted curb side 48" x 22" x 24" with interior LED Lighting.	X	X	X
19.0	CHASSIS SPECIFICATION			

19.01	The unit shall be a 2024 model year or newer. No demo or used models will be accepted	X	X	X
19.02	Peterbilt 567 Conventional Cab Chassis or equivalent.	X	X	X
19.03	The unit shall be equipped with a diesel engine, turbo charged and after cooled, with a Cummins X15, 455 HP engine or equivalent.	X	X	X
19.04	The unit shall be equipped with an Allison 4000 RDS Automatic Transmission with PTO Provision or equivalent.	X	X	X
19.05	The unit shall be equipped with a 20,000# Single Front Axle or greater.	X	X	X
19.06	The unit shall be equipped with a 20,000# flat leaf front suspension	X	X	X
19.07	The unit shall be equipped with a 46,000# Tandem Rear Axle	X	X	X
19.08	The unit shall be equipped with a 46,000# Rear Suspension	X	X	X
19.09	The unit shall be equipped with an Aluminum Wheels for all front and rear wheels.	X	X	X

Bid Proposal for TOTAL \$ _____

Date: _____

Company Name: _____

Address: _____

Phone Number: _____ Cell: _____

Fax: _____

Signature: _____ Title: _____

Printed Name: _____

Email: _____

Delivery: _____ Days After Receive Order

Is your company currently on any State or Federal Debarment list? Yes ___ No ___

END OF DOCUMENT

Request for Bid



Combined Vacuum Truck

BID# 2025-WWTP-01

Waste Water Plant

RFQ Issue Date: November 14, 2024

RFQ Issuing Department: City of Villa Rica Waster Water Plant

Issuing Contact: John Bain
Utility Director
571 West Bankhead Hwy
jbain@villarica.gov
Office Phone: 678-840-1401

Proposals are to be sent to: City of Villa Rica
Attn: Utility Director
571 West Bankhead Hwy
Villa Rica, GA 30180

Closing Date and Time: December 12, 2024 at 2:00 p.m. EST.
No bid will be accepted if received after this deadline.

Award Date and Time: January 14, 2025 at 6:00 p.m. EST.
City Council Meeting

Instructions to Bidders:

All proposed quotes must be made upon the spec sheet form attached hereto. Proposals can be mailed/delivered to the address above by December 12, 2024 at 2pm EST.

Questions can be emailed to John Bain at jbain@villarica.gov by 2pm, December 3, 2024. Responses will be posted as an Addendum to this bid by December 6, 2024.

The bidder agrees that the City of Villa Rica reserves the right to reject any or all proposals, or to accept the part of the bid considered to be in the best interest of the City.

The final decision of purchase will be made upon the award by the City of Villa Rica Mayor and Council on January 14, 2025.

CITY COUNCIL
 LESLIE MCPHERSON, MAYOR
 DANNY CARTER, MAYOR PRO TEM
 SHIRLEY MARCHMAN
 MATTHEW MONTAHAN
 STEPHANIE WARMOTH
 ANNA MCCOY

City of Villa Rica

INTERIM CITY MANAGER: DIANA DESANTO
 CITY CLERK: THERESA CAMPBELL
 CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
 VILLA RICA, GA 30180
 770.459.7000 | VILLARICA.ORG



Combination Vacuum Truck Specifications

BID# 2025-WWTP-01

Model Year: 2026

Brand: Vactor /Kenworth

Model: 2100i/T880

		COMPLY	
		YES	NO
1.0	EQUIVALENT PRODUCT		
1.01	Bids will be accepted for consideration on any make or model that is equal or superior to the equipment specified. Decisions of equivalency will be at the sole interpretation of the city.	X	
1.02	Bidder shall demonstrate a reasonable likeness of the equipment being offered within a reasonable time of request. Equipment demonstrated shall be equipped with all accessories and components required in this specification to ascertain equivalence.	X	
1.03	A blanket statement that equipment proposed will meet all requirements will not be sufficient to establish equivalence. Original manufacturer's brochures of the proposed unit are to be submitted with the proposal.	X	
2.0	BIDDER REFERENCES		
2.01	To ensure adequate local availability of parts and competent service from experienced suppliers, bids are preferred from local vendors who have sold and serviced at least 30 units of same manufacturer within service area of is preferred and should include contacts with phone numbers.	X	
3.0	SERVICE AND SUPPORT		

3.01	Location of warranty service center shall be noted which may be verified and inspected.	x	
3.02	Address of your Georgia facility: 4410 Wendell Dr SW, Atlanta, GA 30336	x	
3.03	Do you have mobile service?	x	
3.04	Do you have rental capabilities when the city may be in need?	x	

4.0	GENERAL		
4.01	All bids must be regular in every respect. Unauthorized conditions, limitations, or provisions shall be cause for rejection. Any bid not prepared and submitted in accordance with the bid document and specification, or any bid lacking sufficient technical literature to enable the city to make a reasonable determination of compliance to the specification will be considered "non-responsive" and grounds for rejection.	x	
5.0	SUBFRAME		
5.01	The equipment shall be of modular design consisting of vacuum system, water tanks system, debris body and drive system.	x	
5.02	All components of the module shall attach to the sub frame and not directly to the chassis.	x	
5.03	Sub frame shall be continuous and uninterrupted from back of cab to end of frame.	x	
6.0	DEBRIS BODY		
6.01	The body shall be cylindrical having a minimum usable liquid capacity of 15 cubic yards.	x	
6.02	The debris storage body shall be constructed with a minimum 1/4" corrosion and abrasion resistant steel.	x	
6.03	Body shall have a rear door that is hinged at the top and is equipped with a replaceable neoprene type seal. Adjustable for periodic compensation of door seal wear.	x	
6.04	Outward mounted rear door props shall be included as standard to prevent operator from entering door swing path when engaging rear door prop.	x	
6.05	Body shall be dumped by raising the body to a 50-degree angle utilizing a forward mounted, double acting hydraulic dump cylinder, not a scissor lift.	x	
6.06	Dump controls, accessory controls, e-stop control shall be provided at a central curb side location directly behind the cab of the truck.	x	
6.07	For stability and safety, dumping must be accomplished while the pivot point of the body remains fixed to the subframe.	x	
6.08	Industrial style rear debris body door shall be flat and shall open and close hydraulically by cylinders mounted at the top of the body. Door shall open 50 degrees from the fully closed position. Door shall be unlocked, opened, closed, and locked by a failsafe hydraulically activated sequential positive locking system, cam operated by a single hydraulic cylinder, with all controls located behind truck cab, forward of the debris body, so operator is not subject to sewage when dumping.	x	
6.09	The debris body shall be equipped with a rear door drain to drain off excess liquids while retaining solids.	x	
6.10	(4) Dual vertical (cyclone) centrifugal separators shall be installed in-line between the debris body and the air mover. Each separator shall include large fallout chamber cleanout door.	x	
6.11	A curbside, folding pipe rack shall be provided, constructed of steel tubing, spring assisted. Shall include quick release retainer handles (no bungees or clamps).	x	

Body washout included

6.12	A fixed rear door mounted 2-pipe rack shall be provided. Shall include quick release retainer handles (no bungees or clamps).	x	
6.13	A fixed lower curbside mounted 2-pipe rack shall be provided, in addition to the fold down rack. Shall include quick release retainer handles (no bungees or clamps).	x	
6.14	A 6" valve, electrically activated, air operated valve debris body vacuum relief system shall be in the inlet of the vacuum system to allow the venting of the tank and relieve vacuum at the debris intake hose.	x	
6.15	A debris inlet deflector distributing load evenly in debris body shall be included.	x	
7.0	WATER TANKS		
7.01	The water tanks shall be manufactured from a metallic, non-corrosive material to prevent rust yet still provide for maximum strength. Plastic is unacceptable.	x	
7.02	The water tanks shall be totally separate from the debris tanks.	x	
7.03	The water tanks shall share no common walls with the debris tanks.	x	
7.04	The water tanks shall come equipped with an anti-siphon device and 25' of hydrant fill hose and fittings.	x	
7.05	The water tanks shall carry a 10-year warranty against corrosion or cracking.	x	
7.06	All water tanks shall be fully baffled.	x	
7.07	Water level sight tubes of non-yellowing plastic shall be installed on both tanks.	x	
7.08	For stability safety, the water tanks shall not elevate with debris body during dump cycle.	x	
8.0	WATER PUMP SYSTEM		
8.01	For most efficient use of horsepower and reduced fuel consumption, high pressure water pump shall be hydraulically driven.	x	
8.02	Water pump speed to remain fully adjustable via an independent operator input regardless of the selected vacuum drive speed.	x	
8.03	Water pump shall be able to run dry for a minimum 3 hours. A test will be done at delivery.	x	
8.04	When required to assist nozzle breaking through obstructions, water pump "pulsation mode" shall provide a forward-acting nozzle surge.	x	
8.05	Water pump location shall provide a flooded gravity suction inlet to eliminate potential cavitations damage.	x	
8.06	An oil to water heat exchanger will be provided in the water system to cool all hydraulic fluids on the unit. State horsepower requirement to operate hydraulics at full speed:	x	
8.07	The water pump shall provide precise 0-80 GPM controlled flow at variable pressure up to 2500 PSI.	x	
8.08	A nozzle rack accommodating numerous nozzles shall be provided in curbside toolbox. The nozzles shall be labeled on storage rack for pipe size/flow and application.	x	
8.09	Handgun shall be supplied that allows for changing of flow pattern from a fine mist to a steady stream.	x	
8.10	A high-pressure hose reel capable of operating at system pressure shall be provided with 50' hose.	x	

Aluminum
1500
Gallons

8.11	Must include a Hydro Excavation Kit – Includes Hydro excavation gun, 15' spray Lances, (2) Dig Nozzles, Storage Tray and 6' Vacuum Tube	x	
8.12	Must include a Lateral/service line Cleaning Kit complete w/150' Hose and jet nozzle- 25 GPM/2000 PSI located at curbside, midship. The lateral hose reel will have Electric pay in/out. Comparable will be accepted.	x	
9.0	VACUUM/VACUUM DRIVE SYSTEM		
9.01	A Positive Displacement (PD) Blower shall be driven by the chassis engine and shall produce inlet volume of 4500 cfm or greater.	x	
10.0	VACUUM BOOM SYSTEM		
10.01	Vacuum hose shall be designed for front operation with hose mounted and stored at front mounted workstation. The hose must also allow for transport with a 5' catch basin tube attached for	x	
10.02	Vacuum hose will remain stationary and not rise with debris body.	x	
10.03	One (1) quick clamp for each pipe supplied shall be provided.	x	
10.04	A control station shall be equipped with a control joystick for all directions as well as a safety emergency shut-down button.	x	
10.05	Boom shall rotate 180 degrees or more.	x	
10.06	A wireless/cordless remote to activate boom functions, throttle, water pump on/off, hose reel in/out, hose reel speed, vacuum relief on/off and emergency disengagement e-stop shall be provided.	x	
11.0	HOSE REEL	x	
11.01	Hose reel assembly shall be mounted on an independent frame. An additional support or kickstand is deemed unacceptable.	x	
11.02	Reel will be manufactured out of 1/4" spun steel for added structural strength and shall require no internal or external reinforcements that could damage water hose.	x	
11.03	Hose reel shall be driven hydraulically to pay hose in/out and rotate.	x	
11.04	500' x 1" Sewer Hose / 2500 psi shall be provided or greater.	x	
11.05	An automatic hose level wind scroll device shall be supplied. An air-cylinder actuated pinch-roller shall exert downward pressure	x	
11.06	Digital footage counter displaying footage values shall be provided. System must be capable of resetting value to ensure operator safety.	x	
11.07	10' Leader Hose shall be included across full width of reel to retain hose on reel when encountering nozzle blockages.	x	
11.08	Washdown gun with adjustable spray-pattern to be provided.	x	
12.0	FRONT OPERATING STATION AND CONTROLS		
12.01	All operator controls shall be accessible while operating either front or rear side of reel assembly.	x	
12.02	All operator controls should be located on a single control panel that can be rotated on a 90-degree arc for an operator customizable location without rotating the hose reel. The control panel shall also feature the ability to raise and lower.	x	
12.03	Station shall include truck engine throttle, water pump (on/off), water pump mode, water pump flow meter, hose reel control valve (forward / reverse),	x	

RDB Boom Included. 10' Telescopic and 15' Extending.

	adjustable hose reel speed control, oil dampened water pressure gauge, boom controls, digital water pump flow meter, and low water warning light.	x	
12.04	Station shall include a touch enabled display screen for reading critical machine data including (hose footage, hose reel speed settings, water pressure, water flow. air mover information, chassis data, mode indicator, chassis fuel level, and diagnostic controls), These buttons shall operate the following functions: All setup functions remote/panel selector, work lights, hose reel extend/retract, hose reel lock, and pinch roller activation and vacuum functions.	x	
12.05	There shall be a hose reel lever to control the pay in and pay out of the hose reel, this joystick shall offer speed control that increases the further the joystick is moved in either direction. There shall be an additional hose reel speed dial for setting specific speed ranges of the reel. There shall be a boom joystick that controls all function of the boom including up/down, left/right, and extend/retract. There shall be a E-Stop button to bring all machine	x	
12.06	Tachometer and hour meter for chassis engine provided at control station shall be provided.	x	
12.07	All Hydraulic Functions - Color Coded, Sealed Electric/Hydraulic NEMA 4 switches shall be provided.	x	
12.08	Control screen shall display a digital water level indicator to show level of water through the range of the tank.	x	
12.09	Control screen shall display a digital debris body level indicator to show level of debris in the debris tank.	x	
13.0	IN CAB CONTROLS		
13.01	All In cab controls are to be located on a single in-cab control screen. This shall be a color display screen with touch screen operation.	x	
13.02	All Back up, side and front camera Features shall be displayed on the single in cab control screen.	x	
13.03	All work lights shall be able to be activated or deactivated in cab with on screen controls.	x	
13.04	Jet or Combo mode shall be activated via one touch button on the control panel. Control screen must display an on-screen representation of the chassis drive system and must animate to show as drive systems activate or deactivate.	x	
13.05	Water and Debris levels shall be shown on the in-cab control screen.	x	
14.0	ELECTRICAL & SAFETY LIGHTING		
14.01	The entire system shall be vapor sealed to eliminate moisture damage, "Nema-4" type or equal.	x	
14.02	All wiring shall be color-coded and encased in conduit to scaled terminal boxes with circuit breakers.	x	
14.03	All other lights required by State and Federal Laws.	x	
14.04	L.E.D. Boom work lights shall be provided.	x	
14.05	L.E.D. Lights, Clearance, Back-Up, Stop, Tail & Turn shall be provided.	x	
14.06	A LED split arrow board shall be installed at the rear of the unit to provide directional control for approaching traffic.	x	

14.07	Additional LED Strobes mounted: (2) mounted on each side mirror, (2) midship, either side, (2) rear mounted.	x	
14.08	(2) LED, self-leveling lights to be mounted to the boom, switch at front hose reel.	x	
14.09	(1) LED work light to be mounted curbside, switch at front hose reel.	x	
15.0	SAFETY EQUIPMENT		
15.01	E-stop shall be located at each operator interface location. Standard locations to include front hose reel, mid-ship curbside dump controls, & wireless controller.	x	
15.02	Electrical system must enable self-check to ensure all switches are in home position prior to critical function enablement. System must "lock out" controls when switch is not in home position.	x	
15.03	Dash monitor, camera system shall be provided.	x	
15.04	Multi-View Available on Monitor.	x	
15.05	Front Hose Reel Color Camera.	x	
15.06	Rear Back-up Color Camera.	x	
15.07	Left and Right-Side Mounted Color.	x	
15.08	Automatic Activation of Appropriate Side Camera When Turn Signal is activated shall be provided.	x	
15.09	Manual Selection of Camera, Except in Reverse shall be provided.	x	
15.10	Debris Body Out of Position Alarm to indicate when debris body is not in the proper stowed position	x	
16.0	SEWER TOOLS AND ACCESSORIES		
16.01	(1) 30 Sand Nozzle	x	
16.02	(1) 30 deg. Sanitary Nozzle	x	
16.03	(1) 15 deg. Penetrator Nozzle	x	
16.04	(1) 1" Small finned nozzle pipe skid	x	
17.0	VACUUM TOOLS AND ACCESSORIES		
17.01	The basic vacuum tube package shall include the following:	x	
17.02	(1) 7" x 3' aluminum pipe	x	
17.03	(2) 7" x 5' aluminum pipe	x	
17.04	(1) 7" x 6'6" catch basin tube	x	
17.05	(4) 7" quick clamps	x	
17.06	(1) 3' Snorkel Vacuum Tube to suction under water without an airgap to be provided.	x	
17.07	Tail Hose Protector shall be included	x	
18.0	CHASSIS EQUIPMENT AND STORAGE		
18.01	Two (2) front tow hooks shall be provided.	x	
18.02	Two (2) rear tow hooks shall be provided.	x	
18.03	A safety cone storage racks shall be provided to contain safety cones in the upright position.	x	
18.04	Aluminum Toolbox - Behind Cab 96" L x 30"H x 18" W- with interior LED Lighting	x	
18.05	Aluminum Toolbox - Mounted curb side 48" x 22" x 24" with interior LED Lighting.	x	
19.0	CHASSIS SPECIFICATION		

19.01	The unit shall be a 2024 model year or newer. No demo or used models will be accepted	x	
19.02	Peterbilt 567 Conventional Cab Chassis or equivalent.	x	
19.03	The unit shall be equipped with a diesel engine, turbo charged and after cooled, with a Cummins X15, 455 HP engine or equivalent.	x	
19.04	The unit shall be equipped with an Allison 4000 RDS Automatic Transmission with PTO Provision or equivalent.	x	
19.05	The unit shall be equipped with a 20,000# Single Front Axle or greater.	x	
19.06	The unit shall be equipped with a 20,000# flat leaf front suspension	x	
19.07	The unit shall be equipped with a 46,000# Tandem Rear Axle	x	
19.08	The unit shall be equipped with a 46,000# Rear Suspension	x	
19.09	The unit shall be equipped with an Aluminum Wheels for all front and rear wheels.	x	

Bid Proposal for TOTAL \$ 549,828.00

Date: 12/12/24

Company Name: Environmental Products Group, Inc.

Address: 4410 Wwendell DR SW, Atlanta, GA 30336

Phone Number: 404-693-9700 Cell: 912-341-4371

Fax: 404-693-9690

Signature:  Title: Sales Manager

Printed Name: Casey Meehan

Email: cmeehan@myepg.com

Delivery: July 2025 Days After Receive Order

Is your company currently on any State or Federal Debarment list? Yes ___ No x

END OF DOCUMENT



6535 CRESCENT DRIVE, NORCROSS, GEORGIA 30071

**CITY OF VILLA RICA, GA
ATTN: UTILITY DIRECTOR
571 WEST BANKHEAD HWY
VILLA RICA, GA. 30180**

“BID: COMBINED VACUUM TRUCK”

Bid Date: 12/12/2024

Bid Time: 2:00 PM



SEALED BID
for
CITY OF VILLA RICA, GA.



“BID: COMBINED VACUUM TRUCK”

6535 Crescent Drive
Norcross, Georgia 30071
CONTACT: 866-831-5332
www.peachstatetrucks.com



6535 Crescent Drive
Norcross, GA. 30071
[678-476-5660](tel:678-476-5660)

December 10, 2024

City of Villa Rica
Attn: Utility Director
571 West Bankhead Hwy
Villa Rica, GA 30180

John,

I am pleased to have the opportunity to bid on your **New Tandem Combined Vacuum Truck**. I am attaching the chassis and body specifications within the bid binder.

We have included the **Western Star 49X Tandem Axle Chassis** with a **Vector 2100i Vacuum Truck** for your review. This Western Star chassis with the Vector body will provide your purchasing department with many years of satisfaction.

The price of this unit per the attached specifications is **\$567,862.00**, including delivery to City of Villa Rica. Delivery of the completed chassis will be **360 – 390 days** from the order.

If I can be of assistance to you in any way, please do not hesitate to phone me. I wish you great satisfaction with your new purchase.

Sincerely,

Joshua Little
Peach State Truck Center – Norcross, GA.

Request for Bid



Combined Vacuum Truck

BID# 2025-WWTP-01

Waste Water Plant

RFQ Issue Date: November 14, 2024

RFQ Issuing Department: City of Villa Rica Waster Water Plant

Issuing Contact: John Bain
Utility Director
571 West Bankhead Hwy
jbain@villarica.gov
Office Phone: 678-840-1401

Proposals are to be sent to: City of Villa Rica
Attn: Utility Director
571 West Bankhead Hwy
Villa Rica, GA 30180

Closing Date and Time: December 12, 2024 at 2:00 p.m. EST.
No bid will be accepted if received after this deadline.

Award Date and Time: January 14, 2025 at 6:00 p.m. EST.
City Council Meeting

Instructions to Bidders:

All proposed quotes must be made upon the spec sheet form attached hereto. Proposals can be mailed/delivered to the address above by December 12, 2024 at 2pm EST.

Questions can be emailed to John Bain at jbain@villarica.gov by 2pm, December 3, 2024. Responses will be posted as an Addendum to this bid by December 6, 2024.

The bidder agrees that the City of Villa Rica reserves the right to reject any or all proposals, or to accept the part of the bid considered to be in the best interest of the City.

The final decision of purchase will be made upon the award by the City of Villa Rica Mayor and Council on January 14, 2025.

CITY COUNCIL
 LESLIE MCPHERSON, MAYOR
 DANNY CARTER, MAYOR PRO TEM
 SHIRLEY MARCHMAN
 MATTHEW MONTAHAN
 STEPHANIE WARMOTH
 ANNA MCCOY

City of Villa Rica

INTERIM CITY MANAGER: DIANA DESANTO
 CITY CLERK: THERESA CAMPBELL
 CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
 VILLA RICA, GA 30180
 770.459.7000 | VILLARICA.ORG



Combination Vacuum Truck Specifications

BID# 2025-WWTP-01

Model Year: 2026

Brand: Western Star - Vactor

Model: 49X - 2100i

		COMPLY	
		YES	NO
1.0	EQUIVALENT PRODUCT		
1.01	Bids will be accepted for consideration on any make or model that is equal or superior to the equipment specified. Decisions of equivalency will be at the sole interpretation of the city.	X	
1.02	Bidder shall demonstrate a reasonable likeness of the equipment being offered within a reasonable time of request. Equipment demonstrated shall be equipped with all accessories and components required in this specification to ascertain equivalence.	X	
1.03	A blanket statement that equipment proposed will meet all requirements will not be sufficient to establish equivalence. Original manufacturer's brochures of the proposed unit are to be submitted with the proposal.	X	
2.0	BIDDER REFERENCES		
2.01	To ensure adequate local availability of parts and competent service from experienced suppliers, bids are preferred from local vendors who have sold and serviced at least 30 units of same manufacturer within service area of is preferred and should include contacts with phone numbers.	X	
3.0	SERVICE AND SUPPORT		

3.01	Location of warranty service center shall be noted which may be verified and inspected.	X	
3.02	Address of your Georgia facility: 450 Lee Industrial Blvd, Austell, GA. 30168 *New service center being built in Villa Rica*	X	
3.03	Do you have mobile service?	X	
3.04	Do you have rental capabilities when the city may be in need?		X

4.0	GENERAL		
4.01	All bids must be regular in every respect. Unauthorized conditions, limitations, or provisions shall be cause for rejection. Any bid not prepared and submitted in accordance with the bid document and specification, or any bid lacking sufficient technical literature to enable the city to make a reasonable determination of compliance to the specification will be considered "non-responsive" and grounds for rejection.	X	
5.0	SUBFRAME		
5.01	The equipment shall be of modular design consisting of vacuum system, water tanks system, debris body and drive system.	X	
5.02	All components of the module shall attach to the sub frame and not directly to the chassis.	X	
5.03	Sub frame shall be continuous and uninterrupted from back of cab to end of frame.	X	
6.0	DEBRIS BODY		
6.01	The body shall be cylindrical having a minimum usable liquid capacity of 15 cubic yards.	X	
6.02	The debris storage body shall be constructed with a minimum 1/4" corrosion and abrasion resistant steel.	X	
6.03	Body shall have a rear door that is hinged at the top and is equipped with a replaceable neoprene type seal. Adjustable for periodic compensation of door seal wear.	X	
6.04	Outward mounted rear door props shall be included as standard to prevent operator from entering door swing path when engaging rear door prop.	X	
6.05	Body shall be dumped by raising the body to a 50-degree angle utilizing a forward mounted, double acting hydraulic dump cylinder, not a scissor lift.	X	
6.06	Dump controls, accessory controls, e-stop control shall be provided at a central curb side location directly behind the cab of the truck.	X	
6.07	For stability and safety, dumping must be accomplished while the pivot point of the body remains fixed to the subframe.	X	
6.08	Industrial style rear debris body door shall be flat and shall open and close hydraulically by cylinders mounted at the top of the body. Door shall open 50 degrees from the fully closed position. Door shall be unlocked, opened, closed, and locked by a failsafe hydraulically activated sequential positive locking system, cam operated by a single hydraulic cylinder, with all controls located behind truck cab, forward of the debris body, so operator is not subject to sewage when dumping.	X	
6.09	The debris body shall be equipped with a rear door drain to drain off excess liquids while retaining solids.	X	
6.10	(4) Dual vertical (cyclone) centrifugal separators shall be installed in-line between the debris body and the air mover. Each separator shall include large fallout chamber cleanout door.	X	
6.11	A curbside, folding pipe rack shall be provided, constructed of steel tubing, spring assisted. Shall include quick release retainer handles (no bungees or clamps).	X	

6.12	A fixed rear door mounted 2-pipe rack shall be provided. Shall include quick release retainer handles (no bungees or clamps).	×	
6.13	A fixed lower curbside mounted 2-pipe rack shall be provided, in addition to the fold down rack. Shall include quick release retainer handles (no bungees or clamps).	×	
6.14	A 6" valve, electrically activated, air operated valve debris body vacuum relief system shall be in the inlet of the vacuum system to allow the venting of the tank and relieve vacuum at the debris intake hose.	×	
6.15	A debris inlet deflector distributing load evenly in debris body shall be included.	×	
7.0	WATER TANKS		
7.01	The water tanks shall be manufactured from a metallic, non-corrosive material to prevent rust yet still provide for maximum strength. Plastic is unacceptable.	×	
7.02	The water tanks shall be totally separate from the debris tanks.	×	
7.03	The water tanks shall share no common walls with the debris tanks.	×	
7.04	The water tanks shall come equipped with an anti-siphon device and 25' of hydrant fill hose and fittings.	×	
7.05	The water tanks shall carry a 10-year warranty against corrosion or cracking.	×	
7.06	All water tanks shall be fully baffled.	×	
7.07	Water level sight tubes of non-yellowing plastic shall be installed on both tanks.	×	
7.08	For stability safety, the water tanks shall not elevate with debris body during dump cycle.	×	
8.0	WATER PUMP SYSTEM		
8.01	For most efficient use of horsepower and reduced fuel consumption, high pressure water pump shall be hydraulically driven.	×	
8.02	Water pump speed to remain fully adjustable via an independent operator input regardless of the selected vacuum drive speed.	×	
8.03	Water pump shall be able to run dry for a minimum 3 hours. A test will be done at delivery.	×	
8.04	When required to assist nozzle breaking through obstructions, water pump "pulsation mode" shall provide a forward-acting nozzle surge.	×	
8.05	Water pump location shall provide a flooded gravity suction inlet to eliminate potential cavitations damage.	×	
8.06	An oil to water heat exchanger will be provided in the water system to cool all hydraulic fluids on the unit. State horsepower requirement to operate hydraulics at full speed:	×	
8.07	The water pump shall provide precise 0-80 GPM controlled flow at variable pressure up to 2500 PSI.	×	
8.08	A nozzle rack accommodating numerous nozzles shall be provided in curbside toolbox. The nozzles shall be labeled on storage rack for pipe size/flow and application.	×	
8.09	Handgun shall be supplied that allows for changing of flow pattern from a fine mist to a steady stream.	×	
8.10	A high-pressure hose reel capable of operating at system pressure shall be provided with 50' hose.	×	

8.11	Must include a Hydro Excavation Kit – Includes Hydro excavation gun, 15’ spray Lances, (2) Dig Nozzles, Storage Tray and 6’ Vacuum Tube	X	
8.12	Must include a Lateral/service line Cleaning Kit complete w/150’ Hose and jet nozzle- 25 GPM/2000 PSI located at curbside, midship. The lateral hose reel will have Electric pay in/out. Comparable will be accepted.	X	
9.0	VACUUM/VACUUM DRIVE SYSTEM		
9.01	A Positive Displacement (PD) Blower shall be driven by the chassis engine and shall produce inlet volume of 4500 cfm or greater.	X	
10.0	VACUUM BOOM SYSTEM		
10.01	Vacuum hose shall be designed for front operation with hose mounted and stored at front mounted workstation. The hose must also allow for transport with a 5’ catch basin tube attached for	X	
10.02	Vacuum hose will remain stationary and not rise with debris body.	X	
10.03	One (1) quick clamp for each pipe supplied shall be provided.	X	
10.04	A control station shall be equipped with a control joystick for all directions as well as a safety emergency shut-down button.	X	
10.05	Boom shall rotate 180 degrees or more.	X	
10.06	A wireless/cordless remote to activate boom functions, throttle, water pump on/off, hose reel in/out, hose reel speed, vacuum relief on/off and emergency disengagement e-stop shall be provided.	X	
11.0	HOSE REEL		
11.01	Hose reel assembly shall be mounted on an independent frame. An additional support or kickstand is deemed unacceptable.	X	
11.02	Reel will be manufactured out of 1/4" spun steel for added structural strength and shall require no internal or external reinforcements that could damage water hose.	X	
11.03	Hose reel shall be driven hydraulically to pay hose in/out and rotate.	X	
11.04	500' x 1" Sewer Hose / 2500 psi shall be provided or greater.	X	
11.05	An automatic hose level wind scroll device shall be supplied. An air-cylinder actuated pinch-roller shall exert downward pressure	X	
11.06	Digital footage counter displaying footage values shall be provided. System must be capable of resetting value to ensure operator safety.	X	
11.07	10' Leader Hose shall be included across full width of reel to retain hose on reel when encountering nozzle blockages.	X	
11.08	Washdown gun with adjustable spray-pattern to be provided.	X	
12.0	FRONT OPERATING STATION AND CONTROLS		
12.01	All operator controls shall be accessible while operating either front or rear side of reel assembly.	X	
12.02	All operator controls should be located on a single control panel that can be rotated on a 90-degree arc for an operator customizable location without rotating the hose reel. The control panel shall also feature the ability to raise and lower.	X	
12.03	Station shall include truck engine throttle, water pump (on/off), water pump mode, water pump flow meter, hose reel control valve (forward / reverse),	X	

	adjustable hose reel speed control, oil dampened water pressure gauge, boom controls, digital water pump flow meter, and low water warning light.	X	
12.04	Station shall include a touch enabled display screen for reading critical machine data including (hose footage, hose reel speed settings, water pressure, water flow. air mover information, chassis data, mode indicator, chassis fuel level, and diagnostic controls), These buttons shall operate the following functions: All setup functions remote/panel selector, work lights, hose reel extend/retract, hose reel lock, and pinch roller activation and vacuum functions.	X	
12.05	There shall be a hose reel lever to control the pay in and pay out of the hose reel, this joystick shall offer speed control that increases the further the joystick is moved in either direction. There shall be an additional hose reel speed dial for setting specific speed ranges of the reel. There shall be a boom joystick that controls all function of the boom including up/down, left/right, and extend/retract. There shall be a E-Stop button to bring all machine	X	
12.06	Tachometer and hour meter for chassis engine provided at control station shall be provided.	X	
12.07	All Hydraulic Functions - Color Coded, Sealed Electric/Hydraulic NEMA 4 switches shall be provided.	X	
12.08	Control screen shall display a digital water level indicator to show level of water through the range of the tank.	X	
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16.03	(1) 15 deg. Penetrator Nozzle	X	
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18.05	Aluminum Toolbox - Mounted curb side 48" x 22" x 24" with interior LED Lighting.	X	
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19.09	The unit shall be equipped with an Aluminum Wheels for all front and rear wheels.	X	

Bid Proposal for TOTAL \$ 567,862.00 _____

Date: 12/10/2024 _____

Company Name: Peach State Truck Centers, LLC. _____

Address: 6535 Crescent Drive, Norcross, GA. 30071 _____

Phone Number: 770-449-5300 Cell: 678-476-5660 _____

Fax: _____

Signature: Joshua Little Title: Government Sales _____

Printed Name: Joshua Little _____

Email: jlittle@peachstatetrucks.com _____

Delivery: 360 - 390 Days After Receive Order

Is your company currently on any State or Federal Debarment list? Yes _____ No

END OF DOCUMENT

Prepared for:
John Bain
CITY OF VILLA RICA
571 W BANKHEAD HWY

VILLA RICA, GA 30180
Phone: 678-840-1401

Prepared by:
Joshua Little
PEACH STATE TRUCK
CENTERS
6535 CRESCENT DRIVE
NORCROSS, GA 30071
Phone: 7704495300

A proposal for
CITY OF VILLA RICA

Prepared by
PEACH STATE TRUCK CENTERS
Joshua Little

Dec 10, 2024

Western Star 49X



Components shown may not reflect all spec'd options and are not to scale

Prepared for:
 John Bain
 CITY OF VILLA RICA
 571 W BANKHEAD HWY

VILLA RICA, GA 30180
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 6535 CRESCENT DRIVE
 NORCROSS, GA 30071
 Phone: 7704495300

S P E C I F I C A T I O N P R O P O S A L

Description	Weight Front	Weight Rear
Price Level		
WST 47X/49X PRL-29X (EFF:MY26 ORDERS)		
Data Version		
SPECPRO21 DATA RELEASE VER 020		
Vehicle Configuration		
WESTERN STAR 49X	9,175	6,500
2026 MODEL YEAR SPECIFIED		
SET FORWARD AXLE - TRUCK	-600	600
STRAIGHT TRUCK PROVISION, NON-TOWING		
LH PRIMARY STEERING LOCATION		
General Service		
TRUCK CONFIGURATION		
DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)		
EPA CLEAN IDLE LABEL FOR INITIAL REGISTRATION IN EPA OR ACT STATES - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)		
UTILITY/REPAIR/MAINTENANCE SERVICE		
GOVERNMENT BUSINESS SEGMENT		
LIQUID BULK COMMODITY		
TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS		
MAXIMUM 8% EXPECTED GRADE		
SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE		
WESTERN STAR VOCATIONAL WARRANTY		
EXPECTED FRONT AXLE(S) LOAD : 20000.0 lbs		
EXPECTED REAR DRIVE AXLE(S) LOAD : 46000.0 lbs		
EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 66000.0 lbs		

Prepared for:
 John Bain
 CITY OF VILLA RICA
 571 W BANKHEAD HWY

 VILLA RICA, GA 30180
 Phone: 678-840-1401

Prepared by:
 Joshua Little
 PEACH STATE TRUCK
 CENTERS
 6535 CRESCENT DRIVE
 NORCROSS, GA 30071
 Phone: 7704495300

Description	Weight Front	Weight Rear
Truck Service		
SEWER/INDUSTRIAL VACUUM BODY VACTOR		
Engine		
CUM X15 470V HP @ 1900 RPM, 2000 GOV RPM, 1750 LB-FT @ 900 RPM	150	60
Electronic Parameters		
75 MPH ROAD SPEED LIMIT		
PTO MODE ENGINE RPM LIMIT - 1200 RPM		
PTO MODE BRAKE OVERRIDE - SERVICE BRAKE APPLIED		
PTO RPM CONTROL WITH STEERING WHEEL SWITCHES		
PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND		
FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY		
CRUISE CONTROL BUTTON PTO CONTROL		
PTO SPEED 1 SETTING - 700 RPM		
PTO SPEED 2 SETTING - 1000 RPM		
PTO SPEED 3 SETTING - 1100 RPM		
PTO MINIMUM RPM - 700		
ENABLE DPF REGEN STAY WARM		
PTO 1, DASH SWITCH, STATIONARY OPERATION		
ENGINE MOUNT PTO, DASH SWITCH ENGAGES PTO MODE, STATIONARY OPERATION		
Engine Equipment		
EPA 2010/GHG 2024 CONFIGURATION		
STANDARD OIL PAN		
ENGINE MOUNTED OIL CHECK AND FILL		
SIDE OF HOOD AIR INTAKE WITH ENGINE MOUNTED AIR CLEANER		
DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE	-10	
(3) DTNA GENUINE, HIGH TEMP AGM STARTING AND CYCLING, MIN 2775CCA, 570RC, THREADED STUD BATTERIES		

Prepared for:
 John Bain
 CITY OF VILLA RICA
 571 W BANKHEAD HWY

VILLA RICA, GA 30180
 Phone: 678-840-1401

Prepared by:
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 CENTERS
 6535 CRESCENT DRIVE
 NORCROSS, GA 30071
 Phone: 7704495300

Description	Weight Front	Weight Rear
PASSENGER SEAT BATTERY BOX VENTED TO OUTSIDE OF CAB		
BATTERY BOX MOUNTED UNDER PASSENGER SEAT		
WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN		
PLASTIC BATTERY BOX COVER		
NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT	2	
POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2	
CUMMINS NATURALLY ASPIRATED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE		
ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM		
CUMMINS INTEBRAKE WITH HIGH MED LOW BRAKE WITH BRAKE LAMPS ACTIVATED AT 70%	20	
RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE		
ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD ACTIVE REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER AND DASH MOUNTED INHIBIT SWITCH		
11 FOOT 06 INCH (138 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT		
RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP		
13 GALLON DIESEL EXHAUST FLUID TANK	9	3
UNPOLISHED ALUMINUM WST DIESEL EXHAUST FLUID TANK COVER		
LH HEAVY DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION		
STANDARD DIESEL EXHAUST FLUID TANK CAP		
STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD		
AIR POWERED ON/OFF ENGINE FAN CLUTCH AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED		

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Description	Weight Front	Weight Rear
DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR	10	
CUMMINS SPIN ON FUEL FILTER		
FULL FLOW OIL FILTER		
1400 SQUARE INCH VOCATIONAL RADIATOR		
ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT		
GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT		
STANDARD CHARGE AIR COOLER PLUMBING		
RADIATOR DRAIN VALVE		
LOWER RADIATOR GUARD		
NO AIR INTAKE WARMER	-10	
DELCO 12V 39MT HD/OCP STARTER WITH THERMAL PROTECTION AND INTEGRATED MAGNETIC SWITCH		

Transmission

ALLISON 4000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	170	70
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Transmission Equipment

ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV

ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES

PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY

SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY

S1 PERFORMANCE PRIMARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY

S2 PERFORMANCE 2 SECONDARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY

1500 RPM PRIMARY MODE SHIFT SPEED

1500 RPM SECONDARY MODE SHIFT SPEED

FUEL SENSE 2.0 PLUS - DYNACTIVE: PERFORMANCE, NEUTRAL AT STOP: ACTIVE

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Description	Weight Front	Weight Rear
MAXIMUM ENGINE SPEED FOR PTO ENGAGEMENT 800 RPM		
MAXIMUM OUTPUT SPEED FOR PTO ENGAGEMENT 200 RPM		
QUICKFIT BODY LIGHTING CONNECTOR UNDER CAB, WITH BLUNTCUTS		
ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR		
CUSTOMER INSTALLED CHELSEA 871 SERIES PTO		
PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON		
MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN		
PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED		
WATER TO OIL TRANSMISSION COOLER	15	
TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK		
SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)		
Front Axle and Equipment		
DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	190	
CONMET PRESET PLUS PREMIUM ALUMINUM FRONT HUBS		
MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10	
NON-ASBESTOS FRONT BRAKE LINING		
CONMET CAST IRON FRONT BRAKE DRUMS		
FRONT BRAKE DUST SHIELDS		
FRONT OIL SEALS		
VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL		
HALDEX AUTOMATIC FRONT SLACK ADJUSTERS		
DUAL POWER STEERING GEARS, BENDIX 16- 20K	80	
4 QUART POWER STEERING RESERVOIR		
OIL/AIR POWER STEERING COOLER		

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Description	Weight Front	Weight Rear
CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE		
Front Suspension		
20,000# FLAT LEAF FRONT SUSPENSION	250	
THREADED SPRING PINS AND BUSHINGS - FRONT SUSPENSION		
NO FRONT SHOCK ABSORBERS	-30	
Rear Axle and Equipment		
MERITOR RT-46-160 46,000# R-SERIES TANDEM REAR AXLE		420
CONMET PRESET PLUS PREMIUM ALUMINUM REAR HUBS		
4.56 REAR AXLE RATIO		
IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING		
MXL 18T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES	40	40
MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES		
DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES		30
(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AND REAR-REAR AXLE VALVE		
INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH ENGAGE <30MPH;DISENGAGE>50MPH		
INDICATOR LIGHT AND BUZZER FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE <5 MPH, DISENGAGE >25 MPH		
MERITOR 16.5X8.62 Q+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
NON-ASBESTOS REAR BRAKE LINING		
STANDARD BRAKE CHAMBER LOCATION		
CONMET CAST IRON REAR BRAKE DRUMS		
REAR BRAKE DUST SHIELDS		5
REAR OIL SEALS		
WABCO TRISTOP D LONGSTROKE 2-DRIVE AXLE SPRING PARKING CHAMBERS		
HALDEX AUTOMATIC REAR SLACK ADJUSTERS WITH STAINLESS STEEL CLEVIS PINS		

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Description	Weight Front	Weight Rear
CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE		
STANDARD REAR AXLE BREATHER(S)		
Rear Suspension		
HENDRICKSON RT463 @46,000# REAR SUSPENSION		780
10.8 INCH NOMINAL RIDE HEIGHT (490MM GLOBAL REFERENCE HEIGHT)		
STANDARD AXLE SEATS IN AXLE CLAMP GROUP		
52 INCH AXLE SPACING		-20
STEEL BEAMS AND BRONZE CENTER BUSHINGS WITH BAR PIN ADJUSTABLE END CONNECTIONS		
FORE/AFT CONTROL RODS		
NO REAR SHOCK ABSORBERS		-30
Pusher / Tag Equipment		
NO PUSHER/TAG BRAKE DUST SHIELDS		
Brake System		
WABCO 6S/6M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH		
REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES		
RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE		
WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER		
WABCO OIL COALESCING FILTER FOR AIR DRYER		
AIR DRYER FRAME MOUNTED		
STEEL AIR BRAKE RESERVOIRS		
PULL CABLES ON ALL AIR RESERVOIR(S)		
Trailer Connections		
(1) QUICKFIT PROGRAMMABLE SOLENOID W/STATE RETENTION PLUMBED TO BACK OF CAB		
NO ELECTRONIC DEVICES, PDI INST (SCO)		
NO TRAILER ELECTRICAL CABLE		-10

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Description	Weight Front	Weight Rear
Wheelbase & Frame		
7040MM (277 INCH) WHEELBASE, SFA ONLY		
13.0MM X 87.0MM X 311.0MM STEEL FRAME (0.51X3.43X12.24 INCH) 120 KSI	810	360
0.236 INCH (6.00MM) C-CHANNEL INNER FRAME REINFORCEMENT	210	410
1775MM (70 INCH) REAR FRAME OVERHANG		
FRAME OVERHANG RANGE: 61 INCH TO 70 INCH	-40	130
CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 185.83 in		
CALC'D FRAME LENGTH - OVERALL : 376.73 in		
FRAME HEIGHT TOP FRONT UNLADEN : 45.35 in		
FRAME HEIGHT TOP FRONT LADEN : 42.08 in		
FRAME HEIGHT TOP REAR UNLADEN : 44.3 in		
FRAME HEIGHT TOP REAR LADEN : 41.96 in		
SQUARE END OF FRAME		
STANDARD WEIGHT ENGINE CROSSMEMBER		
HEAVY DUTY BACK OF TRANSMISSION CROSSMEMBER	10	
STANDARD MIDSHIP #1 CROSSMEMBER(S)	10	10
TEMPORARILY MOUNTED DISPOSABLE END OF FRAME CROSSMEMBER		
STANDARD SUSPENSION CROSSMEMBER		
STANDARD WEIGHT REAR SUSPENSION CROSSMEMBER		

Chassis Equipment		
UNPOLISHED ALUMINUM WST EQUIPMENT COVERS		
NO LH OR RH BACK OF CAB ACCESS	-10	-10
PAINTED STEEL 3/8 INCH SEVERE DUTY BUMPER	115	
FRONT ANTI-SPRAY CAB MOUNTED MUDFLAPS		
REMOVABLE PROUD CENTERED FRONT TOW PIN	50	
BUMPER MOUNTING FOR SINGLE LICENSE PLATE		
CLASS 10.9 THREADED METRIC FASTENERS		
EXTERIOR HARNESES WRAPPED IN ABRASION TAPE		

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Description	Weight Front	Weight Rear
UPFIT ROUTING AND CLIPPING BRACKET, LH, BOC TO SUSPENSION, UPPER & LOWER SUPPORTS		
UPFIT ROUTING AND CLIPPING BRACKET, RH, BOC TO SUSPENSION, UPPER & LOWER SUPPORTS		
Fuel Tanks		
70 GALLON/264 LITER ALUMINUM FUEL TANK - LH	-30	-10
25 INCH DIAMETER FUEL TANK(S) PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS FUEL TANK(S) FORWARD PLAIN STEP FINISH FUEL TANK CAP(S) EQUIFLO INBOARD FUEL SYSTEM HIGH TEMPERATURE REINFORCED NYLON FUEL LINE		
Tires		
MICHELIN X MULTI HLZ 385/65R22.5 20 PLY RADIAL FRONT TIRES	124	
MICHELIN XDN2 11R22.5 16 PLY RADIAL REAR TIRES		160
Wheels		
ALCOA LVL ONE 82462X 22.5X12.25 10-HUB PILOT 4.68 INSET 10-HAND ALUMINUM DISC FRONT WHEELS	-8	
ALCOA LVL ONE 88565XDF 22.5X8.25 10-HUB PILOT HD DURAFLANGE 10-HAND ALUMINUM DISC REAR WHEELS		160
FRONT WHEEL MOUNTING NUTS REAR WHEEL MOUNTING NUTS		
Cab Exterior		
121 INCH BBC ALUMINUM CONVENTIONAL CAB STAINLESS STEEL CAB ACCENT MOLDING FRONT FENDERS SAFETY YELLOW INTERIOR GRAB HANDLES WITH ADDED LOWER LH AND RH A PILLAR GRAB HANDLES AND LH AND RH EXTERIOR NON-SLIP GRAB HANLDES		

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Description	Weight Front	Weight Rear
BRIGHT HOOD MOUNTED AIR INTAKE GRILLE, BLACK SCREEN		
X-SERIES STEEL REINFORCED ALUMINUM CAB		
X-SERIES VOCATIONAL HOOD		
HOOD OPENING ASSIST WITH LOCKING STRUT		
WESTERN STAR NAMEPLATES		
DUAL HADLEY SD-978 26 INCH RECTANGULAR AIR HORNS		
SINGLE ELECTRIC HORN		
REAR LICENSE PLATE MOUNT END OF FRAME		
DUAL STAGE INTELLIGENT LED HEADLIGHTS WITH HEATED LENS SYSTEM		
ROOF MOUNTED LED MARKER LIGHTS		
HEADLIGHTS ON WITH WIPERS, WITH DAYTIME RUNNING LIGHTS		
INTEGRAL LED STOP/TAIL/BACKUP LIGHTS		
LED SIDE TURN SIGNAL		
C-BAR MIRROR SYSTEM WITH DUAL HEATED MIRRORS WITH INTEGRAL HEATED CONVEX, DUAL REMOTE, STAINLESS STEEL BACK COVER, AND BLACK C-BAR		
102 INCH EQUIPMENT WIDTH		
LH AND RH CONVEX MIRRORS INTEGRAL WITH PRIMARY MIRRORS		
RH DOWN VIEW MIRROR		
RH AND LH HEATED BLACK HOOD/FENDER MOUNTED SIDE VIEW MIRRORS WITH BLACK MOUNTING ARM	8	
STANDARD SIDE/REAR REFLECTORS		
UNPOLISHED ALUMINUM WST AFTERTREATMENT SYSTEM COVER		
PARK BRAKE REMINDER WARNING SYSTEM		
NO SLEEPER VENT	-10	
SINGLE SOLAR TINTED REAR WINDOW, (1) 31 INCH X 20 INCH	-10	
1-PIECE ROPED-IN SOLAR GREEN GLASS WINDSHIELD		
8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITH FLUID LEVEL INDICATOR		

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Description	Weight Front	Weight Rear
Cab Interior		
X-SERIES BASE INTERIOR TRIM LEVEL PACKAGE		
CHARCOAL BLACK VINYL BASE LEVEL INTERIOR		
CARBON WITH BASE BLACK ACCENT BLACK MATS		
(2) DASH MOUNTED POWER OUTLETS AND COIN TRAY		
FORWARD ROOF MOUNTED CONSOLE		
LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS		
(2) COAT HOOKS ON BACKWALL OF CAB		
NO UPPER BUNK	-50	-50
DIGITAL ALARM CLOCK IN DRIVER DISPLAY		
STANDARD HEATER PLUMBING		
RADIATOR MOUNTED AIR CONDITIONER CONDENSER		
STANDARD INSULATION		
STANDARD LED CAB LIGHTING		
NO SECURITY DEVICE		
DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME		
KEY QUANTITY OF 4		
LH AND RH ELECTRIC DOOR LOCKS WITH AUTO UNLOCK FEATURE WHEN DOOR IS SET FROM OPEN TO CLOSED POSITION		
BLACK DOOR HANDLES		
NO MATTRESS	-20	-15
TRIANGULAR REFLECTORS KIT WITHOUT FLARES SHIPPED LOOSE IN CAB	10	
BASIC 2.0 HIGH BACK AIR SUSPENSION DRIVER SEAT WITH 1 CHAMBER AIR LUMBAR, INTEGRATED CUSHION EXTENSION AND TILT	20	
BATTERY BOX MID BACK NON SUSPENSION PASSENGER SEAT		
DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS		
BLACK MORDURA CLOTH DRIVER SEAT COVER WITH EMBROIDERED LOGO		
BLACK MORDURA CLOTH PASSENGER SEAT COVER WITH NO LOGO		

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Description	Weight Front	Weight Rear
3 POINT ADJUSTABLE D-RING RETRACTOR DRIVER AND FIXED D-RING RETRACTOR PASSENGER SEAT BELTS ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN 4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES DRIVER AND PASSENGER INTERIOR SUN VISORS		
Instruments & Controls		
STANDARD FOOT PEDAL SYSTEM ELECTRONIC ACCELERATOR CONTROL ENGINE REMOTE INTERFACE WITH PARK BRAKE AND NEUTRAL INTERLOCKS BLACK GAUGE BEZELS STANDARD CENTER INSTRUMENT PANEL (1) PNEUMATIC SINGLE BRAKE APPLICATION AIR GAUGE DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE INTAKE MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS 87 DB TO 112 DB SELF-ADJUSTING BACKUP ALARM ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY MANUAL REMOTE ENGINE STOP/START WITH PTO RE-ENGAGE PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR WITH DUST CAP LOCATED BELOW LH DASH 2 INCH ELECTRIC FUEL GAUGE ENGINE REMOTE INTERFACE FOR REMOTE THROTTLE NO PREWIRED HIGH POWER CIRCUIT ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE		3

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Description	Weight Front	Weight Rear
ENGINE OIL TEMPERATURE GAUGE		
ELECTRIC ENGINE OIL PRESSURE GAUGE		
2 INCH TRANSMISSION OIL TEMPERATURE GAUGE		
ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER		
ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY		
PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE		
NO OBSTACLE DETECTION SYSTEM		
NO DR ASSIST SYSTEM		
ELECTRONIC STABILITY CONTROL		
NO LANE DEPARTURE WARNING SYSTEM		
1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)	10	
(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE		
7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE		
DASH MOUNTED RADIO		
STANDARD SPEAKER SYSTEM		
NO AM/FM RADIO ANTENNA		
POWER AND GROUND WIRING PROVISION OVERHEAD		
ROOF/OVERHEAD CONSOLE CB RADIO PROVISION		
SINGLE REMOTE SPEAKER WITH LEAD FOR 2- WAY RADIO		
SINGLE FIBERGLASS LH MIRROR MOUNTED CB ANTENNA WITH BRACKET AND LEAD		
HEADLINER MULTI-BAND ANTENNA: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, GNSS/GPS		
INTEROPERABLE SDAR ANTENNA		
ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER		
ELECTRONIC 2500 RPM TACHOMETER		

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Description	Weight Front	Weight Rear
DETROIT CONNECT PLATFORM HARDWARE 5 YEARS DAIMLER CONNECTIVITY BASE PACKAGE (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES NO ASE DATA SVCE EXTENSION NO EXTENSIONS IGNITION SWITCH CONTROLLED ENGINE STOP PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH BLUNTCUTS 8 EXTRA PROGRAMMABLE SWITCHES/INDICATORS QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP		
Design		
PAINT: ONE SOLID COLOR		
Color		
CAB COLOR A: L0006EY WHITE ELITE EY BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT BUMPER PAINT: L0001EY BLACK ELITE EY		
Certification / Compliance		
U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS		
Sales Programs		
STARQUOTE 47X/49X SALES PROGRAM		

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T O T A L V E H I C L E S U M M A R Y

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight ⁺	10662 lbs	9606 lbs	20268 lbs
Dealer Installed Options	0 lbs	0 lbs	0 lbs
Total Weight ⁺	10662 lbs	9606 lbs	20268 lbs

Extended Warranty

TOWING: 2 YEARS/UNLIMITED MILES/KM EXTENDED TOWING
 COVERAGE \$1200 CAP FEX APPLIES

Dealer Installed Options

	Weight Front	Weight Rear
VACTOR 2100i	0	0
Total Dealer Installed Options	0 lbs	0 lbs

(+) Weights shown are estimates only.
 If weight is critical, contact Customer Application Engineering.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

PROPOSAL SUMMARY

Prepared for:

Villa Rica, GA

VACTOR®



Vactor 2100i Sewer Cleaner

Combination Single Engine Sewer Cleaner with Positive Displacement Vacuum System Mounted on a Heavy Duty Truck Chassis

Villa Rica, GA
12/12/24

Vector 2100i Sewer Cleaner

Environmental Products would like to thank you for the opportunity to present the **Vector 2100i Sewer Cleaner**.

Environmental Products Group is the sole provider of Vector Sewer Cleaning Equipment in the State of Georgia, as well as many other leading industry product lines including: Elgin Street Sweepers, Labrie Refuse Equipment, EnviroSight Inspection Cameras, PB Asphalt Pothole Patchers, Madvac Sweepers and Vacuums, Petersen Grapple Loaders, TRUVAC Hydroexcavation Equipment and a host of parts, tools and accessories for all your needs.

Environmental Products Group prides itself on our local parts, service, and training capabilities. With multiple full-service locations throughout Florida, Georgia, and Memphis, Tennessee; including Vector, Elgin, and EnviroSight repair centers, extensive parts inventory, factory-trained technicians, mobile parts and service, rentals, turnkey maintenance packages, leasing options, and much more... we are ready to service your every need.

EP Rents is a division of Environmental Products Group, EP Rents specializes in rental trucks when you need them. With a large inventory of Vector Sewer Cleaners and Trailer Jetters, Elgin Sweeper, EnviroSight Pipeline Inspection Cameras, Petersen Grapple Loaders. Call us for any of your rental needs.

Thank you for your consideration.

Product Description

- 2100i with 4500 CFM Blower, 15 Yard Debris body, 1500 Gallons of Water

Standard Features

- 15 Cubic Yard Debris Body
- 1500 Gallon Water Capacity, Aluminum Water Tanks
- 80 GPM @ 2500 PSI Water Pump
- Aluminum Fenders
- Mud Flaps
- Electric/Hydraulic Four Way Boom
- Color Coded Sealed Electrical System
- Remote Pendant Control w/35' Cord
- Intuitouch Electronic Package
- Double Acting Dump Hoist Cylinder
- Handgun Assembly w/35' x 1/2" Hose w/Quick Disconnects
- 3" Y-Strainer at Water Pump Inlet
- Ex-Ten Steel Cylindrical Debris Tank
- Flexible Hose Guide
- 30 Deg. Sand Nozzle w/Carbide Inserts
- 30 Deg. Sanitary Nozzle w/Carbide Inserts
- 15 Deg. Penetrator Nozzle w/Carbide Inserts
- Nozzle Storage Rack
- Vacuum Tube Storage: Curbside (2) Pipe, Rear Door (2) Pipe
- 1" Nozzle
- 10' Leader Hose
- Flat Rear Door w/Hydraulic Locks and Door Power-up/Down, Open/Close Feature
- Dual 10" Stainless Steel Float Shut Off System/Rear Mounted
- Debris Body Vacuum Relief System
- Debris Deflector Plate
- 60" Dump Height
- Water Sight Gauge PS
- Liquid Float Level Indicator
- Boom Transport Post Storage
- 3" Y-Strainer @ Water Pump w/3" Drain Valve
- Performance Package: (Hyd Variable Flow, Dual PTO's. Dual Hyd. Pumps)
- Stainless Steel Microstrainer
- Blower Air Shift Controls
- Hydraulic Cooling Package
- Midship Handgun Coupling
- Side Mounted Water Pump
- Hose Wind Guide (Dual Roller)
- Hose Footage Counter - Mechanical
- Hose Reel Manual Hyd. Extend/Retract
- Hose Reel Chain Cover (Full)
- Tachometer/Chassis Engine W/Hourmeter
- Circuit Breakers
- LED Lights. Clearance, Back-Up, Stop, Tail & Turn

- Tow Hooks, Front and Rear
- Electronic Back-Up Alarm
- Hydraulic Tank Shutoff Valves
- 7" Vacuum Pipe Package
- Emergency Flare Kit
- Fire Extinguisher 5 Lbs.
- Low Water Alarm with Water Pump Flow Indicator
- Front Joystick Boom Control
- Digital Hose Footage Counter
- Water Pump Hour Meter
- PTO Hour Meter
- Digital Water Pressure Gauge
- Vactor 2100i Body Decal

Additional Features

- 6" Rear Door Knife Valve, 3:00 Position
- (4) Centrifugal Separators (Cyclones)
- Folding Pipe Rack, Curbside
- Rear Door Splash Shield
- Lube Manifold
- Blower High Temp Safety Shutdown
- Digital Water Level Indicator
- Digital Debris Level Indicator
- NEW RDB 10x15 Boom, 10' Telescoping, 15' Extending Hose. 15 ft. Suction Depth without the need for Additional Vac Tubes.
- Wireless Controls with Hose Reel Controls, 2-Way Communications and LCD Display
- Anti-Splash Valve
- Hydro Excavation Kit – Includes Lances, Nozzles, Storage Tray and Vacuum Tube
- Lateral Cleaning Kit w/150' Hose and Nozzle- 25 GPM/2000 PSI located at Side, Electric
- RDB Washout Coupling
- 50' Spring Retractable High Pressure Reel and Hose
- 500' x 1" Piranha Sewer Hose 2500 PSI
- Hose Wind Guide, Auto, Non-Indexing w/ Pinch Roller
- Rodder Pump Drain Valves
- Final Filter & Silencer Ball Valves
- Rear Directional Control, Split LED Arrow Traffic Controller, 10 Lights
- 6 Light Package, 2 mirror, 2 midship and 2 rear, LED
- 2 Worklights, LED, Boom
- 2 Worklights, LED, Curbside
- Camera System, Front, Back and Both Sides
- Toolbox, Behind the Cab – 16w x 30w x 96d, w/ Lighting



- Curb Side Aluminum Toolbox.- 48" x 22" x 24", w/ Lighting
- Safety Cone Storage, Post
- 7"x36" Higbee Snorkel Nozzle, able to Vacuum Underwater

Options

- Debris Body Washout...ADD \$1,984.00

LIMITED WARRANTY

Limited Warranty. Each machine manufactured by VACTOR/GUZZLER MANUFACTURING (or, "the Company") is warranted against defects in material and workmanship for a period of 12 months, provided the machine is used in a normal and reasonable manner and in accordance with all operating instructions. In addition, certain machines and components of certain machines have extended warranties as set forth below. If sold to an end user, the applicable warranty period commences from the date of delivery to the end user. If used for rental purposes, the applicable warranty period commences from the date the machine is first made available for rental by the Company or its representative. This limited warranty may be enforced by any subsequent transferee during the warranty period. This limited warranty is the sole and exclusive warranty given by the Company.

STANDARD EXTENDED WARRANTIES (Total Warranty Duration)

<u>2100 Series, HXX, Series and Jetters</u>	10 years against metal water tank leakage due to corrosion. Nonmetallic water tanks are covered for 5 years against any factory defect in material or workmanship.
<u>2100 Series and HXX only</u>	5 years against leakage of debris tank, centrifugal compressor or housing due to rust-through.
<u>2100 Series and Jetters</u>	2 years - Vactor Rodder Pump on all unit serial numbers starting with 13-##V-#####

Exclusive Remedy. Should any warranted product fail during the warranty period, the Company will cause to be repaired or replaced, as the Company may elect, any part or parts of such machine that the Company's examination discloses to be defective in material or factory workmanship. Repairs or replacements are to be made at the selling Vactor/Guzzler distributor's location or at other locations approved by the Company. In lieu of repair or replacement, the Company may elect, at its sole discretion, to refund the purchase price of any product deemed defective. The foregoing remedies shall be the sole and exclusive remedies of any party making a valid warranty claim.

This Limited Warranty shall not apply to (and the Company shall not be responsible for):

1. Major components or trade accessories that have a separate warranty from their original manufacturer, such as, but not limited to, trucks, engines, hydraulic pumps and motors, tires and batteries.
2. Normal adjustments and maintenance services.
3. Normal wear parts such as, but not limited to, oils, fluids, vacuum hose, light bulbs, fuses and gaskets.
4. Failures resulting from the machine being operated in a manner or for a purpose not recommended by the Company.
5. Repairs, modifications or alterations without the express written consent of the Company, which in the Company's sole judgment, have adversely affected the machine's stability, operation or reliability as originally designed and manufactured.
6. Items subject to misuse, negligence, accident or improper maintenance.

NOTE The use in the product of any part other than parts approved by the Company may invalidate this warranty. The Company reserves the right to determine, in its sole discretion, if the use of non-approved parts operates to invalidate the warranty. Nothing contained in this warranty shall make the Company liable for loss, injury, or damage of any kind to any person or entity resulting from any defect or failure in the machine.

THIS WARRANTY SHALL BE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH ARE DISCLAIMED.

This warranty is in lieu of all other obligations or liabilities, contractual and otherwise, on the part of the Company. For the avoidance of doubt, the Company shall not be liable for any indirect, special, incidental or consequential damages, including, but not limited to, loss of use or lost profits. The Company makes no representation that the machine has the capacity to perform any functions other than as contained in the Company's written literature, catalogs or specifications accompanying delivery of the machine. No person or affiliated company representative is authorized to alter the terms of this warranty, to give any other warranties or to assume any other liability on behalf of the Company in connection with the sale, servicing or repair of any machine manufactured by the Company. Any legal action based hereon must be commenced within eighteen (18) months of the event or facts giving rise to such action.

The Company reserves the right to make design changes or improvements in its products without imposing any obligation upon itself to change or improve previously manufactured products.



VACTOR/GUZZLER MANUFACTURING
1621 S. Illinois Street
Streator, IL 61364

12-13-2012

THIS CHANGES
EVERYTHING.



AGAIN.

VACTOR[®]
2100i

THE NEW VACTOR® 2100i. SIMPLY BETTER.



intuitive. intelligent. innovative. individualized. incomparable.

These words describe the new Vactor 2100i. Add it all together and you have a machine that combines proven performance with a new level of simplicity and ease. With an emphasis on ergonomics, Vactor has engineered an array of innovations that together speeds work, reduces fatigue on your operators, and lets them focus on the work in front of them, not the machine behind them. Among the host of innovations you'll find on the 2100i are:

- New IntuiTouch™ single in-cab control screen for PTO/Transfer Case Activation that is as simple as pushing a button
- New IntuiTouch operator control station that features a singular, adjustable control panel for operator ease and comfort during all sewer cleaning functions
- New 7" easy-to-read screen at the operator's station to monitor critical data from the sewer cleaning system and chassis
- New optional wireless controls, including updated belly pack and handheld remotes featuring a view screen for monitoring key operational functions when working away from the truck
- New optional RDB 1015™ Rapid Deployment Boom telescopes out 10 feet and extends the debris hose down 15 feet minimizing the need for additional tubes, speeding and easing set-up and tear-down

The new 2100i is truly the evolution of a revolution that is not just easier to operate...it's easier on the operator

VACTOR 2100i. INTUITIVE IN EVERY WAY.

New IntuiTouch™ one-touch in-cab controls redefine simplicity

- 7" touch screen control features backlit tactile buttons
- Includes controls and viewing screen for camera, lighting, recirculation and PTO/Transfer case activation
- One-Touch engagement to activate PTO and transfer case – allowing operators to gain control of all operational systems
- Operator can view the current operating mode, recirculation status, flows, pressures and more



New IntuiTouch control station puts all cleaning system functions into a single, simple control panel

- Articulating controls with up/down adjustment for individualized maximum comfort – articulation allows the control panel to adjust on a 90 degree arc for better access and screen visibility while operating the hose reel and boom
- All controls are consolidated into a single control panel including a 7" dashboard screen with glove-friendly tactile buttons featuring at-a-glance data for water pressure and flow, hose footage, chassis RPM, vacuum information, water level*, debris tank level* and more



- New, reliable touch buttons with backlit feedback enable the operator to know if a selected function is active
- The new hose reel joystick significantly improves response time and pays in and out in the direction of the hose reel
- The boom joystick has a telescoping feature built in, giving the operator full mobility with multiple direction boom movement for quicker set up
- Operators have full control of the water system via a single Multi-Flow control dial – enabling them to precisely match the flow and pressure to the job requirements
- E-stops located at all operator control points bring the unit to a safe condition to protect both the operator and the equipment

*Optional equipment

UP AND DOWN, FRONT AND BACK THE VACTOR 2100i OFFERS YOU GREATER OPERATING EASE AND EFFICIENCY.

- JetRodder® Water Pump

- Uniquely designed for sewer cleaning, the JetRodder Water Pump provides smooth continuous flows through its entire operating range – ranges available from 0 to 100 GPM and pressures up to 3000 PSI
 - Easily activated, powerful “Jackhammer” action for long runs or difficult blockages
 - The slow movements of its five moving parts make the Vactor JetRodder pump the industry leader in longevity and carefree maintenance
- Vactor’s Multi-Flow system lets operators set the flow at a lower rpm resulting in better fuel economy without sacrificing performance
 - Vactor’s unique air-routing and filtration system get the work done faster, safer, and more productively
 - All water valves are located in the same mid-ship control station, reducing the amount of walking back and forth around the truck by the operator
 - The quieter engine design, high ground clearance, lower water fill point, and twist-and-lock pipe restraints enhance the operator experience
 - The hose reel can telescope out up to 15 inches and rotate up to 270° for optimal positioning
 - Vactor’s water tank system is designed and built with high quality, high-strength light weight aluminum for maximum capacity and maintaining a low center of gravity – the tanks feature superior corrosion resistance and are backed by a 10-year standard warranty
 - Unique Modul-Flex design provides for maximum capacities and optimum weight distribution on every truck
 - Standard 60 inch (1524 mm) high dump enables you to unload debris into roll-offs up to 5-feet (1.524 m) high without requiring a lift or ramp





IntuiTouch articulated controls put controls within comfortable reach, allowing operators to better focus on their work



Vector's centrifugal cyclones* are designed and located to improve air filtration and permit easier cleaning

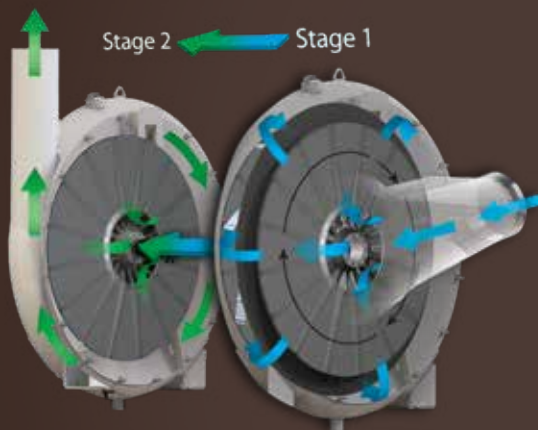
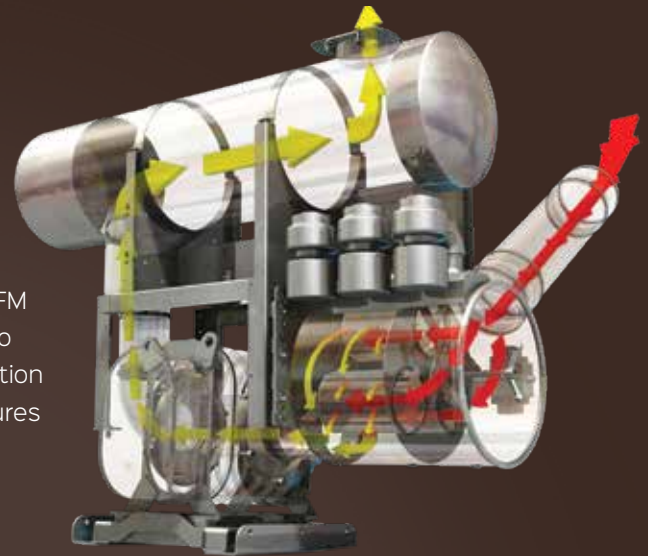


*Optional equipment

THE VACTOR 2100i COMES IN THE CONFIGURATIONS YOU NEED.

Our Positive Displacement (PD) model is ideal for pulling material long distances

With blower offerings providing inlet volumes in excess of 5000 CFM and 18 Hg vacuum, the Vactor 2100i PD is the machine you need to tackle your deepest pulls. In addition, our multi-stage blower filtration system is the most productive of its kind, and unique design features make the 2100i the most operator friendly unit available.



For all around service, choose a single engine, single or dual stage fan model

Vactor's fan system is the right choice for all-around sanitary and storm sewer cleaning. Whether equipped with a single or dual (for greater vacuum) fan system, our lightweight, perfectly balanced aluminum fan provides superior performance to handle your toughest jobs. Our unique system also minimizes energy consumption while maximizing performance.

Our water recycling model saves thousands of gallons of clean water every shift

Simple to operate, our self-cleaning system offers significant advantages:

- Absolute water filtration to 100 micron particle sizes eliminates most abrasive particles to protect the water pump, hoses, nozzles, and sewer lines
- 5-stage filtration system combines settling, centrifugal separation and absolute filtration to 100 microns
- Simultaneous operation recycles water while cleaning lines
- No moving parts in the body or tanks
- Never a need to enter a body or tank to maintain the system components



CUSTOMIZE YOUR 2100i WITH PERFORMANCE DRIVEN OPTIONS.

Our RDB 1015 Rapid Deployment Boom **RDB 1015™**

Our revolutionary new boom telescopes 10 feet out and extends the debris hose down 15 feet speeding work, and, in many cases, eliminating the need for additional tubes, reducing operator fatigue. The RDB 1015 offers you:

- Dramatic reduction in set-up and tear-down time with boom's ability to pay-in and pay-out 15 feet of vacuum hose
- Reach greater depths without raising the position of the boom to enhance speed and efficiency
- The ability to work in areas of low overhead clearance without raising the boom and still reach needed depths



New wireless controls

Vector has enhanced its wireless controls with new belly pack and handheld remotes that feature two-way data transmission, including active pressure and flow information for the water and the ability to monitor hose footage being paid out or retracted. Our wireless controls also allow:

- Extensive operation with greater control away from the fixed operator station
- Multiple control functions including hose reel control, boom control, e-stop and more



Over 100 precision-engineered enhancements are available, including:

- Cold weather recirculation system
- Liquid debris pump-off system
- Debris flush-out system
- Fail-safe hydraulic door locking system
- Water tank capacity up to 1,500 gallons (5,678 L)
- Pump delivery system up to 120 gpm
- Hose reel capacity up to 1,000 ft. (305 m)
- Automatic hose level wind guide
- Safety warning lighting packages
- Hydro-Excavation Kits

Demo the new Vector 2100i today.
Visit Vector.com to find your local dealer.

THE NEW VACTOR 2100i

Performance you expect from a proven leader.



For nearly half a century, Vactor® Manufacturing has been the leader in building combination sewer cleaners that offer innovations and design advantages that drive productivity, enhance operator performance and security, and bring operations large and small greater economy and efficiency. With the new Vactor 2100i, we have once again raised the bar, bringing you a new level of operating ease and greater control.

More than a manufacturer, Vactor offers you customized solutions featuring unmatched quality and backed by powerful support. When the rain is falling and the water is rising, Vactor is the brand you can trust.



VACTOR[®]
Subsidiary of Federal Signal Corporation

vactor.com

Vactor Manufacturing, Inc. • 1621 South Illinois Street • Streator, IL 61364 USA
Phone 815.672.3171 • Fax 815.672.2779

Specifications subject to change without notice. Some products shown with optional equipment. Vactor®, JetRodder®, IntuiTouch™, RDB 1015™, and ParkNClean® are registered trademarks of Vactor Manufacturing. This product may be covered by one or more United States Patents and/or pending patent applications. See: www.vactor.com/patents. Vactor is a subsidiary of Federal Signal Corp. Federal Signal is listed in the NYSE by the symbol FSS.

RDB | 1015™

*Vactor's revolutionary new boom telescopes **10 FEET OUT** and extends the **DEBRIS HOSE DOWN 15 FEET SPEEDING WORK**, and in many cases, eliminating the need to assemble and disassemble additional tubes.*



RAPID DEPLOYMENT BOOM

The RDB 1015™ Offers You:

- Dramatic reduction in set-up and tear-down time with boom's ability to pay-in and pay-out 15 feet of vacuum hose
- The ability to work in areas of low overhead clearance without raising the boom and still reach needed depths with enhanced speed and efficiency
- Transport with catch basin tube attached to start work immediately, or without it for unmatched visibility
- No additional operator maintenance over a traditional 10' telescoping boom

Learn more about this revolutionary new boom and see it in action!

2100i.vactor.com/RDB1015

VACTOR®
2100i

1621 South Illinois Street • Streator, IL 61364 U.S.A. • (815) 672-3171 Phone • Vactor.com

*Patent Pending © 2018 Vactor Manufacturing. Effective 3/18 P/N: 00230



CERTIFICATE OF GARAGE INSURANCE

DATE (MM/DD/YYYY)
4/19/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency, Inc. 1826 N. Loop 1604 West San Antonio TX 78248 License#: 2081754	CONTACT NAME: Meredith Kennedy, CIC, ACSR, CRM PHONE (A/C, No, Ext): 210-979-7470 FAX (A/C, No): 210-979-7474 E-MAIL ADDRESS:													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Clear Blue Insurance Company</td> <td>28860</td> </tr> <tr> <td>INSURER B: Clear Blue Specialty Insurance Company</td> <td>37745</td> </tr> <tr> <td>INSURER C: Starstone National Insurance Company</td> <td>25496</td> </tr> <tr> <td>INSURER D: Great American Alliance Insurance Company</td> <td>26832</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Clear Blue Insurance Company	28860	INSURER B: Clear Blue Specialty Insurance Company	37745	INSURER C: Starstone National Insurance Company	25496	INSURER D: Great American Alliance Insurance Company	26832	INSURER E:		INSURER F:
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INSURER E:														
INSURER F:														
INSURED Peach State Truck Centers, LLC 6535 Crescent Drive Norcross GA 30071														

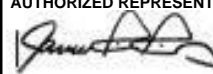
COVERAGES PROD / CUSTOMER ID: PEACSTA-07 **CERTIFICATE #:** 1887249994 **REVISION #:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GARAGE LIABILITY <input checked="" type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS USED IN GARAGE BUSINESS			BN12-230000745-00	8/1/2023	8/1/2024	AUTO ONLY (Ea accident)	\$ 1,000,000
							OTHER THAN AUTO ONLY	EA ACCIDENT \$ 1,000,000 AGGREGATE \$ 3,000,000
A	GARAGE KEEPERS LIABILITY <input checked="" type="checkbox"/> LEGAL LIABILITY <input type="checkbox"/> DIRECT BASIS <input type="checkbox"/> PRIMARY <input type="checkbox"/> EXCESS			BN12-230000745-00	8/1/2023	8/1/2024	<input checked="" type="checkbox"/> COMP / OTC SPECIFIED PERILS <input checked="" type="checkbox"/> COLLISION <input type="checkbox"/> LOC	LOC see \$ below LOC \$ LOC \$ LOC \$
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			BN16-230000590-00	8/1/2023	8/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000	
B C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			BN17-230000721-00 88921S230ALI	8/1/2023 8/1/2023	8/1/2024 8/1/2024	EACH OCCURRENCE \$ 30,000,000 AGGREGATE \$ 30,000,000 Products-Comp/Op AGG \$ 30,000	
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under REMARKS below	N / A		WC E657492-01	1/1/2024	1/1/2025	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000	
B	Dealers Open Lot			BN01-02132-00	8/1/2023	8/1/2024	Physical Damage Deductible	See Below 10,000

REMARKS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Garagekeepers Legal Liability- Comprehensive and Collision Limits

 6535 Crescent Dr. Norcross GA 30071 \$3,200,000
 See Attached...

CERTIFICATE HOLDER PROOF OF COVERAGE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



ADDITIONAL REMARKS SCHEDULE

AGENCY Higginbotham Insurance Agency, Inc.		NAMED INSURED Peach State Truck Centers, LLC 6535 Crescent Drive Norcross GA 30071	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 30 **FORM TITLE:** CERTIFICATE OF GARAGE INSURANCE

137 Peachtree Pkwy Byron GA 30071 \$500,000
 100 Sterling Pl McDonough GA 30253 \$1,500,000
 5884 Forest Pkwy Forest Park GA 30297 \$2,500,000
 5814 Forest Pkwy Forest Park GA 30297 \$800,000
 1775 Dry Pond Rd Jefferson GA 30549 \$5,100,000
 333 Industrial Blvd McDonough GA30253 \$600,000
 401 Daniel Payne Dr. Birmingham GA 35207 \$3,800,000
 450 Lee Industrial Blvd Austell GA 30168 \$1,600,000
 5404 Kauloosa Ave Tuscaloosa AL 35405 \$600,000
 2076 Rockmart Hwy Cedartown GA 30125 \$800,000
 3130 US Hwy 280 Harpersville AL 35078 \$800,000
 543 Old Grassdale Rd NE Cartersville GA 30121 \$600,000

Dealers Open Lot Physical Damage Limits

6535 Crescent Dr. Norcross GA 30071 5,958,000
 137 Peachtree Pkwy Byron GA 30071 \$100,000
 100 Sterling Pl McDonough GA 30253 \$2,060,000
 5884 Forest Pkwy Forest Park GA 30297 \$2,250,000
 5814 Forest Pkwy Forest Park GA 30297 \$620,000
 1775 Dry Pond Rd Jefferson GA 30549 \$2,200,000
 333 Industrial Blvd McDonough GA30253 \$800,000
 6814 Best Friend Rd Atlanta GA 30340 \$250,000
 401 Daniel Payne Dr. Birmingham GA 35207 1,850,000
 450 Lee Industrial Blvd Austell GA 30168 \$300,000
 5404 Kauloosa Ave Tuscaloosa AL 35405 \$150,000
 2076 Rockmart Hwy Cedartown GA 30125 1,300,000
 3130 US Hwy 280 Harpersville AL 35078 50,000
 543 Old Grassdale Rd NE Cartersville GA 30121 \$50,000

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. PEACH STATE TRUCK CENTERS LLC.	
2 Business name/disregarded entity name, if different from above PEACH STATE FREIGHTLIN, PEACH STATE FORD TRUCK SALES	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u> S </u> Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 6535 CRESCENT DR	Requester's name and address (optional)
6 City, state, and ZIP code NORCROSS, GA 30071	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
or										
Employer identification number										
6	1		-	1	5	3	3	5	5	4

Part II Certification

- Under penalties of perjury, I certify that:
- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
 - I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
 - I am a U.S. citizen or other U.S. person (defined below); and
 - The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ <u> 1/2/2021 </u>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

SINCE 1974, PEACH STATE FREIGHTLINER HAS GROWN INTO ONE OF THE LARGEST COMMERCIAL TRUCK DEALERSHIP GROUPS WITHIN THE FREIGHTLINER NETWORK.

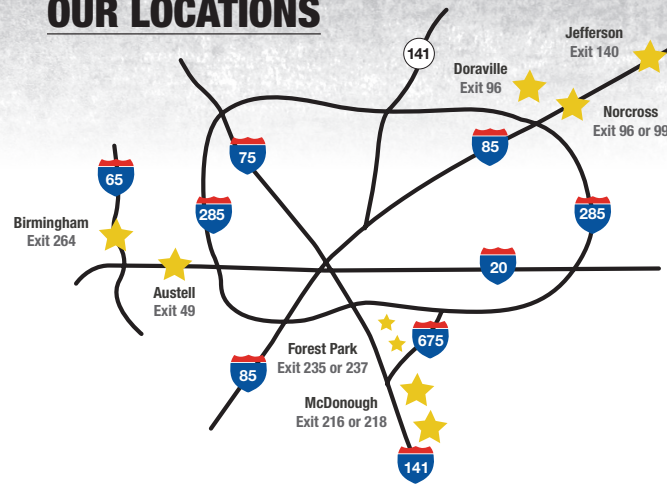
With locations throughout central Georgia and Alabama, Peach State serves customers with its highly trained team of new and used, heavy and medium-duty truck sales specialists, \$14 million local parts inventory, Elite Support Certified service and support locations, and truck collision facilities.

Along with Freightliner and Ford, Peach State offers other top truck brands: Western Star, Thomas Built Buses, Sprinter Van and Fuso.

We look forward to serving our communities for many years to come.



OUR LOCATIONS



FOREST PARK
5884 Frontage Road
Forest Park, GA 30297
404.366.8044 | 404.362.9385
New Truck Sales, Parts, Service

JEFFERSON/SELECTRUCKS OF GEORGIA
1755 Dry Pond Road
Jefferson, GA 30549
706.367.8998
New & Used Truck Sales, Parts, Service, Body Shop

NORCROSS
6535 Crescent Drive
Norcross, GA 30071
770.449.5300
New & Used Truck Sales, Parts, Service

PARTS DISTRIBUTION CENTER
6814 Best Friend Road
Doraville, GA 30340
770.449.5300
Parts Only

AUSTELL
450 Lee Industrial Boulevard
Austell, GA 30168
404.344.1189
Parts, Service

MCDONOUGH
100 Sterling Place
McDonough, GA 30253
678.583.8800
New & Used Truck Sales, Parts, Service

SPECIALTY VEHICLES
5814 Frontage Road
Forest Park, GA 30297
404.362.9385
New Truck Sales, Parts, Service

SELECTRUCKS OF ATLANTA
333 Industrial Boulevard
McDonough, GA 30253
770.957.1997
Used Truck Sales

BIRMINGHAM FREIGHTLINER/ SELECTRUCKS OF ALABAMA
401 Daniel Payne Drive
Birmingham, AL 35214
205.322.6695 | 800.749.3220
New & Used Truck Sales, Parts, Service, Body Shop

ALABAMA FREIGHTLINER
5404 Kauloosa Ave.
Tuscaloosa, AL 35405
205.759.8782
Parts, Service

www.peachstatetrucks.com

www.birminghamfreightliner.com



More Than 40 Years of Serving the Southeast!

 facebook.com/PeachStateFTL

TRUCK SALES

Our locations keep more than 300 new units in stock at all times, featuring a wide selection of sleeper and non-sleeper tractors and medium and heavy-duty vocational chassis. We have more than 50 factory trained and professional salespeople with knowledge and expertise to help you find just the right truck for your transportation needs. Additionally, we offer these features in our sales departments:

- A huge selection of used tractors, featuring sleepers and non-sleepers
- Financing available from a variety of sources
- Extended service coverage on new and used trucks
- Vocational used trucks (medium and heavy), such as refrigerated bodies, dump trucks and flatbeds
- Two brands of vans – Mercedes and Ford
- An ample selection of Ford commercial truck chassis
- Western Star product line (premium vocational and highway tractor) for customers who desire the best of the best

PARTS AND SERVICE

Our parts network is unparalleled. Our highly trained parts professionals can help you with all makes of truck, bus and trailer parts requirements. At our locations, Peach State has many parts to offer:

- One of the largest parts networks in the U.S.
- We stock over \$14 million in parts inventory
- Two large warehouses in conjunction with seven retail locations
- Call center staffed with parts experts
- 17 outside parts sales representatives
- Over 35 local delivery trucks to get you the parts you need, when you need them
- Extended hours (7:00am-Midnight) at our major service facilities
- OEM parts for Freightliner, Western Star, Sterling, Ford Trucks, AUTOCAR, Thomas Built Buses and Sprinter



Service and Support Network

Our truck service technicians are certified, carrying multiple accreditations including Freightliner, Cummins, Detroit, Meritor, ASE, Eaton, Hendrickson, among others. Peach State's Service capabilities are vast:

- More than 150 technicians and 175 bays
- Extensive service department hours
- Regular scheduled training classes keep us current on trucks, buses, RV's and other equipment
- Regularly scheduled and preventative maintenance programs available
- Three state-of-the-art dynos
- Centralized warranty support center

Heavy-Duty Truck Collision Facility

Our body shops are conveniently located in Jefferson, GA on I-85, just north of Atlanta and in Birmingham, AL, right off I-65 (near downtown). The capabilities of these facilities are unmatched. They include:

- Body shop and paint technicians with an array of accreditations from Freightliner, ASE®, 3M, Dupont®, Sherwin Williams®, PPG, Bee-Line Alignment, and Vis-Check
- Full service, heavy-duty truck collision repair facility
- Insurance work is welcome and estimates for collision and paint repairs are free
- Largest inventory of Freightliner crash parts
- Cross draft spray booths which can accommodate most equipment and all but the longest of trailers



Elite Support is a customer-focused way of doing business, a set of criteria that must be met by the dealership to be certified and a commitment by that dealership to continuous improvement. When a dealership is granted Elite Support certification, customers know that the service they receive will be of the highest standard, and that standard will be met at any Elite Support dealership across the country.

Daimler Truck Financial

No lender understands your business better than Daimler Truck Financial. As the captive commercial finance provider for Daimler Trucks North America, our priority is financing commercial vehicles, including Freightliner® Trucks, Western Star® Trucks, Thomas Built Buses®, Sprinter vans, Fuso and SelecTrucks®. We've been doing so for almost 40 years, creating specialized financing and lease solutions tailored to our customers' business.

So, whether you want to build commercial credit, preserve your liquid resources for operating needs, or obtain a truly customized solution for your business, Daimler Truck Financial is the partner who will be with you throughout the lifetime of your vehicle and beyond.

Time and Distance Table

1.1 Western Star Vocational

<i>Vocational coverage is available for vehicles in these vocations:</i>		Any
Category Determinants		
Road Surface - most severe in-transit between sites	Up to 30% off-highway rough, maintained concrete/asphalt; maintained gravel/crushed rock; maintained dirt or soft soil (Class C or D roads) ¹	
Gross Combined Weight Rating	140,000 lb/63 505 kg or less -Doubles on NY turnpikes are rated 143,000 lb -Doubles on FL turnpikes are rated 147,000 lb	
Axles and Manufacturer's Gross Vehicle Weight Rating		
2-Axle Unit	48,000 lb/21 772 kg or less	
3-Axle Unit	68,000 lb/30 844 kg or less	
4-Axle Unit	88,000 lb/39 916 kg or less	
5-Axles or More	98,000 lb/44 452 kg or less	

¹ Class C roads have a natural surface and may be either constructed or established over time by repeated passage of vehicles. The natural surface may be dirt, sand, or rock. A minimal amount of maintenance, if any at all, is limited primarily to spot surface grading to allow vehicle passage within the original road corridor. Class D roads are primitive roads that were not constructed but have been established over time by the passage of motor vehicles. These roads receive no maintenance or grading.

Coverage ²		
Description	Time ³	Distance ³
Basic Vehicle	1 Year	Unlimited
Batteries (Low Voltage)	1 Year	100,000 mi/161 000 km
Brightwork	6 Months	Unlimited
Cab Corrosion/Perforation	5 Years	Unlimited
Cab Structure	5 Years	Unlimited
Corrosion	6 Months	Unlimited
Crossmembers	5 Years	Unlimited
Detroit Assurance ⁴	3 Years	300,000 mi/483 000 km
Emission Regulations ⁵		
CARB 2022 (Medium Heavy Duty Trucks) ⁶	5 Years	150,000 mi/241 500 km
CARB 2022 (Heavy Heavy Duty Trucks) ⁶	5 Years	350,000 mi/563 500 km
Diesel Emission 2010 ⁷	5 Years	100,000 mi/161 000 km
GHG21 (Medium Heavy Duty to Heavy Heavy Duty Trucks/Tractors) ⁸	5 Years	100,000 mi/161 000 km
GHG21 Tire (File Direct) ⁸	2 Years	24,000 mi/38 400 km
Frame Rails	5 Years	Unlimited
Front/Steer Axle ⁹		
Detroit ¹⁰	3 Years	300,000 mi/483 000 km
Non-Detroit	2 Years	100,000 mi/161 000 km
Paint	1 Year	100,000 mi/161 000 km
Paint, Chassis	6 Months	Unlimited
Rear Axle ¹¹		
Detroit ¹⁰	3 Years	300,000 mi/483 000 km
Non-Detroit	2 Years	100,000 mi/161 000 km
Towing/Roadside Assistance ¹²	1 Year	Unlimited

DISCLAIMER: Failure to read or distribute this information does not provide exemption from compliance with the information contained herein. Specifications are subject to change without notice. Intended for general information only, not offered as customer's Warranty.

Coverage ²		
Description	Time ³	Distance ³
Transfer Case	2 Years	100,000 mi/161 000 km
Transmission ¹³		
Detroit DT-12 ¹⁰	2 Years	Unlimited
Non-Detroit	2 Years	100,000 mi/161 000 km

² Because Warranty coverage is determined by a unit’s specifications, gross combination weight rating, road surface, and vocation, coverage may vary. For unit-specific coverage, Dealers should enter a product serial number or vehicle identification number on the *Coverage Info* screen in OWL; for customers without access to OWL, see ordering Dealer for more information.

³ Time or distance, whichever comes first.

⁴ Applies if units spec’d with Detroit Assurance.

⁵ See *Emission Regulations* subsection that follows or separate engine owner’s manual for regulatory information.

⁶ Applies to products spec’d with CARB engine and domicile certification codes.

⁷ Applies to vehicles equipped with EPA 2010 compliant diesel engines.

⁸ GHG21 applies to units built on or after January 1, 2021. Units built prior to January 1, 2021, have GHG14/GHG17 coverage, respectively.

⁹ Customers will have only one (1) type of front/steer axle coverage, either Detroit or non-Detroit, depending on how the unit is spec’d. Front axle coverage is also applicable to gliders.

¹⁰ Access Detroit parchments at *DTNA Portal > Coverages > Detroit*; for customers without access, see ordering Dealer for more information.

¹¹ Customers will have only one (1) type of rear axle coverage, either Detroit or non-Detroit, depending on how the unit is spec’d.

¹² Up to a maximum of \$550 per occurrence.

¹³ Customers will have only one (1) type of transmission coverage, either Detroit or non-Detroit, depending on how the unit is spec’d. Detroit coverage may vary due to vocation, unit specifications, etc.; table shows the minimum coverage possible. For instructions on accessing unit-specific coverage, please see footnote 2 above.

DISCLAIMER: Failure to read or distribute this information does not provide exemption from compliance with the information contained herein. Specifications are subject to change without notice. Intended for general information only, not offered as customer’s Warranty.

Request for Bid



Combined Vacuum Truck

BID# 2025-WWTP-01

Waste Water Plant

RFQ Issue Date: November 14, 2024

RFQ Issuing Department: City of Villa Rica Waster Water Plant

Issuing Contact: John Bain
Utility Director
571 West Bankhead Hwy
jbain@villarica.gov
Office Phone: 678-840-1401

Proposals are to be sent to: City of Villa Rica
Attn: Utility Director
571 West Bankhead Hwy
Villa Rica, GA 30180

Closing Date and Time: December 12, 2024 at 2:00 p.m. EST.
No bid will be accepted if received after this deadline.

Award Date and Time: January 14, 2025 at 6:00 p.m. EST.
City Council Meeting

Instructions to Bidders:

All proposed quotes must be made upon the spec sheet form attached hereto. Proposals can be mailed/delivered to the address above by December 12, 2024 at 2pm EST.

Questions can be emailed to John Bain at jbain@villarica.gov by 2pm, December 3, 2024. Responses will be posted as an Addendum to this bid by December 6, 2024.

The bidder agrees that the City of Villa Rica reserves the right to reject any or all proposals, or to accept the part of the bid considered to be in the best interest of the City.

The final decision of purchase will be made upon the award by the City of Villa Rica Mayor and Council on January 14, 2025.

CITY COUNCIL
 LESLIE MCPHERSON, MAYOR
 DANNY CARTER, MAYOR PRO TEM
 SHIRLEY MARCHMAN
 MATTHEW MONTAHAN
 STEPHANIE WARMOTH
 ANNA MCCOY

City of Villa Rica

INTERIM CITY MANAGER: DIANA DESANTO
 CITY CLERK: THERESA CAMPBELL
 CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
 VILLA RICA, GA 30180
 770.459.7000 | VILLARICA.ORG



Combination Vacuum Truck Specifications BID# 2025-WWTP-01

Model Year: 2025

Brand: VAC-CON

Model: VPD 3616 HEN/1300 LA

		COMPLY	
		YES	NO
1.0	EQUIVALENT PRODUCT		
1.01	Bids will be accepted for consideration on any make or model that is equal or superior to the equipment specified. Decisions of equivalency will be at the sole interpretation of the city.	Comply	
1.02	Bidder shall demonstrate a reasonable likeness of the equipment being offered within a reasonable time of request. Equipment demonstrated shall be equipped with all accessories and components required in this specification to ascertain equivalence.	Comply	
1.03	A blanket statement that equipment proposed will meet all requirements will not be sufficient to establish equivalence. Original manufacturer's brochures of the proposed unit are to be submitted with the proposal.	Comply	
2.0	BIDDER REFERENCES		
2.01	To ensure adequate local availability of parts and competent service from experienced suppliers, bids are preferred from local vendors who have sold and serviced at least 30 units of same manufacturer within service area of is preferred and should include contacts with phone numbers.	Comply	
3.0	SERVICE AND SUPPORT		

3.01	Location of warranty service center shall be noted which may be verified and inspected.	Comply	
3.02	Address of your Georgia facility: 6971 Oak Ridge Commerce Way, Austell, GA 30668	Comply	
3.03	Do you have mobile service?	Comply	
3.04	Do you have rental capabilities when the city may be in need?	Comply	

4.0	GENERAL		
4.01	All bids must be regular in every respect. Unauthorized conditions, limitations, or provisions shall be cause for rejection. Any bid not prepared and submitted in accordance with the bid document and specification, or any bid lacking sufficient technical literature to enable the city to make a reasonable determination of compliance to the specification will be considered "non-responsive" and grounds for rejection.	Comply	
5.0	SUBFRAME		
5.01	The equipment shall be of modular design consisting of vacuum system, water tanks system, debris body and drive system.	Comply	
5.02	All components of the module shall attach to the sub frame and not directly to the chassis.	Comply	
5.03	Sub frame shall be continuous and uninterrupted from back of cab to end of frame.	Comply	
6.0	DEBRIS BODY		
6.01	The body shall be cylindrical having a minimum usable liquid capacity of 15 cubic yards.	Comply	
6.02	The debris storage body shall be constructed with a minimum 1/4" corrosion and abrasion resistant steel.	Comply	
6.03	Body shall have a rear door that is hinged at the top and is equipped with a replaceable neoprene type seal. Adjustable for periodic compensation of door seal wear.	Comply	
6.04	Outward mounted rear door props shall be included as standard to prevent operator from entering door swing path when engaging rear door prop.	Comply	
6.05	Body shall be dumped by raising the body to a 50-degree angle utilizing a forward mounted, double acting hydraulic dump cylinder, not a scissor lift.	Comply	
6.06	Dump controls, accessory controls, e-stop control shall be provided at a central curb side location directly behind the cab of the truck.	Comply	
6.07	For stability and safety, dumping must be accomplished while the pivot point of the body remains fixed to the subframe.	Comply	
6.08	Industrial style rear debris body door shall be flat and shall open and close hydraulically by cylinders mounted at the top of the body. Door shall open 50 degrees from the fully closed position. Door shall be unlocked, opened, closed, and locked by a failsafe hydraulically activated sequential positive locking system, cam operated by a single hydraulic cylinder, with all controls located behind truck cab, forward of the debris body, so operator is not subject to sewage when dumping.	Comply	
6.09	The debris body shall be equipped with a rear door drain to drain off excess liquids while retaining solids.	Comply	
6.10	(4) Dual vertical (cyclone) centrifugal separators shall be installed in-line between the debris body and the air mover. Each separator shall include large fallout chamber cleanout door.		Do Not Comply
6.11	A curbside, folding pipe rack shall be provided, constructed of steel tubing, spring assisted. Shall include quick release retainer handles (no bungees or clamps).		Do Not Comply

6.12	A fixed rear door mounted 2-pipe rack shall be provided. Shall include quick release retainer handles (no bungees or clamps).		Do Not Comply
6.13	A fixed lower curbside mounted 2-pipe rack shall be provided, in addition to the fold down rack. Shall include quick release retainer handles (no bungees or clamps).		Do Not Comply
6.14	A 6" valve, electrically activated, air operated valve debris body vacuum relief system shall be in the inlet of the vacuum system to allow the venting of the tank and relieve vacuum at the debris intake hose.	Comply	
6.15	A debris inlet deflector distributing load evenly in debris body shall be included.	Comply	
7.0	WATER TANKS		
7.01	The water tanks shall be manufactured from a metallic, non-corrosive material to prevent rust yet still provide for maximum strength. Plastic is unacceptable.		Do Not Comply
7.02	The water tanks shall be totally separate from the debris tanks.	Comply	
7.03	The water tanks shall share no common walls with the debris tanks.	Comply	
7.04	The water tanks shall come equipped with an anti-siphon device and 25' of hydrant fill hose and fittings.	Comply	
7.05	The water tanks shall carry a 10-year warranty against corrosion or cracking.	Comply	
7.06	All water tanks shall be fully baffled.	Comply	
7.07	Water level sight tubes of non-yellowing plastic shall be installed on both tanks.	Comply	
7.08	For stability safety, the water tanks shall not elevate with debris body during dump cycle.	Comply	
8.0	WATER PUMP SYSTEM		
8.01	For most efficient use of horsepower and reduced fuel consumption, high pressure water pump shall be hydraulically driven.	Comply	
8.02	Water pump speed to remain fully adjustable via an independent operator input regardless of the selected vacuum drive speed.	Comply	
8.03	Water pump shall be able to run dry for a minimum 3 hours. A test will be done at delivery.	Comply	
8.04	When required to assist nozzle breaking through obstructions, water pump "pulsation mode" shall provide a forward-acting nozzle surge.		Do Not Comply
8.05	Water pump location shall provide a flooded gravity suction inlet to eliminate potential cavitations damage.	Comply	
8.06	An oil to water heat exchanger will be provided in the water system to cool all hydraulic fluids on the unit. State horsepower requirement to operate hydraulics at full speed:		Not Required
8.07	The water pump shall provide precise 0-80 GPM controlled flow at variable pressure up to 2500 PSI.	Comply	
8.08	A nozzle rack accommodating numerous nozzles shall be provided in curbside toolbox. The nozzles shall be labeled on storage rack for pipe size/flow and application.	Comply	
8.09	Handgun shall be supplied that allows for changing of flow pattern from a fine mist to a steady stream.	Comply	
8.10	A high-pressure hose reel capable of operating at system pressure shall be provided with 50' hose.	Comply	

8.11	Must include a Hydro Excavation Kit – Includes Hydro excavation gun, 15' spray Lances, (2) Dig Nozzles, Storage Tray and 6' Vacuum Tube	Comply	
8.12	Must include a Lateral/service line Cleaning Kit complete w/150' Hose and jet nozzle- 25 GPM/2000 PSI located at curbside, midship. The lateral hose reel will have Electric pay in/out. Comparable will be accepted.	Comply	
9.0	VACUUM/VACUUM DRIVE SYSTEM		
9.01	A Positive Displacement (PD) Blower shall be driven by the chassis engine and shall produce inlet volume of 4500 cfm or greater.	Comply	
10.0	VACUUM BOOM SYSTEM		
10.01	Vacuum hose shall be designed for front operation with hose mounted and stored at front mounted workstation. The hose must also allow for transport with a 5' catch basin tube attached for	Comply	
10.02	Vacuum hose will remain stationary and not rise with debris body.	Comply	
10.03	One (1) quick clamp for each pipe supplied shall be provided.	Comply	
10.04	A control station shall be equipped with a control joystick for all directions as well as a safety emergency shut-down button.	Comply	
10.05	Boom shall rotate 180 degrees or more.	Comply	
10.06	A wireless/cordless remote to activate boom functions, throttle, water pump on/off, hose reel in/out, hose reel speed, vacuum relief on/off and emergency disengagement e-stop shall be provided.	Comply	
11.0	HOSE REEL		
11.01	Hose reel assembly shall be mounted on an independent frame. An additional support or kickstand is deemed unacceptable.		Do not Comply
11.02	Reel will be manufactured out of 1/4" spun steel for added structural strength and shall require no internal or external reinforcements that could damage water hose.	Comply	
11.03	Hose reel shall be driven hydraulically to pay hose in/out and rotate.	Comply	
11.04	500' x 1" Sewer Hose / 2500 psi shall be provided or greater.	Comply	
11.05	An automatic hose level wind scroll device shall be supplied. An air-cylinder actuated pinch-roller shall exert downward pressure	Comply	
11.06	Digital footage counter displaying footage values shall be provided. System must be capable of resetting value to ensure operator safety.		Do Not Comply
11.07	10' Leader Hose shall be included across full width of reel to retain hose on reel when encountering nozzle blockages.	Comply	
11.08	Washdown gun with adjustable spray-pattern to be provided.	Comply	
12.0	FRONT OPERATING STATION AND CONTROLS		
12.01	All operator controls shall be accessible while operating either front or rear side of reel assembly.	Comply	
12.02	All operator controls should be located on a single control panel that can be rotated on a 90-degree arc for an operator customizable location without rotating the hose reel. The control panel shall also feature the ability to raise and lower.	Comply	
12.03	Station shall include truck engine throttle, water pump (on/off), water pump mode, water pump flow meter, hose reel control valve (forward / reverse),	Comply	

	adjustable hose reel speed control, oil dampened water pressure gauge, boom controls, digital water pump flow meter, and low water warning light.	Comply	
12.04	Station shall include a touch enabled display screen for reading critical machine data including (hose footage, hose reel speed settings, water pressure, water flow, air mover information, chassis data, mode indicator, chassis fuel level, and diagnostic controls), These buttons shall operate the following functions: All setup functions remote/panel selector, work lights, hose reel extend/retract, hose reel lock, and pinch roller activation and vacuum functions.	Comply	
12.05	There shall be a hose reel lever to control the pay in and pay out of the hose reel, this joystick shall offer speed control that increases the further the joystick is moved in either direction. There shall be an additional hose reel speed dial for setting specific speed ranges of the reel. There shall be a boom joystick that controls all function of the boom including up/down, left/right, and extend/retract. There shall be a E-Stop button to bring all machine	Comply	
12.06	Tachometer and hour meter for chassis engine provided at control station shall be provided.	Comply	
12.07	All Hydraulic Functions - Color Coded, Sealed Electric/Hydraulic NEMA 4 switches shall be provided.	Comply	
12.08	Control screen shall display a digital water level indicator to show level of water through the range of the tank.		Do not Comply
12.09	Control screen shall display a digital debris body level indicator to show level of debris in the debris tank.		Do not Comply
13.0	IN CAB CONTROLS		
13.01	All In cab controls are to be located on a single in-cab control screen. This shall be a color display screen with touch screen operation.	Comply	
13.02	All Back up, side and front camera Features shall be displayed on the single in cab control screen.	Comply	
13.03	All work lights shall be able to be activated or deactivated in cab with on screen controls.	Comply	
13.04	Jet or Combo mode shall be activated via one touch button on the control panel. Control screen must display an on-screen representation of the chassis drive system and must animate to show as drive systems activate or deactivate.	Comply	
13.05	Water and Debris levels shall be shown on the in-cab control screen.		Do not Comply
14.0	ELECTRICAL & SAFETY LIGHTING		
14.01	The entire system shall be vapor sealed to eliminate moisture damage, "Nema-4" type or equal.	Comply	
14.02	All wiring shall be color-coded and encased in conduit to scaled terminal boxes with circuit breakers.	Comply	
14.03	All other lights required by State and Federal Laws.	Comply	
14.04	L.E.D. Boom work lights shall be provided.	Comply	
14.05	L.E.D. Lights, Clearance, Back-Up, Stop, Tail & Turn shall be provided.	Comply	
14.06	A LED split arrow board shall be installed at the rear of the unit to provide directional control for approaching traffic.	Comply	

14.07	Additional LED Strobes mounted: (2) mounted on each side mirror, (2) midship, either side, (2) rear mounted.	Comply	
14.08	(2) LED, self-leveling lights to be mounted to the boom, switch at front hose reel.	Comply	
14.09	(1) LED work light to be mounted curbside, switch at front hose reel.	Comply	
15.0	SAFETY EQUIPMENT		
15.01	E-stop shall be located at each operator interface location. Standard locations to include front hose reel, mid-ship curbside dump controls, & wireless controller.	Comply	
15.02	Electrical system must enable self-check to ensure all switches are in home position prior to critical function enablement. System must "lock out" controls when switch is not in home position.	Comply	
15.03	Dash monitor, camera system shall be provided.	Comply	
15.04	Multi-View Available on Monitor.	Comply	
15.05	Front Hose Reel Color Camera.	Comply	
15.06	Rear Back-up Color Camera.	Comply	
15.07	Left and Right-Side Mounted Color.	Comply	
15.08	Automatic Activation of Appropriate Side Camera When Turn Signal is activated shall be provided.	Comply	
15.09	Manual Selection of Camera, Except in Reverse shall be provided.	Comply	
15.10	Debris Body Out of Position Alarm to indicate when debris body is not in the proper stowed position	Comply	
16.0	SEWER TOOLS AND ACCESSORIES		
16.01	(1) 30 Sand Nozzle	Comply	
16.02	(1) 30 deg. Sanitary Nozzle	Comply	
16.03	(1) 15 deg. Penetrator Nozzle	Comply	
16.04	(1) 1" Small finned nozzle pipe skid	Comply	
17.0	VACUUM TOOLS AND ACCESSORIES		
17.01	The basic vacuum tube package shall include the following:	Comply	
17.02	(1) 7" x 3' aluminum pipe	Comply	
17.03	(2) 7" x 5' aluminum pipe	Comply	
17.04	(1) 7" x 6'6" catch basin tube	Comply	
17.05	(4) 7" quick clamps	Comply	
17.06	(1) 3' Snorkel Vacuum Tube to suction under water without an airgap to be provided.	Comply	
17.07	Tail Hose Protector shall be included	Comply	
18.0	CHASSIS EQUIPMENT AND STORAGE		
18.01	Two (2) front tow hooks shall be provided.	Comply	
18.02	Two (2) rear tow hooks shall be provided.	Comply	
18.03	A safety cone storage racks shall be provided to contain safety cones in the upright position.	Comply	
18.04	Aluminum Toolbox - Behind Cab 96" Lx30"Hx18" W- with interior LED Lighting	Comply	
18.05	Aluminum Toolbox - Mounted curb side 48" x 22" x 24" with interior LED Lighting.	Comply	
19.0	CHASSIS SPECIFICATION		

19.01	The unit shall be a 2024 model year or newer. No demo or used models will be accepted	Comply	
19.02	Peterbilt 567 Conventional Cab Chassis or equivalent.	Comply	
19.03	The unit shall be equipped with a diesel engine, turbo charged and after cooled, with a Cummins X15, 455 HP engine or equivalent. DD13 Diesel Engine 450 HP	Comply	
19.04	The unit shall be equipped with an Allison 4000 RDS Automatic Transmission with PTO Provision or equivalent.	Comply	
19.05	The unit shall be equipped with a 20,000# Single Front Axle or greater.	Comply	
19.06	The unit shall be equipped with a 20,000# flat leaf front suspension	Comply	
19.07	The unit shall be equipped with a 46,000# Tandem Rear Axle	Comply	
19.08	The unit shall be equipped with a 46,000# Rear Suspension	Comply	
19.09	The unit shall be equipped with an Aluminum Wheels for all front and rear wheels.	Comply	

Bid Proposal for TOTAL \$ 532,275.⁰⁰

Date: December 9, 2024

Company Name: Adams Equipment Co., Inc.

Address: 6971 Oak Ridge Commerce Way, Austell, GA 30168

Phone Number: 770-745-0819 Cell: 404-307-6927

Fax: 770-745-0821

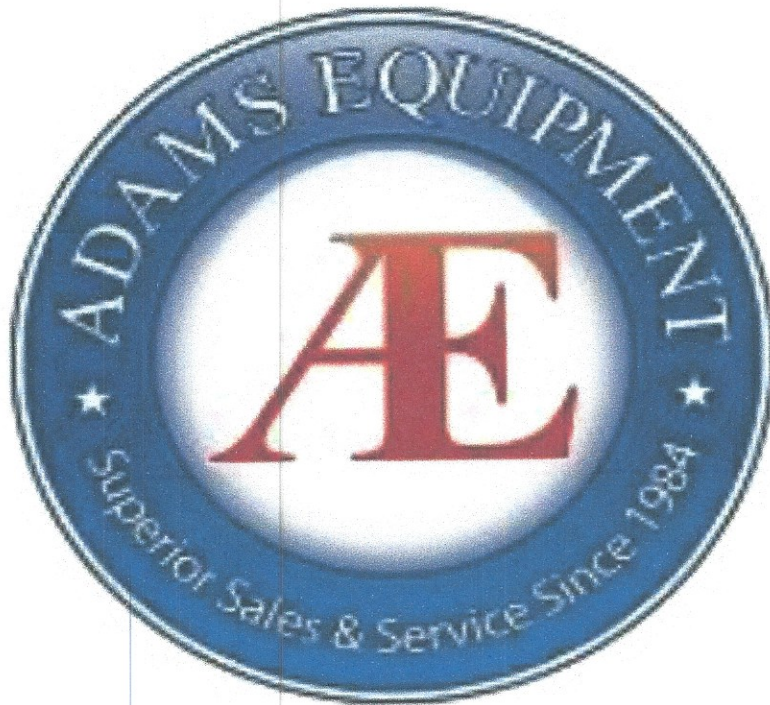
Signature: Tim Conger Title: President

Printed Name: Tim Conger

Email: tconger@adamsequipmentco.com

Delivery: 180 Days After Receive Order

Is your company currently on any State or Federal Debarment list? Yes ___ No



December 9, 2024

**City of Villa Rica, GA
Attn: John Bain
Utility Director
571 West Bankhead Highway
Villa Rica, GA 30180**

RE: BID # 2025-WWTP-01 COMBINED VACUUM TRUCK

Mr. Bain,

We are pleased to provide the following proposal for a 2025 VAC-CON VPD 3616HEN/1300LA body mounted on a 2025/26 Freightliner 114 SD 6 x 4 4000 RDS DD13 450 hp Chassis. The following standard equipment is included:

- Roots 824 Positive Displacement Blower
- 16 Yard Debris Tank
- Vacuum Drive: Hydrostatic via Transfer Case
- ¼" Corten Steel Debris Tank
- Flat Style Rear Debris Tank Door – Hydraulically Operated
- 5" Butterfly Valve with 10 ft Layflat Hose

- Debris Tank Dumping: Minimum 50 Degree, Hydraulic Scissor Lift, Power Up/Power Down
- 1300 Gallon Cross-Linked Polyethylene Water Tanks with 10 Year Warranty
- Automatic Vacuum Breaker and Overfill Protection
- 8" Vacuum Intake Hose
- Boom Travel Tie Down
- 4 Way Hydraulic Boom with 270 Degree Rotation
- Front Mounted 600 ft x 1" Hose Reel Capacity
- Front Mounted Hose Reel Articulates 180 Degrees
- Power Wind Guide
- 500 ft x 1" Cobra Sewer Hose
- FMC Triplex Piston Water Pump, 80 gallons per minute at 2,500 PSI, Hydrostatically Driven
- Tiger Tail Hose Guide
- 10 ft x 1" Leader Hose
- 50 ft x 1/2" Retractable Hand Gun Hose Reel
- One Storage Boxes Behind Cab (16" x 42" x 96") with Lighting
- Two (2) 24 x 18 x 18 Steel Toolbox (Behind Rear Axles – Each Side)
- One (1) Sanitary Nozzle
- One (1) Penetrator Nozzle
- 26.5 ft Aluminum Intake Pipe (1 each: 3 ft, 5 ft, 6.5 ft, and two 6.0 ft)
- ICC Lighting
- PPG Ambershield Zinc Primed, PPG Delfleet Single Stage Polyurethane Paint, and PPG Ambershield textured black paint
- 12 month Standard Warranty
- 10 Year Water Tank Warranty
- Five Year Debris Tank Warranty
- 5# Fire Extinguisher
- Emergency Triangle Kit

ADDITIONAL FEATURES INCLUDED IN PROPOSAL:

- Roots 824 Positive Displacement Blower at 18 Hg
- 10 ft Aluminum Telescoping Boom with 270 Degree Boom Rotation
- Debris Body Flush Out (8 jets)
- 1/4" Turn Ball Valve Water Drain
- Air Purge System
- Debris Body Flush Out System (8 Jets)
- Lateral Cleaning Kit, 1/2" x 150 ft Hose
- Water Pump Oil Drain
- Hose Footage Counter
- Two (2) Mirror Mounted Strobe Light
- LED Arrowboard, Rear Debris Tank Mounted

- Remote Control Wireless Controls for Boom, Vacuum Breaker, Throttle, and Debris Body
- LED Boom Mounted Flood Lights
- Two (2) LED Strobe with Limb Guards, Rear Debris Tank Mounted
- LED Midbody Flood Lights with Guards
- LED Midbody Strobes, Frame Mounted
- Rear Mounted Tow Hooks
- Hydro-Excavation Package
- Traffic Camera with Rear, Driver's Side, Passenger Side, and Hose Reel Placement
- Additional Hydro X Standard Nozzle with QD
- Debris Body Up Alarm with Light
- 1" Nozzle Rack
- 1" Aluminum Storm Nozzle, 80 GPM
- Lazy Susan Pipe Rack
- Vertical Pipe Rack
- Body Color – White with Blue Stripes

PROPOSED CHASSIS

- Freightliner 114 SD
- Tandem Axle 66,000 GVWR
- Detroit Diesel DD13 450 HP Diesel Engine
- Allison 4000 RDS Allison Transmission

TOTAL

\$532,275.00

DELIVERY – 180 DAYS AFTER RECEIPT OF ORDER

If you have any questions or need additional information, please contact me at 800-868-1313 or 404-307-6927.

Thanks,

Tim Conger
Adams Equipment Co., Inc.
404-307-6927



December 9, 2024

City of Villa Rica, GA

Attention: John Bain

Utility Director

571 West Bankhead Highway

Villa Rica, GA 30180

RE: DEVIATIONS/EXPLANATIONS FOR BID # 2025-WWTP-01

Dear Mr. Bain,

Deviations are listed below:

- 6.01 – A Vac-Con 16 yard debris tank will be provided – exceeds specifications
- 6.10 – A large single separator will be provided as four are not needed. The other three requested, actually serve no purpose
- 6.11, 6.12, and 6.13 – A lazy susan style pipe rack, mid ship mounted will be provided along with a vertical stand that holds three pipes
- 7.01 – Polyethylene Water Tanks with 10 year warranty will be provided
- 8.03 – Do not understand why anyone would want to do this but can do
- 8.04 – Triplex Piston Water Pump will be provided – exceeds specifications
- 8.05 – Meet this requirement but contradicts item 8.03
- 8.06 – Not required with a triplex piston water pump
- 11.01 – A hose reel support leg will be provided for reinforced support of hose reel and increases life span
- 11.06 – Manual hose footage counter supplied
- 12.08 and 12.09 – Visual levels will be provided
- 13.05 – Visual levels will be provided outside of cab

If you have any questions or need additional information, please contact me at 800-868-1313 or 404-307-6927.

Sincerely,

Tim Conger
Adams Equipment Co., Inc.
404-307-6927

Request for Bid



Combined Vacuum Truck

BID# 2025-WWTP-01

Waste Water Plant

RFQ Issue Date: November 14, 2024

RFQ Issuing Department: City of Villa Rica Waster Water Plant

Issuing Contact: John Bain
Utility Director
571 West Bankhead Hwy
jbain@villarica.gov
Office Phone: 678-840-1401

Proposals are to be sent to: City of Villa Rica
Attn: Utility Director
571 West Bankhead Hwy
Villa Rica, GA 30180

Closing Date and Time: December 14, 2024 at 2:00 p.m. EST.
No bid will be accepted if received after this deadline.

Award Date and Time: January 7, 2024 at 6:00 p.m. EST.
City Council Meeting

Instructions to Bidders:

All proposed quotes must be made upon the spec sheet form attached hereto. Proposals can be mailed/delivered to the address above by December 14, 2024 at 2pm EST.

Questions can be emailed to John Bain at jbain@villarica.gov by 2pm, December 3, 2024. Responses will be posted as an Addendum to this bid by December 6, 2024.

The bidder agrees that the City of Villa Rica reserves the right to reject any or all proposals, or to accept the part of the bid considered to be in the best interest of the City.

The final decision of purchase will be made upon the award by the City of Villa Rica Mayor and Council on January 7, 2024.

Floating Homestead Exemption & Floating Local Option Sales Tax

HOUSE BILL 581





HB 581 – Topics for Discussion

- **General Information**
- **Points of Interest:**
 - Floating Homestead Exemption
 - Sales Tax (FLOST)
 - Process
- **Schedule**





HB 581 General Information

- **Passed by Georgia General Assembly during the 2024 legislative session & signed into law by Governor Kemp on April 18, 2024.**
- **November Statewide Referendum (HR 1022) passed with effective date of Jan. 1, 2025.**
- **Provides several significant changes impacting local government revenue.**

HB 581 – Floating Homestead Exemption

- **HB 581 implements a statewide floating homestead exemption for all local governments – Counties, Cities & School Boards**
- **A floating homestead is a special type of homestead exemption designed to offset or reduce increases in taxable value to the property.**
 - It is also referred to as a base-year or value offset exemption.
 - Freezes are a type of floating homestead exemption, but do not have an annual inflationary adjustment.
- **The HB 581 floating homestead exemption is unique because the base year value is adjusted and will increase by a rate of inflation determined by the State Revenue Commissioner – likely CPI.**
- **The HB 581 floating homestead exemption applies to special service districts in addition to M&O but does not apply to bond millage. This INCLUDES the TAD.**



HB 581 – Floating Homestead Exemption

- **The effect of HB 581’s homestead exemption:**
 - The taxable value of a home may only increase at a rate of inflation each year.
 - Essentially controlling this will control how much the “value” of a home can increase annually.
- **Homeowners already granted a homestead will receive this exemption automatically with 2024 being the base year assessed value.**
- **For homes first receiving the exemption in later years, the base year assessed value will be the assessed value for the immediately preceding year.**
- **The value will be reset when the home is sold and is adjusted with “substantial property change.”**
- **Homeowners can not transfer exemption to new property.**
- **Non-homesteaded property (i.e. Commercial) will continue to be valued at fair market.**



HB 581 – Floating Homestead Exemption - EXAMPLE

	<u>2024</u>	
Fair Market Value (FMV)	\$ 250,000	
Assessed Value (40% of FMV)	\$ 100,000	Base Year Value

	<u>2025</u>	<u>2026</u>
Base Value	\$ 100,000	\$ 102,000
Consumer Price Index @ 2%	2,000	2,040
Adjusted Base Value	\$ 102,000	\$ 104,040
Assessed Value (40% of FMV)	\$ 110,000	\$ 115,000
Floating Homestead Exemption	\$ (8,000)	\$ (10,960)
New Adjusted Base Value	\$ 102,000	\$ 104,040

← CPI Adjusted Base Value

← Floating Homestead Exemption

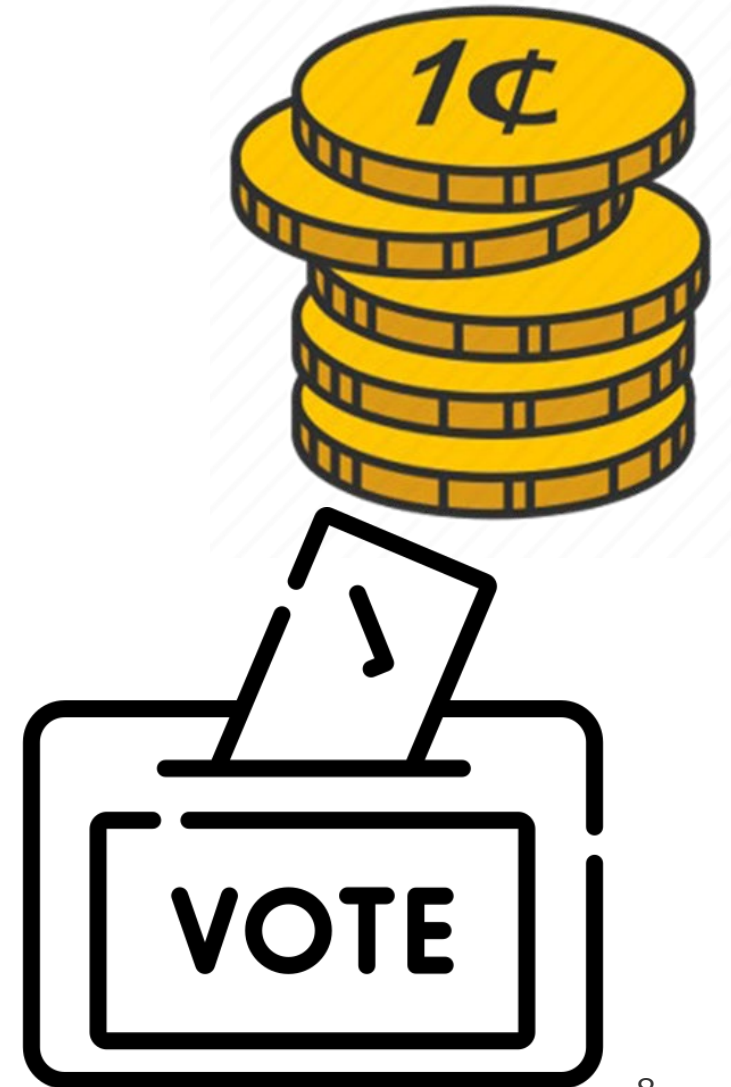
HB 581 – Floating Homestead Exemption – Estimated Impact

Tax Year	40% Value of Property with Homestead	Difference from Previous Year	% over previous Year	*CPI for Previous Year	Millage Rate	Current Revenue	Is % over previous year greater than State inflation	New Homestead Value	New Revenue After CAP	Difference by Year
2024	\$ 355,290,898	\$ 54,934,790	18.29%	4.10%	5.588	\$1,985,366	Y	\$ 312,670,708	\$1,747,204	\$ (238,162)
2023	\$ 300,356,108	\$ 42,796,896	16.62%	8.00%	5.822	\$1,748,673	Y	\$ 278,163,949	\$1,619,471	\$ (129,203)
2022	\$ 257,559,212	\$ 50,187,661	24.20%	4.70%	6.250	\$1,609,745	Y	\$ 217,118,014	\$1,356,988	\$ (252,757)
2021	\$ 207,371,551	\$ 21,842,080	11.77%	1.20%	6.250	\$1,296,072	Y	\$ 187,755,825	\$1,173,474	\$ (122,598)
2020	\$ 185,529,471	\$ 18,045,757	10.77%	1.80%	6.250	\$1,159,559	Y	\$ 170,498,421	\$1,065,615	\$ (93,944)
2019	\$ 167,483,714	\$ 19,078,145	12.86%	2.40%	5.743	\$ 961,859	Y	\$ 151,967,303	\$ 872,748	\$ (89,111)
2018	\$ 148,405,569			2.10%	6.056					
									Cumulative Loss:	\$ (925,775)

*Rates listed from <https://www.usinflationcalculator.com/inflation/consumer-price-index-and-annual-percent-changes-from-1913-to-2008/>

HB 581 – Sales Tax

- Creation of a new sales tax called a Floating Local Option Sales Tax (FLOST)
- Authorizes most local governments with the new homestead exemption (or equivalent) to levy a new sales tax (up to 1%) to be used for property tax relief. – **IF A LOCAL FLOST REFERENDUM PASSES**
- To be eligible to levy the tax, both the county and all cities within the county that levy a property tax **MUST** have in effect a floating homestead exemption: either the one created by this bill or a local floating homestead exemption.
 - It does not matter if the school boards opt out or not since they are ineligible to share in the proceeds of the new sales tax without a separate constitutional amendment.
 - Similar process as LOST negotiations (i.e. IGAs) except FLOST can only run up to 5 years then a new referendum must be called to continue it another 5 years, etc.
 - If one city opts out, then the county and all cities within the county will be **INELIGIBLE** for the FLOST.



HB 581 – Process

- **Allows local governments to elect to opt out of this homestead exemption within their jurisdiction so that it will not apply to their taxable values.**
 - This process could not begin until the bill took effect on January 1, 2025, and must be completed by March 1, 2025.
 - A governing authority may not opt-out of the statewide floating homestead exemption after this deadline.
 - However, the local delegation may pass a local Act of the General Assembly to implement a local floating homestead exemption at any time.



HB 581 – Process

- **The process for opting out is similar to the millage rate process for advertising and public hearings.**
 - Three public hearings (including one occurring between 6pm and 7pm);
 - Advertisements of public hearings must appear one week prior to each hearing, prominently displayed, no less than 30 square inches, must not be in section where legal ads appear and must be posted on website one week prior to each hearing;
 - Advertisements include specific language;
 - Issuance of a press release to the local media.
- **After completing these steps, the local government may then adopt a resolution opting out of the homestead exemption and file with the Secretary of State by March 1, 2025.**



HB 581 – Schedule

**Feb 4th
@ 10am**

- **Public Hearing #1**
- Advertise in newspaper a week prior to public hearing
- Post notice on website

**Feb 4th
@ 6pm**

- **Public Hearing #2**
- Advertise in newspaper a week prior to public hearing
- Post notice on website

**Feb 11th
@ 6pm**

- **Public Hearing #3**
- Advertise in newspaper a week prior to public hearing
- Post notice on website
- **Council votes on resolution for opting out of homestead exemption**



Questions?



**RESOLUTION BY CITY OF VILLA RICA, GA TO OPT OUT OF THE HOMESTEAD
EXEMPTION PURSUANT TO O.C.G.A. § 48-5-44.2**

WHEREAS, Georgia Code O.C.G.A. § 48-5-44.2, effective January 1, 2025, creates a statewide homestead exemption from ad valorem taxes levied by, for, or on behalf of the state or any county, consolidated government, municipality, or local school district in this state; and

WHEREAS, more specifically, O.C.G.A. § 48-5-44.2(i) authorizes the governing authority of any county, consolidated government, municipality, or school district to opt out of the homestead exemption otherwise granted with respect to such political subdivision through certain procedures and the adoption of a resolution by March 1, 2025; and

WHEREAS, City of Villa Rica, GA desires to opt out of the homestead exemption otherwise granted; and

WHEREAS, City of Villa Rica, GA has complied with the required procedures pursuant to O.C.G.A. § 48-5-44.2(i), including but not limited to, holding at least three public meetings on the intent to opt out and placing the required advertisement in a newspaper of general circulation and on its website as required.

NOW, THEREFORE, BE IT RESOLVED that the Villa Rica City Council of City of Villa Rica, GA hereby **opts out** of the homestead exemption otherwise granted by O.C.G.A. § 48-5-44.2.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon its approval by the Villa Rica City Council of City of Villa Rica, GA.

BE IT FURTHER RESOLVED that the City of Villa Rica, GA City Clerk is hereby directed to provide a certified copy of this Resolution to the Georgia Secretary of State no later than March 1, 2025.

PASSED AND RESOLVED this 11th day of February 2025.

Villa Rica City Council

By: _____

(Affix Seal)

Leslie McPherson, Mayor

ATTEST: _____

Theresa Campbell, City Clerk



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Water/Sewer Rates & Tier Structure
AGENDA DATE: February 11, 2025
DATE PREPARED: January 30, 2025
PREPARED BY: Jennifer Hallman, Interim Deputy City Manager/CFO

PURPOSE: To implement the recommendations of the water/sewer rate study to further our goals of water conservation and maintain a strong water/sewer financial position.

BACKGROUND: The previous water/sewer rate study was completed in 2017. Therefore, Carter & Sloope was asked to complete an updated water/sewer rate study based on the following reasons:

- **Renewal of Intergovernmental Agreements:**

- Villa Rica increased water rates by 5% per year over the past several years in anticipation of the renewal of Carroll & Douglas County’s Water Authorities IGAs. It was understood these cumulative increases were not going to be sufficient to offset the new water rates with Carroll & Douglas Counties. Below are the new rates with Carroll & Douglas which are effective April 1, 2025.

Authority	Per Thousand Gallons			
	Prior	New	\$ Incr	% Incr
Carroll	\$2.77	\$4.95	\$2.18	78.70%
Douglas	4.40	4.50	0.10	2.27%

**Villa Rica purchases 45.50% of our water supply.*

- **Current & Future Debt Service Requirements:**

- Due to a prior capital improvement (i.e. Sewer Plant bonds will be paid off in 2039) as well as future capital improvements funded by bonds/loans, the City needs to maintain a debt service coverage ratio of at least 1.05 times. If the ratio is less than 1.05 times, the City must provide additional security to GEFA. Below is a summary of current Bonds/GEFA Loans:

VRPFA Refunding Bond, Series 2022	\$ 29,345,000
GEFA Loans	
N Ave Waterline Ext	2,500,000
N Bypass & Conners Rd/78 Roundabout	3,000,000
N Bypass 12" Water Main	2,250,000
West Plant Pump Station Screen Addtn	1,707,900
	\$ 9,457,900
Total	\$ 38,802,900

- **Aging Infrastructure & Future Infrastructure Improvements:**

- Infrastructure must be maintained, repaired, and improved to continue this service within the City. The rates charged must cover regular operations plus infrastructure improvements. The City has numerous water/sewer capital improvements and funding must be readily available. Below is a summary of FY25 capital improvements:

	Capital Item/Project	Source of Funds	TOTAL FY25 Budget
WATER & SEWER FUND			
Utility Customer Service	Water Meters for New Builds (600 @ \$215 Each = \$129,000)	WS	129,000
	Warranty Meters and Registers (500 @ \$185 Each = \$92,500)	WS	92,500
Total Utility Customer Service			221,500
Utility Administration	Cleghorn Force Main Relocation	WS	1,254,789
	Church Street Waterline Replacement	WS	560,900
	Shoreline Lift Station Replacement (Engineering Brennan)	WS	67,800
	Carter & Sloope - Water Plant	WS	580,272
	Cowan's Lake Pump Improvements	WS	35,496
	Carter & Sloope - Design of Maple Street Water Main Upgrade	WS	27,300
	Consolidated Pipe & Supply - DIP	WS	288,943
	N Ave Waterline Ext (incl C&S Water Main Rep NE Downtown) GEFA #1	GEFA #1	2,060,052
	North ByPass Utility Relocation & Conners Rd/Hwy 78 Roundabout- Constr	GEFA #2	833,778
	Carter & Sloope - North Bypass Utility Relocation & Conners Rd/Hwy 78	WS	109,283
	G-DOT By-Pass water line construction (Betterment)	WS	2,101,450
Total Utilities Administration			7,920,063
Wastewater Treatment Plant	Weatherstone Lift Station Rebuild	16DSPLOST	625,000
	Weatherstone Lift Station Rebuild	22DSPLOST	475,000
	Lift Station Refurbishment - Control Panels/Pumps	WS	346,828
	Ashley Place Lift Station Rebuild	WS	150,000
	Hickory Falls Lift Station (Includes \$177K developer input)	WS	435,225
	Shoreline Lift Station Replacement (Construction)	ARPA-WS	1,986,627
	Conners Road Lift Station	ARPA-WS	2,726,481
	North Plant upgrade to 1.5mgd or EQ & Pump Station	WS	300,000
	Truck)	WS	24,000
	North & West Plant - Ultraviolet Light Refurbishment (incl lamp driver kit)	WS	84,581
	Misc Pump Replacements	WS	91,524
	North Plant Generator & Control Panels	WS	150,000
	Flow Meter Replacement	WS	40,000
	F-150 to replace 2005	WS	60,000
	Vacuum Truck	WS	565,000
	Influent Crane Replacement	WS	57,000
Total Wastewater Plant			8,117,266
Water Treatment Plant	Engineering and Design - Sludge Transfer from Water Plant to River Trace	WS	45,000
	Site Improvements (ie driveway paving)	WS	46,236
	Water Plant Filter Remediation	WS	30,000
	Replace 3 Chemical Tanks	WS	35,000
	Water Plant Building Repairs and Improvements	WS	47,473
	Tube Settler Replacement	WS	385,000
	Install a restroom on the first floor of facility	WS	12,000
	Replace Windows at Water Treatment Plant Facility	WS	15,000
	Cowans Lake & Lake Paradise Dam Repairs	WS	187,018
	Replacement Motors / Drives / Pumps Etc.	WS	81,670
	Lake Cowan or Fashion Upgrades / Raw Water Pump Station Improvements	WS	35,590
	Baffle Board Replacement	WS	35,000
Total Water Treatment Plant			954,987
Collection & Distribution	Water/Sewer Line Conners Rd Park	16DSPLOST	215,209
	Water & Sewer Pipeline - 16DSPLOST (Undesignated)	16DSPLOST	26,077
	Commercial Meter	WS	42,205
	Ford F-450 with Service Body - Replaces 2005 F-450 w/ 188K miles	WS	80,000
Total Collection & Distribution			363,491
TOTAL WATER & SEWER FUND			17,577,307

- **Analyze Data:**

- Data was analyzed which allowed staff to understand our customer profiles such as:
 - % of accounts per water category
 - % of consumption per water category
 - % of revenue per water category
 - % of residential accounts by gallons used
 - % of residential users by gallons used
 - % of commercial accounts by meter size
 - % of commercial accounts by gallons used
 - % of accounts by water meter size
- Carter & Sloope used this information to recommend a simplified tier structure along with recommending three options for water/sewer rate adjustments.

	<u>Option</u>		
	<u>1</u>	<u>2</u>	<u>3</u>
Increase Water & Sewer Base Fee	20%	0%	15%
Increase Water & Sewer Consumption Charge	12%	20%	15%

STAFF RECOMMENDATION: The approval of the simplified tier structure and option #2 of water/sewer rate adjustments. Option two implements no increase in the water & sewer base rates and a 20% increase in water & sewage consumption charge. This option continues our goal of supporting water conservation efforts.

MOTION:

I move to authorize the simplified water/sewer tier structure as presented by Carter & Sloope effective March 1, 2025.

I move to authorize option #2 of water/sewer rate increases as presented by Carter & Sloope effective March 1, 2025.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Appointments to the Villa Rica Board of Ethics

AGENDA DATE: February 11, 2025

DATE PREPARED: January 24, 2025

PREPARED BY: Kevin Drummond, City Attorney

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: To fill vacancies on the Board of Ethics. The Board of Ethics is to be composed of three residents of the City. One member is to be appointed by the Mayor. One member is to be appointed by the Council and the third member is appointed by the Mayor to be approved by a majority of the City Council.

STAFF RECOMMENDATION: n/a

MOTION:

1st Member – (The Mayor’s 1st appointment does not require a motion or vote) – I, Mayor Leslie McPherson, hereby appoint _____ to the Villa Rica Board of Ethics.

2nd Member – Motion - I move to appoint _____ as the City Council’s appointment to the Villa Rica Board of Ethics.

3rd Member – I, Mayor Leslie McPherson hereby appoint _____ to the Villa Rica Board of Ethics.

Motion - I move to approve _____ as appointed by the Mayor, to the Villa Rica Board of Ethics.

**A RESOLUTION ENACTING A MORATORIUM FOR 180 DAYS
ON THE ACCEPTANCE OF ANY APPLICATIONS RELATED TO THE
DEVELOPMENT OF NEW CONSTRUCTION INCLUDING REZONING
OR PERMITS FOR CONSTRUCTION OR THE SUBDIVIDING OF
PROPERTY AND DEVELOPMENT OF SUBDIVISIONS OR ANY
COMMERCIAL OR RESIDENTIAL CONSTRUCTION**

WHEREAS, the City of Villa Rica Mayor and Council (the “Council”) is charged with the responsibility of protecting the health, safety and welfare of the residents of City of Villa Rica; and

WHEREAS, City of Villa Rica is further charged with the responsibility of approving permitted uses, building permits, activities requiring a conditional use permit within the City’s existing zoning categories, and the issuance of permits for land uses including land disturbance permits for activities associated with commercial and residential construction; and

WHEREAS, the Council has been vested with substantial powers, rights, and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City; and

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same, pursuant to case law found at *City of Roswell et al v. Outdoor Systems, Inc.*, 274 Ga. 130 (2001); *Lawson v. Macon*, 214 Ga. 278 (1958); *Taylor v. Shetzen*, 212 Ga. 101 (1955); and

WHEREAS, the Courts take judicial notice of a local government's inherent ability to impose moratoria on an emergency basis; and

WHEREAS, the Georgia Supreme Court, in the case of *DeKalb County v. Townsend*, 243 Ga. 80 (1979), held that, "To justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference, and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals." The Council has found that the interests of the public necessitate the enactment of a moratorium for health, safety, morals and general welfare purposes by means which are reasonable and not unduly oppressive; and

WHEREAS, the City of Villa Rica has experienced a rapid increase of developments approved over the last several years which has brought about increased traffic and a burden on public safety, service and utilities, specifically on the City’s sewer conveyance and treatment capabilities; and

WHEREAS, the City has a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and general welfare of the community; and in particular the lessening of congestion on City streets, the security of the public, the promotion of health and general welfare of its citizens, protection of aesthetic qualities of the city, including preservation of neighborhoods and community standards, and facilitation of the adequate provision of utilities and other public requirements; and

WHEREAS, the Council has, as a part of planning, zoning and growth management, been in review of the City's sewer deliverance and treatment capacities and is in the process of applying for EPD approval to expand its capacities; and

WHEREAS, the Council deems it important to determine whether the city will receive approval from the EPD for expansion and to develop a plan to enhance its sewer deliverance and treatment capacity which integrates all of these concerns and therefore considers this moratorium a proper exercise of its police powers; and

WHEREAS, the Council therefore considers it paramount that land use regulation continues in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of Villa Rica. The Council has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on City streets, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the City including access to air and light, and facilitation of the adequate provision of public utilities and other public requirements; and

WHEREAS, it is the belief of the Council that the concept of "public welfare" is broad and inclusive; It is also the opinion of the City that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services and utilities, and the preservation of the resources of the City; and

WHEREAS, the staff of the City of Villa Rica is in the process of applying for and planning for improvements to the City's sewer infrastructure; and

WHEREAS, the staff of the City of Villa Rica requires further time to determine its capacity of its sewer infrastructure capacity and to develop improvements to the infrastructure to allow for sufficient delivery and treatment of sewage within the City; and

WHEREAS, out of an abundance of caution, the Council wishes to limit the issuance of any permit applications, rezoning and variance applications associated for any new or additional development for a one hundred eighty (180) day period during such time the City of Villa Rica staff will develop a plan to address the sewer infrastructure needs of the City.

NOW THEREFORE BE IT RESOLVED by the City of Villa Rica Council as follows:

Section 1. Findings of Fact. The Council hereby makes the following findings of fact:

- (a) It appears that the City requires an additional review and planning to ensure that the City's sewer infrastructure can handle additional growth within the City.
- (b) Substantial disorder, detriment and irreparable harm could result to the citizens, businesses and the City of Villa Rica if new and additional construction were to be allowed without improvements to its current sewer infrastructure.
- (c) The City's ongoing review and planning of the sewer infrastructure requires the enactment of a limited cessation of development and building permits, and other licenses, permits, rezoning or variances.
- (d) It is necessary and in the public interest to delay, for a reasonable period of time, the processing of any applications for such development, to ensure that the design, development and location of the same are consistent with the long-term planning objectives of the City and to ensure that the City has proper infrastructure to support such development.
- (e) That the Georgia Supreme Court has ruled that limited moratoria are reasonable and do not constitute land use when such moratoria are applied throughout the City under *City of Roswell et al v. Outdoor Systems Inc.*, 274 Ga. 130 (2001).

Section 2. Imposition of Moratorium.

- (a) Effective immediately upon the approval of this Resolution, the Council hereby issues a moratorium on the acceptance of applications and issuing land disturbance, building permits, and other permits, variances, annexations and rezoning for activities related to new or additional construction projects within the City of Villa Rica and issues a moratorium on accepting any variances, annexation or rezoning applications for residential or commercial construction, and the dividing of parcels for subdivisions of any type.
- (b) The Council hereby enacts a moratorium on the establishment of any additional new construction or permitting of new or additional construction, and the acceptance by the staff of the City of Villa Rica of applications of any kind for or related to any new construction, including residential or commercial construction.

(c) This moratorium will be for an initial period of time of one hundred eighty (180) days from the date of the adoption of this Resolution.

(d) As a result of this Resolution, the Director of Community Development Department, her agents and employees, are directed not to accept applications or issue any new land disturbance permits, building permits or any other permits issued for activities associated with any new or additional residential or commercial construction.

(e) The City of Villa Rica staff, are directed to continue their efforts to develop a course of action to improve and/or expand its sewer infrastructure within the City.

(f) The duration of this moratorium shall be for one hundred eighty (180) days.

(g) This moratorium shall be effective as of the date of adoption of this Resolution.

(h) This moratorium shall have no effect upon approvals or permits previously issued or as to development plans previously approved by the City. The provisions of this Resolution shall not affect any pending applications or the issuance of permits or site plan reviews that have received preliminary or final approval by the City on or before the effective date of this Resolution.

(i) As of the effective date of this Resolution, no applications for development or permits or for any other purposes related to the use described in subsection (a) above shall be accepted by any agent, employee or officer of the City with respect to any property in the City of Villa Rica and any permit so accepted for filing will be deemed in error, null and void and of no effect whatsoever and shall constitute no assurance whatsoever of any right to engage in any act, and any action in reliance on any such permit shall be unreasonable.

(j) This moratorium shall not be applicable to permits or projects related to public safety or hospital and medical facilities.

(k) This moratorium shall not prevent approval of permits or projects that include development agreements or include improvements to the City's sewer infrastructure and that will help increase the City's sewer treatment and conveyance capacity.

Section 3. Exemption.

- (a) The following procedures shall be put in place immediately.
- (b) During the term of this moratorium, any person may file an application for exemption from this moratorium with the City. The written application for exemption from this moratorium shall include all supporting data, documents and facts, and must be verified by the applicant. The City Manager will review all such verified facts and circumstances which the applicant feels substantiates a claim for vested rights under the City's Zoning Ordinance and/or the grant of an exemption to this moratorium. The Council may consider the general terms of the proposed development, the proposed use, the proposed development plans, the benefits of the proposed development to the City, and the comprehensive land use plan for the City in deciding upon a requested exemption.
- (c) Should the Council grant such exemption, the staff of the City may accept and process an application for the proposed use. However, the grant of an exemption from this moratorium in no way confers any rights upon the applicant or the exempted plans, applications or requests.
- (d) Any exemption granted by the Council shall not constitute final approval of such plans or requests by the City. Any granted exemption shall merely grant the City staff the ability to accept and process the subject application in accordance with all City Ordinances and Regulations, State and Federal laws.

Section 4. Intent.

- (a) It is hereby declared to be the intention of the Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Council to be fully valid, enforceable and constitutional.
- (b) It is hereby declared to be the intention of the Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. It is hereby further declared to be the intention of the Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Council that such invalidity,

unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

Section 6. The preamble of this Resolution shall be and is hereby incorporated by reference as if fully set out herein.

Section 7. This Resolution shall be effective on the date of its approval by the Council.

SO RESOLVED this ____ day of _____, 2025

CITY OF VILLA RICA

By: _____
Leslie McPherson, Mayor

Attest:

Theresa Campbell, Clerk



MAYOR & COUNCIL WORK SESSION MINUTES

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street

January 7, 2025 | 10:00 AM

Meeting Call to Order (Mayor Leslie McPherson)

Present: Mayor Leslie McPherson, Mayor Pro Tem Danny Carter, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, Councilwoman Anna McCoy

A. Governing Body

1. Completed the Consent Agenda:

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. Establishing Qualifying Fees for November 4, 2025 Election
2. FY24 Year-End Budget Amendments #262-#280
3. FY25 Rollover Budget Amendments #20-#133
4. Write off Customer Receivables
5. Personnel Policy Amendments
6. 2025 RAISE Grant Application Authorization
7. Authorize award to successful respondent to RFQ Comprehensive Safety Action Plan
8. 2025 Community HOME Investment Program CHIP Application Authorization
9. 2025 Georgia Transportation and Infrastructure Bank Loan and Grant Application Authorization

B. Executive Session

1. Meeting to Discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code Section 50-14-3(b)(2)

- 2. To discuss records (or portions thereof) exempt from public inspection or disclosure pursuant to Article 4 of Chapter 18 of Title 50. (OCGA 50-18-70)**

Council entered Executive Session at 1:30 pm and returned at 2:07 pm.

Mayor Leslie McPherson

City Clerk Theresa Campbell

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
DANNY CARTER, MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
STEPHANIE WARMOTH
ANNA MCCOY

City of Villa Rica

INTERIM CITY MANAGER: DIANA DESANTO
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

571 W BANKHEAD HWY
VILLA RICA, GA 30180 |
770.459.7000 • VILLARICA.GOV



CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, January 14, 2025 | 6:00 pm

Meeting Call to Order (Mayor Leslie McPherson)

Mayor Leslie McPherson called the meeting to order

Present: Mayor Leslie McPherson, Mayor Pro Tem Danny Carter, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, Councilwoman Anna McCoy (arrived at 6:37 PM)

Invocation was led by Councilwoman Shirley Marchman

Pledge of Allegiance was led by Officer Mike Reed, Villa Rica Police Department

Ceremonial Presentations (Mayor and Council)

1. James McBurnett-5 Years of Service Recognition
2. Proclamation for the 70th Anniversary of George Washington Carver High School

Adoption of the Agenda (Mayor Leslie McPherson)

Councilman Danny Carter moved adopt the agenda as presented.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Marchman, Momtahan, Warmoth, Carter

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

1. Pam Whyte-Mentioned the Board of Ethics and how the city is out of compliance. Believes there is no transparency and feels the rules changed once the citizens became vocal.
2. Lisa Hewitt- Not in favor of light industrial on the south side of the city.
3. Nora Halliday-Mentioned the main Street Advisory Board bi-laws, she believes there is potential for monetary mistakes. She mentioned that the city main street program is being investigated and is on probation.
4. Doug Lang- Mentioned the Ethics Board and wants details on the future board. He was told in the past if you hold a seat on any board you are disqualified from filing an ethics complaint. He believes there is an opportunity for positive change.
5. Josh Evans- Claims city is moving backwards. He does not understand how the council is doing nothing about environmental impacts in the city. He mentioned the city smells like sewage and grease. He also believes documents are being falsified.
6. Aleta Farmer-Mentioned RAISE Grant application and waterline improvements on Cleghorn Rd. She wants to know where the 2022 RAISE Grant award money is and wants proof the work has been completed.

Council Updates (Subjects of General Interest and Concern)

Councilwoman Stephanie Warmoth- thanked Diana for her quick response in implementing a radar sign, on Dallas Hwy. Also, that she would defer to the city manager update to comment on the GFL situation that took place during the snowstorm.

Councilman Matthew Momtahan- thanks the city crews for great work clearing the roads during the snowstorm.

Consent Agenda (Mayor Leslie McPherson)

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. Establishing Qualifying Fees of \$270.00 for Ward 3, Ward 4, and Ward 5 City Council Seats in November 4, 2025 Election
2. FY24 Year-End Budget Amendments #262-#280
3. FY25 Rollover Budget Amendments #20-#133
4. Write Off Customer Receivables
5. Personnel Policy Amendments
6. 2025 Raise Grant Applications Authorization

7. Authorize award to Keck and Wood from successful response to RFQ for Comprehensive Safety Action Plan
8. 2025 Community Home Investment Program (CHIP) Application Authorization
9. 2025 Georgia Transportation and Infrastructure Bank Loan and Grant Application and Authorization

Councilman Danny Carter moved to approve the Consent Agenda as presented.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Marchman, Momtahan, Warmoth, McCoy, Carter

A. Governing Body (Mayor Leslie McPherson)

1. Selection of Mayor Pro Tem for 2025

Councilman Danny Carter moved to nominate Councilwoman Anna McCoy Mayor Pro Tem for 2025

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

2. Appointment to Mayoral Standing Committees

Councilman Matthew Momtahan moved to adopt appointments to remain the same as 2024.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

3. Approval of December 10, 2024 Work Session and Regular Meeting Minutes

Councilwoman Shirley Marchman moved to adopt the Minutes as presented

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Shirley Marchman, Councilwoman
SECONDER: Danny Carter, Councilman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

4. Convention & Visitors Bureau (CVB) 2025 Board Appointments

Councilman Danny Carter moved to approve the appointment of Frank Pritchett and Camelia Chandler as board members to the Villa Rica Convention and Visitors Bureau.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	Marchman, Momtahan, Warmoth, McCoy, Carter

B. Building Development (Tracy Jarvis, Director)

1. Jameson Towns Final Plat

Councilman Danny Carter moved to approve the Final Plat for Jameson Towns Phase 1 with conditions as noted in the minutes from the May 24, 2022 Council meeting minutes.

1. Receipt of a favorable sewer and water capacity letter from the city’s Utilities Department guaranteeing availability to service all lots within the proposed development within sixty (60) days. This letter must be on file with the city’s Community Development Department upon receipt.
2. The applicant must comply with all recommendations found within the traffic report dated August 23rd, 2021, prepared by A & R Engineering, Inc.
3. The applicant must address the Reed Road/Tolbert Dr. and South Carroll Road intersection in the form of a traffic study.
4. The developer shall contribute no more than \$1,500 per lot to the cost of traffic improvements.
5. The Applicant/Developer/Owner agrees that site/neighborhood/development amenities include a pool and cabana, walking trail, tot lot, and picnic/cookout/barbecue grilling area.
6. The Applicant/Developer/owner agrees that the proposed pool will have a minimum surface area of 1,500 square feet.
7. The Applicant/Developer/Owner agrees to install sidewalks on both sides of internal streets and along the frontage of Tolbert/Reed Road.
8. The Applicant/Developer/Owner agrees to submit the site/neighborhood/development to covenants pursuant to the Georgia Property Owners Act (O.C.G.A. § 44-3-220, et seq.)
9. The Applicant/Developer/Owner agrees to be responsible for incorporating a minimum of one traffic calming practice in accordance with the Institute of Transportation Engineers (ITE) manual for traffic calming along the main entrance road internal to the neighborhood. The practice may include a stop sign, road diet, speed hump or other device which shall be approved through the civil plan review process.
10. The Applicant/Developer/Owner acknowledges that water and sewer availability is not expressly implied as a result of zoning.
11. The Applicant/Developer/Owner agrees and acknowledges that all conditions or stipulations of re-zoning shall

bind Applicant/Developer/Owner’s successors and assigns.

12. The Covenants, Conditions and Restrictions shall include a clause that limits the maximum number of units that can be rented or leased within the development at any one time to 10% or less of the total homes.

13. The Applicant/Developer/Owner agrees to build all internal roadways and parking aisles to standards that would accommodate emergency access vehicles. This includes emergency access to the proposed park in the rear of the property.

14. The city will withhold any certificate of occupancies or relevant permits until the POA amendment is filed.

C. Community Development (Nina Shabazz, Director)

- 1. RA-05-24 Rezoning Request for .47-acre property located at 628 South Street from Single Family Urban (R2) to Commercial Medium, Density (C2) and Public Hearing.

Public Hearing:

In Favor: No one came forward

Opposed: No one came forward

Councilman Matthew Momtahan moved to approve the rezoning request by MMCC Fund, LLC for the property located at 628 South Street, changing the zoning from Residential Single-Family Urban (R2) to Commercial Medium Density (C2).

RESULT: APPROVED (UNANIMOUS)
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

- 2. ABL-03-25 Kuhiva Group Inc. and Public Hearing.

Public Hearing:

In Favor: No one came forward

Opposed: No one came forward

Councilman Danny Carter moved to approve the alcohol license application for Kuhiva Inc. located at 133 Commons Way, Villa Rica, GA 30180.

RESULT: ADOPTED
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Warmoth, McCoy, Carter
NAYS: Marchman
ABSTAIN: Momtahan

D. Utilities (John Bain, Director)

1. Supplemental Water Supply Intergovernmental Agreement

Councilman Matthew Momtahan moved to authorize the Mayor to execute the Supplemental Water Supply Intergovernmental Agreement with the Douglasville-Douglas County Water and Sewer Authority.

RESULT:	ADOPTED
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Stephanie Warmoth, Councilwoman
AYES:	Momtahan, Warmoth, Marchman
NAYS:	Carter, McCoy

E. Finance (Jennifer Hallman, CFO)

1. Financial Update: November 2024

Finance Director Jennifer Hallman presented financial update for November 2024.

F. City Manager (Interim City manager Diana DeSanto)

1. TA-01-25 Text Amendment to Establish Section 4.18 Technology Park Overlay District & new definition to section 13.01 and Public Hearing.

Public Hearing:

In Favor: No one came forward

Opposed:

Ted Williamson- mentioned most overlay districts add restrictions this change will give everything away.

Josh Evans- mentioned this could allow the aluminum plant that was brought forth to council and denied.

Susan Crane- believes this sounds like a blank check to developers and the allowances are too broad.

Lane Smith- the language is too specific and caters to the next item on the agenda.

Chirs Gore- wants to know if the council realizes how much water and energy this will cost? Mentioned this does create jobs and our town is small.

Pam Whyte-mentioned that all of council should remember they work for the citizens, and they depend on their vote. Please vote as the constituents want.

Luz Morales- needs a question answered, if a parcel of land is designated residential this overlay could not happen without a vote, correct?

Jennifer Ingham- would like something added about water run-off protection of streams and creeks.

Lisa Huett- questioned why the city of Villa Rica needs to amend the ordinance and why is it needed when the developer can already apply? This removes the public's right.

Ricky Haralson-if the city wants this, put it in the city, the residents in the county do not want it.

Councilman Danny Carter moved to approve the text amendments as presented.

RESULT:	ADOPTED
MOVER:	Danny Carter, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	Momtahan, Carter, Warmoth, McCoy
NAYS:	Marchman

2. Rezoning and annexation for Hwy 61 and South Van Wert- Avemore PUD (ANX-01 & 2-24) (RA-06-24) and Public Hearing.

Public Hearing:

In Favor:

Applicant and attorney Joe Fowler spoke in favor of item.

Scott Cowart- Board of Education supports Planning and Zoning Commission vote to approve this item, and residential homes would put a strain on the school system.

Opposed:

Josh Evans- believes this site is ironic and he is not buying it. Finda the overlay and annexation a suspicious coincidence.

Paul Cutler- mentioned all the developments up and down Van Wert Rd being all residential. He has been over 100 industrial plants, does not want solvents in his backyard, He mentioned Fulton Industrial Boulevard being half empty because of crime. He also mentioned 50 + acres are open in the industrial park.

Susan Crane-moved to Villa Rica from Smyrna to get away from growth. She has been discussing this item for over a year and is concerned about the decibel noise will bother her, the amount of water and 90 jobs is not worth it.

Dan Krisner- mentioned he is the most impacted and survey has pink ribbons inches from his driveway. He does not want this facility. Wants council to prove him wrong and that this is not a done deal.

Councilman Danny Carter moved to approve the zoning request for tax parcel 1680090 and tracks 2 and 3 of tax parcel 1690120 and to amend the PUD into the Avemore PUD and to be subject to the technology park overlay district and to further amend PUD to remove all residential housing and all previously approved residential housing subject to the conditions recommended by staff regarding water and sewage.

RESULT: APPROVED (UNANIMOUS)
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

Councilman Danny Carter moved to adopt the application for annexation of tax parcel 1680090 and to adopt an ordinance approving annexation into the City of Villa Rica.

RESULT: APPROVED (UNANIMOUS)
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

Councilman Danny Carter moved to approve the application for annexation of tracks 2 and 3 of tax parcel 1690120 as depicted in the application and to adopt an ordinance approving the annexation into the City of Villa Rica.

RESULT: APPROVED (UNANIMOUS)
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

3. Ratification of the City of Villa Rica Main Street Advisory Board Bylaws (Revised December 12, 2024)

Councilman Matthew Momtahan moved to table the item until February regular council meeting.

RESULT: APPROVED (UNANIMOUS)
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

4. Authorize award to successful respondent to RFP Administrative AND Related Grant Services Community HOME Investment Program (CHIP)

Councilman Danny Carter moved to approve the proposal submitted by Residential Enhancements Inc., DBA RE Global and authorize the Mayor to enter into a contract for the City of Villa Rica's CHIP Grant Administrative and Grant Services.

RESULT: APPROVED (UNANIMOUS)
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

5. Approval/Appointment of City Engineer

Councilman Matthew Momtahan moved to approve Teal Education & Engineering Consulting, LLC as the consultant for City Engineer.

RESULT: **APPROVED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

6. Interim Deputy City Manager

Councilman Danny Carter moved to approve the appointment of Jennifer Hallman to Interim Deputy City Manager/CFO.

RESULT: **APPROVED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

7. Interim Deputy City Manager

Councilman Matthew Momtahan moved to approve the appointment of Bobby Elliott to Interim Deputy City Manager.

RESULT: **APPROVED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Momtahan, Marchman, Warmoth, McCoy, Carter

City Manager’s Report (Diana DeSanto, Interim)

Interim City Manager Diana DeSanto provided update thanking all City employees that worked during the winter storm and the great work they did. She mentioned that GFL notified the city on Thursday that Friday pickups would be handled the following Friday. Diana requested that the council consider crediting the residents that were affected. The amount is approximately \$4200, with a portion of that money being credited from GFL back to the city.

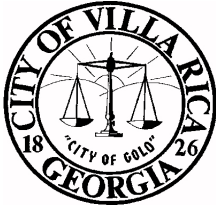
Adjournment (Mayor Leslie McPherson)

Councilwoman Shirley Marchman moved to adjourn the meeting and was seconded by Councilman Danny Carter and the vote was unanimous. Mayor Leslie McPherson adjourned the meeting.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Danny Carter, Councilman
AYES:	Marchman, Momtahan, Carter, Warmoth, McCoy

Mayor Leslie McPherson

City Clerk Theresa Campbell



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Authorize Award to Successful Respondent for RFQ Insurance Broker Services

AGENDA DATE: February 11, 2025

DATE PREPARED: February 6, 2025

PREPARED BY: Tiffany Lanford, HR Director

AMOUNT: \$35 PEPM (Per Enrolled Per Month)

GL ACCOUNT #: 610-1540-571050

FUNDING SOURCE: Self-Funded Insurance Fund

BUDGETED ITEM? Yes

PURPOSE:

To seek approval from the City Council to award the contract for Insurance Broker Services to the selected respondent based on the results of the RFQ process.

BACKGROUND:

The City of Villa Rica issued a Request for Qualifications (RFQ) for Insurance Broker Services on November 25, 2024, with a submission deadline of January 13, 2025. This process was initiated to ensure the City receives the best possible brokerage services in terms of cost-effectiveness, expertise, and overall service quality.

SELECTION PROCESS:

The RFQ was publicly advertised, and proposals were received by the deadline of January 13, 2025. A selection committee reviewed the submissions based on the following criteria:

- Experience and qualifications of the firm
- Knowledge of municipal insurance needs
- Competitive service offerings
- References and past performance
- Cost-effectiveness

We received 19 total submissions, 2 arrived after the deadline. 17 eligible submissions were reviewed and scored by each staff member on the selection committee. Below is the final scores for those 17 submissions:

RFQ Insurance Broker Scoring Summary

Vendor	Total	Evaluator			
		1	2	3	4
MSI Benefits Group	223	57	68	50	48
OneDigital	220	54	68	52	46
IMA Financial Group	213	57	61	49	46
EPIC	207	48	66	48	45
Gallagher	204	49	63	48	44
Alliant	204	47	64	46	47
Baldwin Group	200	45	62	46	47
USI	200	47	63	44	46
Higginbotham	198	48	60	43	47
March McLennan	198	45	64	44	45
Benelytics	197	45	62	44	46
Relation	196	46	61	44	45
NFP	181	46	45	47	43
Strongside Solutions	176	45	44	45	42
National Benefit Service Center	161	36	51	35	39
NTA Services	137	30	34	36	37
Life & Co	125	23	40	24	38

The top three firms, MSI Benefits Group, OneDigital & IMA Financial Group, were asked to come in for a presentation and interview. Each firm submitted a sealed cost proposal during the presentation & interview.

Following evaluations and interviews, OneDigital was determined to best meet the City's needs and is a Georgia based company.

STAFF RECOMMENDATION:

Staff recommends that the City Council approved the selection of OneDigital as the awarded Insurance Broker Services provider and authorize the City Manager to enter into an agreement.

MOTION:

I move to approve the selection of OneDigital as the awarded Insurance Broker Services provider and authorize the City Manager to execute the agreement.

Cost Proposal
City of Villa Rica
Insurance Broker SOQ

OneDigital proposes the compensation structure below. It is our intent that OneDigital will be compensated directly by your carriers.

Medical Benefits Consulting: OneDigital will provide the following services for a monthly consulting fee of \$35 PEPM

- Monthly Reporting & Analytics – claims tracking and budget tracking
- Compliance – in house ERISA attorneys and compliance experts
- Monthly Meetings
- Population Health Management Tool
- Budget & Premium Equivalent Development
- Stop Loss Insurance Evaluation & Negotiation
- Renewal Marketing, Strategy & Negotiation
- Pharmacy Plan Consulting & Auditing
- Actuarial & Underwriting Services

Ancillary Benefits Consulting: Standard industry commissions in all lines of coverage, to be paid by insurance carriers. Dental 5%, Vision 10%, Life/AD&D 10%, STD/LTD 15% is considered standard in our industry however OneDigital will accept any in-force commission in place currently if below standard.

Communications & Engagement: OneDigital's goal is to engage employees – as it relates to both their benefits and overall experience as an employee of The City of Villa Rica. Your dedicated support team will design a custom engagement and communications strategy to capture the attention of your workforce using a multi-channel approach, designed to meet your employees where they are to maximize your unique workforce's preferences. **Services listed below provided at no additional charge to the City of Villa Rica.**

- Monthly Newsletters
- Health Fair Coordination and Implementation
- Monthly Communication Campaign
- Demographics Evaluation with Targeted Communication Recommendations
- Benefit Guides both Print and Digital
- Postcards Mailed to Employee Homes
- Employee Benefits Website
- Open Enrollment
- Wellbeing Coordinators

Employee Advocacy: Your employees will be supported by your two dedicated Client Advocates who provide the following services **at no additional charge to the City of Villa Rica:**

- White-glove, concierge-level service to employees and their dependents
- Finding a provider
- Filing a claim or appeal
- Explaining an EOB
- Requesting a new ID Card

We appreciate the opportunity to present our Cost Proposal. OneDigital is open to negotiating the proposed compensation structure to find an arrangement that will accommodate all parties. We look forward to any feedback from the City of Villa Rica team.



Benefit Consulting Services

Cost Proposal

Prepared By

MSI Benefits Group

February 5, 2025

Prepared For

City of Villa Rica



MSI Benefits Group

245 TownPark Drive, Kennesaw, GA 30144
770-425-1231 | www.msibg.com

Executive Summary

MSI Benefits Group is honored to offer a proposal to the City of Villa Rica for Benefit Consulting Services. MSI is a leading Employee Benefits Broker in the public sector market offering our services to more than 60 government entities in the state of Georgia. We feel well qualified and excited to also offer our services to the City of Villa Rica.

Our Role

Our comprehensive business model is based on the recognition that we are in a “relationship/service business” and not in a “transaction business”. We place equal emphasis on consulting, implementation and on-going service/support in core, supplemental and voluntary benefits, which offers inherent administrative efficiencies to our clients, allowing them to take advantage of MSI as a central point of contact for all employee benefits.

MSI acts as an aggressive advocate on behalf of the client by “packaging the risk” in ways that the carrier can more easily understand and process within their own unique underwriting criteria and which is most favorable for the client.

As your trusted broker, there are four broad categories of “value” that we deliver from which derive our compensation:

- Consulting services for the client
- Added value Implementation and Service/Support for the client
- “Packaging the risk” / product distribution for the carrier
- Added value implementation and Service/Support for the carrier

Services

All services outlined in MSI’s RFP Submission and summarized in ‘Exhibit A’ below are provided at **no additional cost** to the City of Villa Rica.

Fee Schedule

All fees and commissions are paid directly to MSI from the incumbent insurance plan or TPA. Broker commissions and/or fees that are built into your plans will be 100% transparent and agreed upon in full disclosure before implementation. MSI accepts market standard commission levels for our package of consulting, implementation and ongoing service and support (see below).

<u>Benefit</u>	<u>Fee*</u>	<u>Commission</u>
Medical	\$39.15	0%
Dental	\$0.00	10%
Vision	\$0.00	10%
Basic Life & AD&D	\$0.00	15%
Long-Term Disability	\$0.00	15%
Short-Term Disability	\$0.00	15%
Supplemental Life	\$0.00	15%
Supplemental Plans	\$0.00	20%
FSA	\$0.00	0%

**Per Enrolled Per Month*

Exhibit A
MSI Benefits Group
Summary of Services

Consultation

- Formal meetings on a Quarterly basis
- Plan Analytics and Modeling
- Vendor Review and Recommendations
- Cost Projections and Plan Design Analysis
- Benefit Plan Review and Audit
- Provider Network Evaluation
- Medical Claims Analysis
- Health Plan Reserves Estimates
- Specific and Aggregate leveling and analysis
- Prescription Drug Analysis
- Plan Eligibility
- Compliance Assistance (Federal and State Regulations)
- Utilization and Disease Management Consultation
- Annual review of contribution strategy
- Review flexible benefits program

Integrated Wellness Program

- Strategic Wellness Plan Consultation, Development, and Implementation Support
- Preparation/Participation in annual Health Fair
- Advocate for the establishment of a wellness program
- Present wellness program options
- Design and implement the chosen wellness program components
- Bring in industry/health experts as appropriate
- Communicate to employees the wellness program to encourage and increase participation
- Evaluate wellness program effectiveness
- Monitor legal/regulatory changes which may impact on the program
- Recommend and implement periodic improvements in the wellness program

Insurance Brokerage

- Annual evaluation of current carrier's products and competitiveness
- Yearly marketing of insurance products
- Development of RFPs to market all lines of coverage to ensure lowest costs
- Complete Market Analysis and Carrier Negotiations
- Implementation of Insurance Programs

Administration

- Eligibility Team tracks and processes new hire enrollments, changes in coverage/personal information and terminations and feeds information/data to the Billing Team
- Enrollment Team - conduct monthly new hire enrollments and annual open enrollment meetings on a one-on-one, face-to-face basis.
- Customer Service Team responds to service requests, coverage questions, claims issues, requests for administrative assistance and coordination with doctors and hospitals to facilitate claim payments. Answers employee calls (live operator).
- Billing Team reconciles monthly invoices with on-going eligibility and provides audited premium invoices to HR/finance/accounting department
- IT/Compliance Team manages all data flow of eligibility and member information via EDI with insurance carriers, TPAs and clients. Handles 1094/1095 reporting to employees and IRS. Enrollment buildout.
- Advise benefits staff on regulatory requirements of compliance including HIPAA, COBRA and PPACA
- Dependent Eligibility Audits

Communication

- Conduct Open Enrollment with MSI staff
- Return monthly for new hire orientation and enrollments
- Design and publish Employee Benefits Handbook
- Design and publish Total Compensation Statements
- Live Customer Service – MSI representatives answer the phone (Mon-Fri, 8a-5p) to assist with benefit related questions of claim issues
- Text messaging of benefit info
- Email blasts
- Quarterly Benefit Committee participation and meetings
- Ongoing employee educational meetings

Technology

- Zevo
 - True EDI. Information is mapped directly into the eligibility database of the appropriate carrier.
 - Carrier data feeds, payroll data uploads
 - All programming and data mapping is performed by MSI employees who are licensed and trained in the insurance products being enrolled
- MSI Employer Portal – provided to the HR and Benefit Staff to communicate to us New Hires, Terminations and Changes
- MSI Employee Portal – Online portal with username access that allows employees the ability to view/print benefit summaries, plan documents, claim forms and to contact MSI directly with service requests
- MSI HR Online – platform that provides a comprehensive view of Human Resources management as a whole both on a federal and state level.
- Training Videos – feature of MSI – HR Online. Over 200 training videos for both employees and management



Andrew Rose
Employee Benefits | Risk Advisor
IMA Financial
Six Concourse Pkwy NE Suite #3000 Atlanta, GA 30328

February 5th, 2025

Tiffany Lanford
Human Resources Director
City of Villa Rica, Georgia
571 W. Bankhead Hwy. Villa Rica, GA 30180

Response: Broker Compensation – IMA Financial

Dear Tiffany,

We (IMA Financial) propose a fee of \$42.75 PEPM (per employee per month) for the remainder of your plan year. That will be our total compensation, and we will zero out any and all commissions and overrides where possible. In the event that we aren't able to do so, we will true-up any received commissions at the end of the year to ensure we don't exceed the \$42.75 PEPM rate.

We have facilitated a single-question client satisfaction performance guarantee in which we put 20% of our annual consulting fee at risk if the client answers "No" to the year-end question of: "Did we meet your service expectations." This no-nonsense approach is subjective yet simple, while maintaining the integrity of a true performance guarantee driving accountability.

At renewal and each year thereafter, our fee will increase 3% annually.

A handwritten signature in black ink, appearing to read "Andrew Rose", is positioned above the typed name.

Andrew Rose
Advisor
IMA Financial



**CITY OF VILLA RICA
FINANCIAL UPDATE
December 2024**

CASH	12-31-2023	12-31-2024	+Incr / -Decr
Total Cash	\$ 49,527,635	\$ 48,619,009	-2%
General Fund	\$ 13,370,455	\$ 13,733,607	3%
Water/Sewer Fund	\$ 3,539,561	\$ 7,352,697	108%
Sanitation/Solid Waste	\$ 208,619	\$ 442,364	112%
Stormwater	\$ -	\$ 578,479	
Eastside TAD Bond Proceeds	\$ 14,110,986	\$ 9,088,843	-36%
Eastside TAD Debt Service	\$ 1,425,436	\$ 549,598	-61%
2015 Carroll SPLOST	\$ 369,388	\$ 41,407	-89%
2016 Douglas SPLOST	\$ 3,681,520	\$ 2,696,693	-27%
2021 Carroll SPLOST	\$ 7,248,822	\$ 6,600,176	-9%
2022 Douglas SPLOST	\$ 1,296,999	\$ 3,383,592	161%

PROPERTY TAXES - YEAR TO DATE			
	Budget	December 2024	
Real & Personal - Carroll	\$ 3,572,657	\$ 2,493,658	70%
Real & Personal - Douglas	2,390,212	2,083,523	87%
	<u>\$ 5,962,869</u>	<u>\$ 4,577,182</u>	<u>77%</u>

BUSINESS ACTIVITY - YEAR TO DATE			
WATER/SEWER	December 2023	December 2024	
Water Revenue	\$ 884,409	\$ 1,114,067	
Sewer Revenue	1,129,075	1,199,717	
Water & Sewer Taps	236,850	662,805	
Misc. Revenue	100,784	126,738	
Transfers In*	-	-	
Total Revenue	<u>\$ 2,351,119</u>	<u>\$ 3,103,327</u>	
Utility Administrator	\$ 68,752	\$ 70,953	
Sewer Expenses	393,169	439,050	
Water Expenses	382,950	402,586	
Dist./Coll. Expenses	276,419	258,078	
Interest/Fiscal Agent Expense	307	13,435	
Depreciation	433,284	540,375	
Transfers Out - Debt Service	1,146,478	1,204,018	
Transfers Out - General Fund	377,634	406,045	
Total Expenses	<u>\$ 3,078,994</u>	<u>\$ 3,334,540</u>	
Net Income (Loss)	<u>\$ (727,875)</u>	<u>\$ (231,213)</u>	

SELF-FUNDED INSURANCE			BANK BALANCE
			\$1,828,296
Contributions	Expenses	Savings	
Employer + Employee+Misc	Admin + Claims Paid	Difference	
Oct '24	214,135	233,428	(19,293)
Nov '24	215,427	106,244	109,183
Dec '24	229,908	77,618	152,290
			-
TOTALS	\$ 659,470	\$ 417,290	\$ 242,180

GROWTH	December 2023		December 2024	
<i>Residential</i>	#	YTD Amount	#	YTD Amount
Building Permits	81	\$ 160,050	82	\$ 184,337
Water Taps	44	\$ 65,800	53	\$ 79,500
Sewer Taps	40	\$ 160,000	53	\$ 212,000

OTHER HIGHLIGHTS	December 2023	December 2024
	One Month	One Month
Carroll Co Sales Tax	\$ 212,290	\$ 221,488
Douglas Co Sales Tax	\$ 173,003	\$ 193,021

SANITATION/ SOLID WASTE	December 2023	December 2024
Sanitation Revenue	\$ 306,140	\$ 326,862
Solid Waste Revenue	116,408	118,712
Transfer In/Misc.	3,845	4,890
Total Revenue	<u>\$ 426,393</u>	<u>\$ 450,464</u>
Sanitation Expenses	\$ 266,804	\$ 290,613
Solid Waste Expenses	109,587	75,363
Depreciation	17,499	22,500
Transfers Out - General Fund	14,808	15,832
Total Expenses	<u>\$ 408,698</u>	<u>\$ 404,308</u>
Net Income (Loss)	<u>\$ 17,696</u>	<u>\$ 46,157</u>



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: ABL-01-25 Fast Advents Corporation dba Shell Food Mart

AGENDA DATE: February 11, 2025

DATE PREPARED: January 6, 2025

PREPARED BY: Whitney Cox, Licensing Specialist

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PUBLIC HEARING: Yes

PURPOSE: To present an application for Fast Advents Corporation dba Shell Food Mart to sell retail package malt beverages and wine at the business location of 15041 Veterans Memorial Hwy., Villa Rica, GA 30180.

BACKGROUND: The applicant has complied with the ordinance with regard to the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location zoning restrictions that would hinder the issuance of the license. The business is currently operating as a convenience store with gas pumps and held a 2024 alcoholic beverage license which was not renewed prior to the deadline.

STAFF RECOMMENDATION: Approval

IMPACT: None

MOTION: I move to approve the alcohol license application for Fast Advents Corporation dba Shell Food Mart located at 15041 Veterans Memorial Hwy., Villa Rica, GA 30180.



Alcohol License Application

INSTRUCTIONS: Every question must be answered fully and correctly. If the space provided is not sufficient, answer the question on a separate sheet and indicate in that space that a separate sheet is attached. When completed, it must be dated, signed, and verified under oath by the applicant and filed in person by the applicant with the **Community Development Department, 1605 Carrollton Villa Rica Highway, Villa Rica, Georgia 30180**, together with all supporting documentation and the required non-refundable application fee.

A license issued to an individual shall be issued in the name of the individual. A license issued to a partnership shall be issued in the name of the partnership and in the name of one of the partners who shall be the named licensee. A license issued to a corporation having as its principal business the sale of alcoholic beverages shall be issued in the name of the Corporation and in the name of the majority stockholder or a principal officer of the corporation; and such majority stockholder or officer shall be the named licensee. A license issued to a corporation having as its principal business an activity other than the sale of alcoholic beverages shall be issued in the name of the corporation and in the name of the officer or employee of the corporation primarily responsible for the operation of the licensed premises; and such officer or employee shall be named the Licensee.

NON-REFUNDABLE APPLICATION FEE

Package Malt Beverage	\$100.00	Pouring Restaurant – All	\$100.00	Pouring Private/Supper Club- All	\$500.00
Package Wine	\$100.00	Pouring Restaurant- Limited	\$100.00	Pouring Private/Supper Club - Limited	\$500.00
Package Distilled Sprints	\$1000.00				
Wine Tasting	\$100.00	Wholesale Dealer	\$500.00	Alcohol Catering	\$100.00
Growler	\$100.00	Wine & Craft Beer Boutique	\$100.00	Special Event	\$100.00

TYPE OF LICENSE/Annual License Fee (Check One Only)

- | | | |
|-------------------------------------|---|------------|
| <input type="checkbox"/> | Retail Package Distilled Spirits | \$1,000.00 |
| <input checked="" type="checkbox"/> | Retail Package Malt Beverage | \$200.00 |
| <input type="checkbox"/> | Pouring License Restaurant | \$3,500.00 |
| <input type="checkbox"/> | Pouring License Supper Club | \$5,000.00 |
| <input type="checkbox"/> | Pouring License Private Club | \$3,500.00 |
| <input type="checkbox"/> | Growler License (In Conjunction with Retail Package Malt Beverage & Wine License) | \$200.00 |
| <input checked="" type="checkbox"/> | Retail Package Wine | \$100.00 |
| <input type="checkbox"/> | Limited Pouring License Restaurant | \$500.00 |
| <input type="checkbox"/> | Limited Pouring License Supper Club | \$3,000.00 |
| <input type="checkbox"/> | Limited Pouring License Private Club | \$500.00 |
| <input type="checkbox"/> | Alcohol Catering (In Conjunction with Limited Pouring License – Restaurant) | \$500.00 |
| <input type="checkbox"/> | Wine Tasting (In Conjunction with Retail Package Wine License) | \$100.00 |
| <input type="checkbox"/> | Wine & Craft Beer Boutique | \$500.00 |
| <input type="checkbox"/> | Wholesale Dealer | \$500.00 |

TYPE OF OUTLET

- | | |
|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Retail Package Sales |
| <input type="checkbox"/> | Restaurant |
| <input type="checkbox"/> | Special Event |
| <input type="checkbox"/> | Supper Club |
| <input type="checkbox"/> | Private Club |
| <input type="checkbox"/> | Wine & Craft Beer Boutique |

PART I

1. Name of Business:

SHELL FOOD MART

2. Full name and legal residence of the NAMED LICENSEE- (a) Individual (b) Principal Officer/Employer

KARIMUL MOJUMDER 2547 GRAYTON LOOP VILLA RICA GA 30180
Full Name Address

3. Is the above address your legal and bona-fide place of domicile? Yes No
If additional space is required, please attach to this application, noting the section to which it refers.

4. Address of business for which application is made:

15041 VETERANS MEMORIAL HWY VILLA RICA GA 30180-3270

Phone Number: 770.459.3700 404.663.6584
Business Home/cell/other

Mailing Address: 15041 VETERANS MEMORIAL HWY VILLA RICA GA 30180-3270

5. Type of Ownership:

Individual Partnership Corporation

(A) If Individual, give full name and legal address of owner:

Full Name Address

(B) If Corporation/Partnership, give Corporate/Partnership name:

FAST ADVENTS CORPORATION

PART II

1. Will the proposed outlet have live entertainment? Yes No
(If yes, describe how often and what type in detail)

2. Have you obtained a copy of the City of Villa Rica Alcohol Beverage Ordinance?
 Yes No

No application will be processed until receipt of a copy of this ordinance is acknowledged.

3. Have you included with this application a check for the non-refundable application fee required by section 4-25 of the Alcohol Beverage Ordinance of the City of Villa Rica?
 Yes No

4. As required by Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica, have you included the following with this application? Please check the applicable answer(s):

- A copy of the Deed to the premises to be licensed, if owned by applicant.
 A copy of the Lease Agreement covering the premises to be licensed, if leased by the applicant.
 In the case of a Partnership, a copy of the Partnership Agreement.
 In the case of a Corporation, a copy of the Articles of Incorporation.
 A current stamped certificate from a registered surveyor which shows a scale drawing of the premises and the location at which the applicant desires to operate an alcoholic beverage outlet and which shows, with linear foot measurements where appropriate, such location's compliance or non-compliance with the provisions of Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica.

5. Have you confirmed with the City of Villa Rica Community Development Department that the location of the proposed outlet is in a zoning district approved for the sale of alcoholic beverages subject to the specific limitations of the respective district as provided for in Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica?
 Yes No

6. If applicable, have you received approval from the City of Villa Rica Building Official for any new construction, renovations, remodeling, etc. at the premise to be licensed?
 Yes No N/A

7. If applicable, have you received an approved site plan from the City of Villa Rica for the location of the premises to be licensed? Yes No N/A

8. If applicable, have you received a Carroll/Douglas County Health Department Food Service Permit and any other applicable local, state, or federal permits, etc. required for a food service establishment?
 Yes No N/A

9. Do you comply with the requirements of Regulation 560-2-2-38 below? Yes No
Neither a retail dealer or retail consumption dealer, whether licensed in this State or not, nor any of his employees or members of such retail dealers or retail consumption dealer's immediate family shall have, own or enjoy any ownership interest in, or partnership arrangement or other business association with the business of any wholesaler, manufacturer, producer, shipper, importer or broker.

10. Has the named Licensee and all other persons otherwise required, submitted themselves to the City of Villa Rica Police Department for fingerprinting and background check(s) as provided for in Sec. 4-29 of the Alcoholic Beverage Ordinance of the City of Villa Rica?
 Yes No

11. Has the named Licensee, any Partner(s), the Corporation or any Corporate Officer been:
a. Convicted within the last ten (10) years of any felony or any misdemeanor involving moral turpitude? Yes No
b. Any other misdemeanor within the past five (5) years? Yes No
c. Denied or had revoked, within the past five (5) years, any license to sell alcoholic beverages issued by any government entity? Yes No
d. Convicted of selling alcohol to a minor within the past three (3) years?
 Yes No

If the answer to any portion of question 11 is "yes," describe in detail and give date and occurrences:

12. Has any alcoholic beverage business in which the named Licensee, Partner(s), the Corporation or Corporate Officers holds or has held any financial interest, or are

employed, or have been employed, ever been cited for any violation of the rules and regulations of the State Revenue Commissioner or any local ordinance/legislation relating to the sale or distribution of alcoholic beverage? Yes No X

If the answer to any portion of question 12 is "yes," describe in detail and give date and occurrences:

13. Is the name Licensee a citizen of the U.S.? Yes No

BANGLADESH
Place of Birth

12/16/1982
Date of Birth

REFERENCES

On behalf of the named Licensee, provide three (3) personal references (not relatives, former employers, fellow employees or school teachers) who are responsible, reputable adults, business or professional men or women, who have known the named Licensee during the past five (5) years. Include name, residence/business address and number of years known:

<u>SICKTA SARKAR</u>	<u>2017</u>	<u>770-451-685</u>
Name	Residence/Business Address	Years Known Phone #
<u>ABUL KALAM</u>	<u>2018</u>	<u>470-830-0492</u>
Name	Residence/Business Address	Years Known Phone #
<u>JURNA AKTER</u>	<u>2018</u>	<u>678-724-6657</u>
Name	Residence/Business Address	Years Known Phone #

PART III
VERIFICATION

State of Georgia, Carroll County

I, KARIMUL MOJUMDER, Licensee, do solemnly swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application are true and no false or fraudulent statement or answer is made herein to procure the granting of such license.

[Signature]
Applicants Signature (FULL NAME IN INK)

I hereby certify that Karimul Mojumder signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein and, under oath actually administered by me, has sworn that said statements and answers are true.

This 18 day of DECEMBER, 20 24.

[Signature] My Commission Expires: 3/17/28
Notary Public

(Seal)

Whitney Cox
NOTARY PUBLIC
Carroll County
State of Georgia
My Comm. Expires March 17, 2028

U.S. Legal Forms, Inc.
Form GA-988LT

GEORGIA COMMERCIAL LEASE

This lease agreement is entered into on this the January 1/2023 by and between: KARIMUL HOQ
2547 Grayton Loop Villa Rica GA,30180 (GA LICENSE # 060603382

LASER SOUND INC (hereinafter called "LESSOR"), whether one or more, and **FAST ADVEN**
EIN (830567269) (hereinafter called "LESSEE"), whether one or more. For valuable consideration
sufficiency of which is hereby acknowledged, LESSOR and LESSEE do hereby covenant, c
follows:

1. PREMISES AND TERM: LESSOR, hereby
leases to LESSEE for the term of one year
commencing on the day of 1 / 1 /2023 and ending on
the day of 1 / 1 /2024 (the "TERM") the following
described premises in its present condition, located in
Douglas County, Georgia.

SHELL Station
610 East Highway 78
Villa Rica, GA30180

(hereinafter called the "PREMISES or LEASED
PREMISES"). LESSEE also has a right for the benefit
of LESSEE, its employees, agents and invitees for
access to and from the Leased Premises through the
building and over property of LESSOR adjoining the
Leased Premises, and to use those parts of the building
designated by LESSOR for use by LESSEE, including
but not limited to toilet rooms, elevators and
unrestricted parking areas, if any.

2. RENEWAL: LESSEE and LESSOR may agree
to extend or renew the lease for one (1) more years,
with any agreed modifications, in a separate, signed
document.

3. RENT: The LESSEE covenants to pay to
LESSOR the Rent as stipulated in the next paragraph.
The initial payment of \$5750.00 per month,
(hereinafter "the Rent"), is to be deposited in advance
without demand on or before the **FIRST** day of each
month at United Community Bank in Villa Rica.
Deposit is only to be made for the LESSOR, **Laser
Sound Inc: (Account #2052118300)**. The Rent for the
month of, which is the first month of this lease, shall be
paid in the amount of \$5750.00

(\$5750), which amount is the prorated rent based upon
the date this lease commences.

\$7,000.00. If the term is extended
monthly rent shall be determined
both parties at the time of extension
shall not exceed fifteen percent (15%)
the fifth year of the lease.

The LESSEE shall pay the Rent with
without any setoff, deduction or
whatsoever. Any payment by LESSEE
by LESSOR of a lesser amount than
LESSEE to LESSOR shall be to the
account. The acceptance by LESSEE of
lesser amount with an endorsement
thereon, or upon any letter of credit
that such lesser amount is paid, shall
given no effect, and LESSOR reserves
without prejudice to any other right
LESSOR may have against LESSEE.

4. LATE CHARGES: LESSEE shall pay
charge in the amount of 20% of the
outstanding delinquent balance of
rent not made within THREE (3) days
date to cover the extra expenses of
late payments. This charge is in addition
rights or remedies of the LESSOR.
UTILITIES: LESSEE shall pay for
utilities for the PREMISES. LESSEE
LESSEE to pay the utilities with
enforce payment in the same manner.

5. CONDITION OF PREMISES: LESSOR agrees
paying the rent and on performance of
lease, shall peaceably enjoy the
during the term of this lease. LESSEE
Premises as a tenant, or install
equipment or perform any other

LESSEE agrees to pay the Rent for each month of each year of the Term as follows: (i) Year One: Monthly rent shall be \$5750.00 (ii) Year Two: Monthly rent shall be \$6500.00 (iii) Year Three: Monthly rent shall be \$6,500.00 (iv) Year Four: Monthly rent shall be \$7000.00 (v) Year Five: Monthly rent shall be

equipment or performing must be deemed to have accepted acknowledged that the Premi required by this lease.

LESSEE acknowledges that and knows the condition of t

- 1 -

Sent from my iPhone

39. **LAW TO APPLY:** This lease shall be construed under and in accordance with the laws of the State of Georgia. Those laws shall govern every aspect of the enforcement of this lease.

40. **ADDENDUMS.** The following addendums are attached to this lease and shall be initialed by the parties. (Check all that apply or check none)

- Option to Purchase
- Arbitration Agreement
- Other: _____
- None

41. **OTHER PROVISIONS:**

- 1) Underground tanks registration of the tanks are the lessor responsibility.
- 2) The **GAME** machines located on the **PREMISES** of any kind or character used by the public to provide amusement or entertainment to maintain under contract with lessor.
(a separate contract for the **COAM** game machines to be signed prior to signing the lease)

3) Lessee shall continue and maintain agreement contract with Lessor's **OIL.**

4) Lessee **Karimul Hoque Mojumder** guarantee the full terms of this agree

5) the lease terms are for five year to renew for an additional 1 year to

6) The rent is a tiered value

A) First year monthly rent is (\$57? Starting on 1/1/ 2023 Ends 1/1/20

B) Second year monthly rent is (6? Starting on 1/1/2024 Ends 1/1/202

c) Third and fourth year monthly Starting on 1/1/2025 Ends 1/1/2

E) Fifth year monthly rent is (\$7? Starting on 1/1/2027

Ending on 1/1/2028

The second 1-year term, rent to 1 time of renewals.

All documents such as schedules, exhibits and like documents are incorporated herein and parties. If LESSEE is a corporation, each person executing this lease represents and war authorized to execute and deliver this lease on behalf of the corporation. Those persons furt terms of this lease are binding upon the corporation.

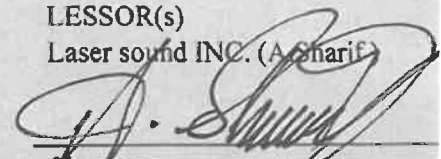
In Witness Whereof, the undersigned LESSOR and LESSEE execute this lease to be effective first above written.

LESSEE(s)
Karimul Hoque Mojumder


Signature

02/28/23
Date

LESSOR(s)
Laser sound INC. (A. Sharif)


Signature

02/28/23
Date

Notary for Lessee

AFFP

LIQ LIC FAST ADVENTS

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF DOUGLAS } SS

CITY OF VILLA RICA

KARIMUL MOJUMDER/FAST ADVENTS CORPORATION has filed an application to sell alcoholic beverages on the premises 15041 VETERANS MEMORIAL HWY VILLA RICA, GA 30180-3270 as a RETAIL PACKAGE MALT BEVERAGES, AND WINE. A public hearing on the application will be held on February 11th, 2025 at 6:00pm at the Holt-Bishop Justice Center, Municipal Court room, 101 Main Street, Villa Rica, Georgia. For additional information on this application, contact the Community Development Department at (678)840-1224.

Rachael Raney, being duly sworn, says:

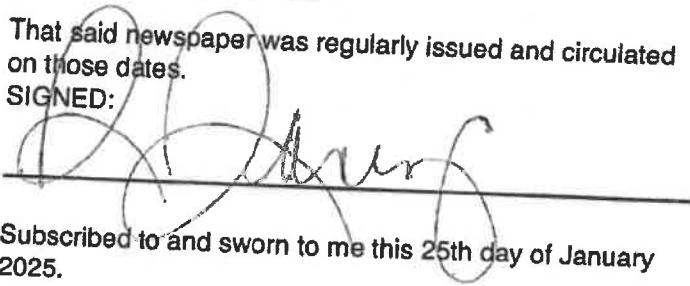
That she is Publisher of the Douglas County Sentinel, a newspaper of general circulation, printed and published in Douglasville, Douglas County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

January 25, 2025

Publication Fees: \$ 42.00

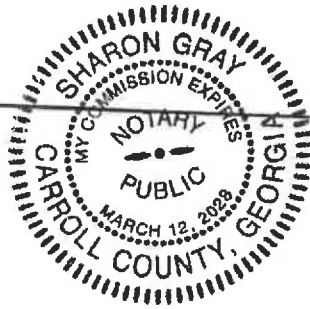
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 25th day of January 2025.





70130110 71150522

KARIMUL MOJUMDER
15041 VETERANS MEMORIAL HWY
VILLA RICA, GA 30180

AFFP
LIQ LIC FAST ADVENTS

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF CARROLL } SS

CITY OF VILLA RICA

KARIMUL MOJUMDER/FAST ADVENTS CORPORATION has filed an application to sell alcoholic beverages on the premises 15041 VETERANS MEMORIAL HWY VILLA RICA, GA 30180-3270 as a RETAIL PACKAGE MALT BEVERAGES. AND WINE. A public hearing on the application will be held on February 11th, 2025 at 6:00pm at the Holt-Bishop Justice Center, Municipal Court room, 101 Main Street, Villa Rica, Georgia. For additional information on this application, contact the Community Development Department at (678)840-1224.

Rachael Raney, being duly sworn, says:

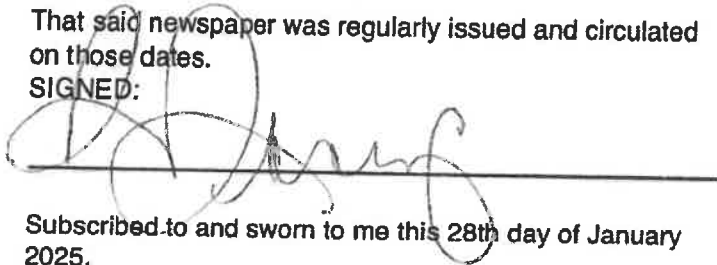
That she is publisher of the Times-Georgian, a newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

January 28, 2025

Publication Fees: \$ 42.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 28th day of January 2025.



70130110 71150522

KARIMUL MOJUMDER
15041 VETERANS MEMORIAL HWY
VILLA RICA, GA 30180



City of Villa Rica
Sample Public Notice and Advertisement

The following language for both the public notice (sign) and public advertisement requirements of this section.

Karimul Mojumder / Fast Advents Corp. has filed a

Individual, Corporation or Partnership applying for a license. If Corporation or Partnership, also list Licensee.

to sell alcoholic beverages on the premises 15041 Veterans Memorial

Street Address

as a retail package malt beverages & wine

Type of Outlet/Type of License

A public hearing on the application will be held on February 11,

Day/Date

at 6:00 pm. a.m./p.m. at the Holt-Bishop Justice Center, Municipal
101 Main Street, Villa Rica, Georgia. For additional information on this application
Licensing Specialist, Whitney Cox at (678) 840-1224.

Prior to the date of the hearing, you must furnish to the Community Development
copy of the advertisement and a sworn statement as to the size of, location of and
the public notice (sign). An acceptable example of a sworn statement is attached.



Public Hearing Date

City Council: February 11, 2025

Request: Alcoholic Beverage License

Project Description: Retail Package Malt Beverages & Wine

Applicant: Fast Adverts Corporation dba Shell Food Mart
Licensee: Karimul Mojumder
2547 Grayton Loop
Villa Rica, GA 30180

Location: 15041 Veterans Memorial Hwy., Douglas Co., Ward 1

Parcel Number(s): 01450250027

Current Zoning: C1 (Commercial Low Density)

Current Land Use: Commercial

Location and Zoning Requirements:

The Alcohol Beverage Ordinance regulates location and zoning statutes of the property proposed for selling alcohol as follows:

Sec. 4-69. Zoning Restriction

(a) No retail license shall be granted under this chapter unless the premises to be licensed are, at the time the application is approved by the mayor and council, located under the planning and zoning ordinance of the city in a non-residential zoning district subject to the specific limitation of the respective districts.

The subject property is zoned C1 (Commercial Low Density).

Sec. 4-70. Proximity Restrictions:

(a) No premises shall be licensed under this chapter whose location is within the following distances:

(1) For the sale of any wine or malt beverage, within 300 feet of any church building, school building, school grounds, or college campus.

Compliance: Yes

(2) For the sale of any distilled spirits, within 300 feet of any church building and within 600 feet of any school building, educational building, school grounds, or college campus.

Compliance: Yes

(3) For the sale of any distilled spirits, wine, malt beverage, within 300 feet of an alcoholic treatment center owned and operated by the State of Georgia or any county or municipal government therein.

Compliance: Yes

(4) For the sale of any alcoholic beverage for consumption on the premises, within 300 feet of any housing authority property.

Compliance: **Yes**

(5) No consumption-on-the-premises license shall be issued for any place of business which is located within 200 feet of a private single-family or two-family dwelling.

Compliance: **Yes**

Sec. 4-29 Investigation; Hearing:

In accordance with the City of Villa Rica Alcoholic Beverages Ordinance, the Villa Rica Police Department (VRPD) investigated the applicant's background. As a result of the investigation, the VRPD revealed no conviction or records against the applicant's good moral character or fitness for a license.

Public Response:

The applicant has posted a sign on the premises as well as a notice in the Times-Georgian notifying the public of the application to obtain an alcoholic beverage license at the location.

Staff Comments:

The applicant has complied with the Ordinance regarding the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location restrictions that would hinder the issuance of the license.

Recommendation:

Staff recommends **approval** of the request by Fast Advents Corporation dba Shell Food Mart and Karimul Mojumder for the alcohol license to sell retail package malt beverages & wine at 15041 Veterans Memorial Hwy.



Whitney Cox
Licensing Specialist

Attachments:

1. Application
2. Affidavit of Publication
3. Commercial Lease



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: TA-02-25– Text Amendment to modify the Peddler’s, Solicitation & Canvassing permit process

PLANNING & ZONING MEETING DATE: February 11, 2025

DATE PREPARED: January 24, 2025

PREPARED BY: Nina Shabazz, Community Development Director

PUBLIC HEARING: Yes

PURPOSE:

Staff reviews the zoning ordinance and from time to time, it becomes necessary to amend or update certain language, add new sections or further define language that needs additional clarification. The text amendments seeks to modify the process by which a peddler’s & solicitation permit is obtained. This is an update to the previous text amendment that was heard on December 10th. The previous text amendment had a different fee and schedule. Currently, the process is within the Villa Rica Police Department and upon discussion with city officials, it was determined that the process, which includes an updated application, should be overseen by the Community Development Department.

BACKGROUND:

Staff has been working on text amendments to update language, uses and processes to ensure that the City makes appropriate and pertinent changes as needed. These changes should continue to encourage zoning compatibility, adherence to zoning ordinance and continued responsible growth. Through discussions with staff, it became clear that the desire for Community Development to govern the application and process of obtaining a Peddling, Solicitation and Canvassing permit. The application will be under our business license department and reviewed, processed and approved through business license; with VRPD conducting the background investigation.

STAFF RECOMMENDATION: Approval with Conditions

IMPACT: N/A

POTENTIAL ACTION: Approval as recommended by staff

MOTION: I motion to approve the modification of Section 8.117-120 Registration; fee & application for permit to the Zoning Ordinance.

CITY OF VILLA RICA
AMENDMENT TO ORDINANCE

WHEREAS, the City of Villa Rica through its Community Development Department have reviewed and revised the Zoning Ordinance for the City of Villa Rica; and

WHEREAS, Article IV, Sec. 8-118 & 8-120 of the City of Villa Rica's Zoning Ordinance needs to be amended to modify the procedure to obtain a Peddler's, Soliciting and Canvassing permit.

NOW, THEREFORE, be it hereby ordained as follows:

8-118.

(a) Any person 18 years of age or older desiring to peddle, solicit or canvass within the city shall make application with the Community Development department and pay a nonrefundable registration fee of \$100.00 annually.

8-120.

(a) Each registrant under this article shall at all times, while in the city visibly display the permit and shall exhibit the same when requested to do so by any law enforcement officer or by any municipal authority and by any person being solicited. Possession of this registration permit shall not in any way represent an endorsement or approval of any product or project by the city.

IT IS SO ORDAINED on this 11th day of February, 2025

Leslie McPherson, Mayor

Attest:

Theresa Campbell, City Clerk

CITY OF VILLA RICA
AMENDMENT TO ORDINANCE

WHEREAS, the City of Villa Rica through its Community Development Department have reviewed and revised the Zoning Ordinance for the City of Villa Rica; and

WHEREAS, Article IV, Sec. 8-118 & 8-120 of the City of Villa Rica's Zoning Ordinance needs to be amended to modify the procedure to obtain a Peddler's, Soliciting and Canvassing permit.

NOW, THEREFORE, be it hereby ordained as follows:

8-118.

(a) Any person 18 years of age or older desiring to peddle, solicit or canvass within the city shall make application with the Community Development department and pay a nonrefundable registration fee of **\$25.00 per occurrence; each occurrence or event shall not exceed two consecutive days.**

8-120.

(a) Each registrant under this article shall at all times while in the city visibly display the permit and shall exhibit the same when requested to do so by any law enforcement officer or by any municipal authority and by any person being solicited. Possession of this registration permit shall not in any way represent an endorsement or approval of any product or project by the city.

IT IS SO ORDAINED on this 10th day of December, 2024

Leslie McPherson, Mayor

Attest:

Theresa Campbell, City Clerk



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: TA-03-25 Text Amendment to add new section to Article III-Heavy Motor Vehicles, Routes

AGENDA DATE: February 11, 2025

DATE PREPARED: January 28, 2025

PREPARED BY: Nina Shabazz

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: Staff reviews the zoning ordinance and from time to time, it becomes necessary to amend or update certain language, add new sections or further define language that needs additional clarification.

BACKGROUND: Staff has been working on text amendments to update language, add new sections, uses and processes to ensure that the City makes appropriate and pertinent changes as needed. These changes should continue to encourage zoning compatibility, adherence to zoning ordinance and continued responsible growth. Oftentimes, residents and elected officials bring matters of concern to staff that may require additional oversight, revision and or augmentation. Several streets are identified and marked as prohibited for trucks over a certain weight class. Trucks sometimes take these routes for ease in navigating traffic, or other undetermined reasons. In their desire to use certain routes, it puts them in close proximity to residential properties and if the need occurs for them to use their engine brakes due to slope, or other reasons, they do so and emit noise at higher than desired decibels to surrounding properties. Staff was asked to find or develop a way in which to mitigate the occurrence of trucks using their engine (Jake) brakes and upon completion of research, staff determined that additional signage indicating the prohibition of Jake brakes can be erected, along side existing signs that deter truck traffic. Jake brakes may be used in emergency situations, or when necessary to avoid imminent danger.

STAFF RECOMMENDATION: To review and approve new section for definition and regulation of engine brakes within the city limits.

MOTION: I motion to accept the text amendments as submitted and direct staff to finalize the proposed amendments for adoption.

CITY OF VILLA RICA
AMENDMENT TO ORDINANCE

WHEREAS, the City of Villa Rica through its Community Development Department have reviewed and revised the Zoning Ordinance for the City of Villa Rica; and

WHEREAS, Chapter 12 Article III, Sec. 12-57 & Chapter XIII-Definitions, of the City of Villa Rica's Code of Ordinance needs to be amended to add a new section to define & regulate the use of Compression/Engine brakes on Heavy Motor Vehicles, Routes

NOW, THEREFORE, be it hereby ordained as follows:

12-57.

(e) Engine brakes prohibited. It shall be unlawful for any driver of a truck or truck-tractor to activate or use the unit's engine brake within the city limits.

(f) Penalty for violation. Any driver of a truck or truck-tractor who activates or uses the unit's engine brake within the city limits shall be guilty of a misdemeanor and, upon conviction therefor, shall be punished as provided in section 1-11.

13-01.

Engine brakes defined. This section applies to any form of secondary braking system commonly found on large trucks that use compression from the engine as resistance to slow the drivetrain. Such braking systems are commonly referred to as "Jacobs Engine Brakes," "Engine Brakes," or "Jake Brakes" and often cause the engine to make a loud sound audible from a distance.

IT IS SO ORDAINED on this 11th day of February, 2025

Leslie McPherson, Mayor

Attest:

Theresa Campbell, City Clerk



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Request to withdrawal previously presented December 2024 update of Main Street Advisory Board Bylaws

AGENDA DATE: February 4, 2025

DATE PREPARED: January 2, 2025

PREPARED BY: Diana DeSanto

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PUBLIC HEARING: N/A

PURPOSE: The purpose of this item is to update the current Bylaws fir Main Street Advisory Board – last updated in May of 2024, and previously updated in August 2021 and November 2018. The Bylaws were originally adopted by the Main Street Advisory Board in September of 2015.

BACKGROUND: Periodically, the Main Street Advisory Board will review the Bylaws and make occasional changes or updates. The board moved to do so in December. All members present for the meeting reviewed the bylaws and the proposed revisions. The updates were approved and voted on at the December 2024 Main Street Advisory Board Meeting.

The updated bylaws that were originally adopted in 2015, and subsequently revised in May 2024, August 2021 and November 2018 are attached, with most recently approved revisions highlighted in yellow.

During the January 10, 2025 Main Street Advisory Board meeting, the team discussed the proposed changes and recommendations from Mayor and Council and have elected to administratively withdraw the request to approve bylaw changes and continue with the bylaws as amended in May of 2024.

STAFF RECOMMENDATION: No action.

MOTION: