

**COUNCIL WORK SESSION
CITY OF SKY VALLEY, GEORGIA
FEBRUARY 12, 2019 AT 10:00 AM
817 SKY VALLEY WAY (CHAPEL)**

AGENDA

- 1. Call to Order**
- 2. Adoption of Agenda**

NEW BUSINESS

- 3. Grounds Maintenance**
- 4. Bear Ordinance**
- 5. Visitor Center Building**
- 6. Fire Department Request**
- 7. Surplus Lots**
- 8. Codification - Ordinances**

OTHER BUSINESS

- 9. Adjournment**

Grounds Maintenance

We appreciate the City of Sky Valley citizens with your concerns and patience with clean up from the storm. As you are aware the City of Sky Valley experienced a great deal of damage in the form of downed trees, limbs and debris.

The City Public Works crew has been working on removing all debris as the weather permits and we anticipate the clean-up will be complete in the near future.

The City of Sky Valley will maintain the main entrance, city park/pavilion area and city hall on a schedule that has been established by the city staff with assistance of a professional grounds keeper.

**AN ORDINANCE TO BE ENTITLED AN ORDINANCE TO PREVENT WILDLIFE
ACCESS TO REFUSE AND TO REPEAL ALL ORDINANCES IN CONFLICT
HEREWITH; AND FOR OTHER PURPOSES.**

BE IT ORDAINED by the Mayor and Council Members of the City of Sky Valley, Georgia, in regular meeting of Council assembled, and pursuant to lawful authority thereof:

PREVENTION OF WILDLIFE ACCESS TO REFUSE

Sec. 1. Definitions

“Approved wildlife resistant container” as used in this Ordinance shall mean a fully enclosed container with a lid which can be completely closed. The lid must have a latching mechanism, which prevents access to wildlife. Both the container and the lid must be constructed of metal or equivalent. Any container which is over filled so as to prevent latching is not a wildlife resistant container. Wildlife resistant containers must be approved by the city.

“Approved wildlife resistant enclosure” as used in this Ordinance shall mean a fully enclosed structure containing four walls and a roof, with one side accommodating a door. The walls of the enclosure must extend to the ground and the door can have no more than a 3/8-inch gap along the bottom. The latching device must be of a sufficient strength and design to prevent access by wild life. Ventilation openings shall be kept to a minimum and must be covered with a metal mesh or other material of sufficient strength to prevent access to wildlife. Wildlife resistant enclosures must be approved by the animal control officer.

“Attractant” any substance which could reasonably be expected to attract wildlife or does attract wildlife, including but not limited to food products, pet food, feed, compost, grain or salt.

“Commercial” as used in this Ordinance shall reference to income producing property which shall include but not be limited office buildings, apartments, and time shares.

“Domestic” as used in this Ordinance shall reference to privately owned residential property which shall include but not be limited to single family dwellings, remodeled dwellings, resale dwellings, newly constructed dwellings, condominiums, and duplexes.

“Enforcement officer” as used in this Ordinance may include animal control, County Sheriff, City Police, state natural resource ranger or other law enforcement official.

“Person” as used in this Ordinance will include any natural or juridical person, including but not limited to, corporations and other business entities, the United States, the state, the county, the district and any office or agency

“Refuse” as used in this Ordinance will include all substances and materials which an attractant to wildlife are.

“Special event” as used in this Ordinance shall mean a large outdoor gathering such as a concert, conference, fair or festival with an expected or actual attendance in excess of 50 people.

“Wildlife” as used in this Ordinance shall include any mammal which is not normally domesticated in this state, including but not limited to, bears, coyotes, foxes, mountain lions, opossums, raccoons and skunks.

Sec. 2. Disposal of Domestic and Commercial Refuse

A. All domestic and commercial refuse must be placed in one of the following:

- (1) A building, house or garage that is inaccessible to wildlife.
- (2) An approved wildlife resistant container.
- (3) A container that is placed in an approved wildlife resistant enclosure.
- (4) Deposited at an appropriate County or City disposal site.

B. Commercial property owners are responsible for any violations of this Ordinance a tenant may violate, and any fines and/or penalties accumulated by a tenant will be assessed to the Commercial property owner.

Sec. 3. Special Events Refuse Disposal

A. All outdoor special events shall be kept free from the accumulation of refuse.

B. Refuse must be collected from the grounds of the event at the close of each day and deposited in an approved wildlife resistant container, an approved wildlife resistant enclosure or deposited at an appropriate County or City disposal site or placed in a building or which is inaccessible to wildlife.

Sec. 4. Construction Site Refuse Disposal

A. All construction sites must have a designated container that receives refuse. The container must be either an approved wildlife resistant container, stored in an approved wildlife resistant enclosure or emptied at the end of each day and stored in a building or trailer.

Sec. 5. Wildlife Resistant Containers or Enclosures Available for Public Use

A. Wildlife resistant containers or enclosures will be available for refuse deposit at the following city dump locations when the facilities are open and accessible to the public:

- (1) [named dump or transfer station]
- (2) [named dump or transfer station]
- (3) [named dump or transfer station]

B. The provision of approved wildlife resistant containers or approved wildlife resistant enclosures at the above locations does not relieve any person for complying with any requirement of this Ordinance.

Sec. 6. **Additional Provisions to Minimize Bear/Human Conflicts**

A. Bird feeders are permitted; however, between the dates of April 15 and November 15, all feeders must be suspended on a cable or other device so that they are inaccessible to bears and the area below said feeders must be kept free from the accumulation of seed debris.

B. No person shall fail to take remedial action to avoid contact or conflict with bears after being advised by the enforcement officer that such action is necessary. Remedial action may include, but is not limited to removal of cooking grills, pet food, bird feeders or any other attractants.

C. Further, after an initial contact or conflict with a bear, no person shall continue to provide, or otherwise fail to secure or remove, any likely food sources or attractants, including, but not limited to, grills, pet food or bird feeders.

Sec. 7. **Enforcement**

A. City of Sky Valley shall issue citations and summons and assess penalties for any violation of this Ordinance.

B. City of Sky Valley has the authority to assess the need for remedial action necessary to avoid bear contact or conflict pursuant to Section 5 of this Ordinance.

Sec. 8. **Penalties**

A. Any violation of this Chapter shall be subject to the following penalties:

(1) First violation: Written citation and warning that if preventative measures are not implemented, offender may be required to install an approved wildlife resistant container at his/her expense.

(2) Second and subsequent violations: Offender shall be required to install an approved wildlife resistant container at his/her expense and be subject to fines and penalties.

B. Any violation of this Ordinance will be subject to fines up to \$1,000.00.

C. Each day that a violation continues or occurs will be considered a new violation for the purpose of assessing penalties under this chapter.

Sec. 9. **Enactment**

This Chapter will become effective on _____.

Sec. 10. Severability

Should any provision of this ordinance be rendered invalid by a court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the City Council.

Sec. 11. Savings Clause

Except as hereby amended, the Code of Ordinances of the City of Sky Valley, Georgia shall remain valid and in full force and effect. Any provision of any ordinance previously adopted by the City of Sky Valley, Georgia which is in conflict with this ordinance is hereby repealed as of the enforcement date hereof.

So resolved this ____ day of _____, 2019.

AUTHENTICATION:

Adopted by Council on _____, 2018.

APPROVED:

ROBERT MACNAIR, MAYOR

CHIP DURPO, COUNCILOR

NEIL HOWARD, COUNCILOR

**ALLEN PIONTKOWSKI,
COUNCILOR**

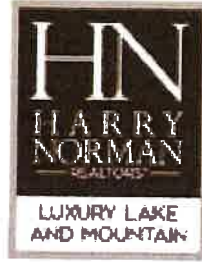
PAUL WHEELER, COUNCILOR

ATTEST:

KAREN FLEMING, CITY CLERK

COMPARATIVE MARKET ANALYSIS

CMA Presentation



Prepared for:

Ella Fast
3444 Highway 246
Dillard, GA 30537

Friday, January 04, 2019

Comments

This presentation was prepared at the request of Ella Fast, City Manager of the City Of Sky Valley.



Prepared By:

Cheryl Justus
Harry Norman REALTORS
141 South Main Street
Clayton, GA 30525

Phone: 706-982-9329
cherylndillard@gmail.com

SUBJECT PROPERTY DETAIL



3608 Highway 246

Address	3608 Highway 246	Business Type	Office Building
City	Dillard	Cooling CM	Central A/C
State	GA	Roof Type	Composition
Zip	30537		
Total Finished Area	2,112		
Lot Size	1-2 Acres		
Year Built	1980		

COMPARABLE REPORT



Listing #	Subj Prop Temp-143431	8072026	7554273	7234916
Address	3608 Highway 246	1569 Highway 441 N	9 Buzz Saw Ln	1709 Lake Rabun Rd
City	Dillard	Clayton	Tiger	Lakemont
Zip	30537	30525	30576	30552
Tax ID	058A500	041E 004	T002 042A	LR05A 017
Property Type	Commercial	Commercial	Commercial	Commercial
List Price		\$99,000	\$210,000	\$295,000
Status	Subject Property	Sold	Sold	Sold
County	Rabun	Rabun	Rabun	Rabun
Total Finished Area	2,112		2,514	1,680
Acreage	1.310	1.470	0.900	0.190
Heating Type		Central	Central, Heat Pump	Forced Air
Parking CM			Paved Lot	
Year Built	1980	1975	2005	1922
List Date	12/28/2018	9/18/2016	11/19/2015	3/3/2014
Closed Date		5/10/2018	3/14/2018	7/3/2018
Sold Price		\$75,000	\$200,000	\$250,000
DOM		523	753	1459
Total Adjustments:	\$0	\$0	\$0	\$0
Adjusted Price	\$0	\$75,000	\$200,000	\$250,000

Commercial Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
Price:	\$295,000	\$99,000	\$201,333	\$210,000
Selling Price:	\$250,000	\$75,000	\$175,000	\$200,000
Adj Price:	\$250,000	\$75,000	\$175,000	\$200,000

CMA SUMMARY REPORT

Commercial - Sold										
ADDRESS	LN	STAT	AR	Sale/Rent	SQFT_TOT	DOM	LP	PrcSqft	SP	PrcSqft
1569 Highway 441 N	8072026	S	451	For Sale		523	\$99,000		\$75,000	
9 Buzz Saw Ln	7554273	S	451	For Sale	2,514	753	\$210,000	\$83.53	\$200,000	\$79.55
1709 Lake Rabun Rd	7234916	S	451	For Sale	1,680	1459	\$295,000	\$175.60	\$250,000	\$148.81
Total Listings						Avg	Avg	Avg	Avg	Avg
3						911	\$201,333	\$129.57	\$175,000	\$114.18

Commercial Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
Price:	\$295,000	\$99,000	\$201,333	\$210,000
Selling Price:	\$250,000	\$75,000	\$175,000	\$200,000
Adj Price:	\$250,000	\$75,000	\$175,000	\$200,000

MAP OF PROPERTIES



Map No.	MLS#	Address	City/State/Zip	Price
1	Sub. Property	3608 Highway 246	Dillard GA 30537	
2	8072026	1569 Highway 441 N	Clayton GA 30525	\$75,000
3	7554273	9 Buzz Saw Ln	Tiger GA 30576	\$200,000
4	7234916	1709 Lake Rabun Rd	Lakemont GA 30552	\$250,000

DETERMINING VALUE

Factors that Affect Your Home in Today's Market!

Location:

Location is the single most important factor in determining the value of your home.

Competition:

Prospective buyers compare your property against competing properties. Buyers will perceive value based upon the properties that have sold or are available in the area.

Timing:

Property values are affected by the current real estate market. As the real estate market cannot be manipulated, a flexible marketing plan should be developed which analyzes the current marketing conditions and individual features of the property.

Condition:

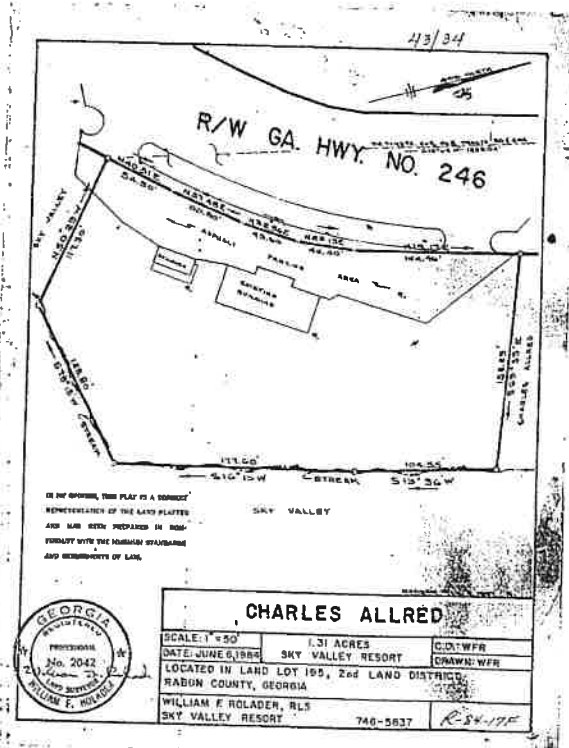
The condition of the property affects the price and speed of the sale. As prospective buyers often make purchases based on emotion, first impressions are important.

Optimizing the physical appearance of your home will maximize the buyer's perception of value.

Price:

Pricing your home properly from the very beginning is an important factor in - determining the length of time it will take to sell your home.

34
Allred
(R-24-17F)



Recorded this the 4th day of October, 2000 J. J. Gannard, CSC 33



Summary

Parcel Number 058A 500
 Location Address 3608 HWY 246 0
 Legal Description N/A
 Zoning CB
 Tax District Sky Valley (District 06)
 Millage Rate 35.71
 Acres 1.31
 Homestead Exemption No (50)
 Landlot/District 195 / 2

[View Map](#)



Owner

CITY OF SKY VALLEY GEORGIA
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	01301 -0700-AC: 40000.00	Acres	57,064	0	0	1.31	0

Commercial Improvement Information

Description Office Buildings-5
 Value \$54,506
 Actual Year Built 1980
 Effective Year Built 1980
 Square Feet 2112
 Wall Height 12
 Wall Frames Wood Frame
 Exterior Wall Wood on Sheathing
 Roof Cover Architectural Shingle
 Interior Walls Sheetrock
 Floor Construction Platform Height
 Floor Finish Sheet Vinyl
 Ceiling Finish Sus Cl/Wl Ins
 Lighting
 Heating Heat Pump/Central Ac
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
STORAGE \$13.50	2002	28x14 / 392	0	\$3,281
ASP PAVING \$1.45	1998	312x32 / 9984	0	\$7,817

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/30/2014	H41 322	43 34	\$200,000	Qualified - Improved	WEST EDWIN L & DENISE L	CITY OF SKY VALLEY GEORGIA
9/30/2014	H41 321		\$0	Unqualified Improved	WEST JOHN DAVID & BETTY	WEST EDWIN & DENISE
4/1/2001	00U20 0111		\$275,000	Unqualified Improved		WEST EDWIN L
4/1/1997	00Z16 0609		\$125,000	Unqualified Improved		
2/1/1997	00W16 0523		\$0	UI		

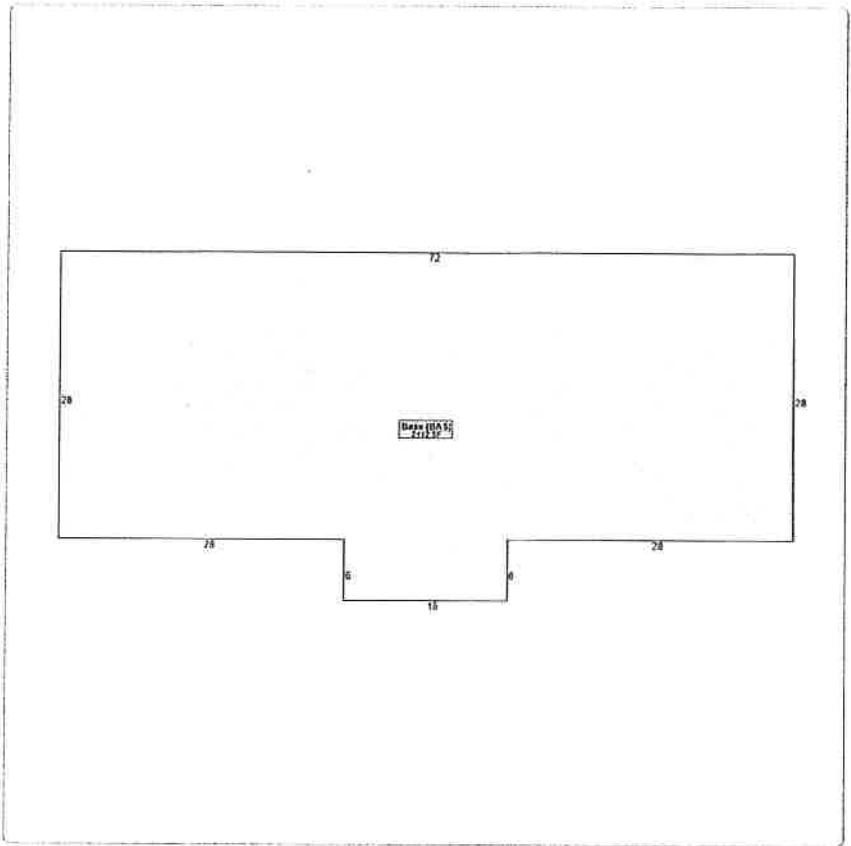
Valuation

	2018	2017	2016	2015	2014
Previous Value	\$123,244	\$123,244	\$121,518	\$121,518	\$121,518
Land Value	\$57,640	\$57,640	\$57,640	\$57,640	\$57,640
+ Improvement Value	\$54,506	\$54,506	\$54,506	\$54,506	\$54,506
+ Accessory Value	\$11,098	\$11,098	\$11,098	\$9,372	\$9,372
= Current Value	\$123,244	\$123,244	\$123,244	\$121,518	\$121,518

Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 12/28/2018 12:22:04 AM

Developed by
 Schneider
GEOSPATIAL

FILED & RECORDED
DATE: 9/30/2014
TIME: 11:31AM
BOOK: H41
PAGE: 322
TRANSFER TAX: \$200.00
PT61: 2014-001262
Holly Henry-Perry, Clerk
Rabun County, GA

Returns Recorded Document to:
McClure, Ramsay, Dickerson & Escoe, LLP
38 Falls Road
Toccoa, GA 30577

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF RABUN

File #: 29954

This Indenture made this 25th day of September, 2014 between Edwin L. West and Denise L. West, of the County of Rabun, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and City of Sky Valley, Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in in Land Lot 195 of the Second Land District of Rabun County, Georgia, CONTAINING 1.31 ACRES, more or less, and being more fully described upon that certain plat of survey prepared by William F. Rolader, GRLS No. 2042, dated June 6, 1984 and recorded in Plat Book 43, Page 34 of the Rabun County plat records. Said plat and the record of the same being incorporated herein by reference for a more full and complete description of the above described property.

The above described property being the same as that conveyed by Warranty Deed With Right of Survivorship from Carolyn L. Barnes to Edwin L. West and Denise L. West dated April 30, 2001, recorded in Deed Book U-20, Page 111, Rabun County records.

This Deed includes and is subject to all easements and restrictions of record affecting the above described property, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Alyssa Mullins
Witness

Alyssa Mullins
Notary Public
My Commission Expires: 8-22-15
(Seal Affixed)

Edwin L. West (Seal)
Edwin L. West

Denise L. West (Seal)
Denise L. West

ALYSSA MULLINS
NOTARY PUBLIC
Rabun County
State of Georgia
My Comm. Expires: August 22, 2015

MEMORANDUM OF UNDERSTANDING

RABUN COUNTY, GEORGIA.

This Memorandum of Understanding made and entered into this 10th day of August, 2017 between the City of Sky Valley, hereinafter referred to as "Lessor" and Ed West Realty, Inc. and Sky Valley Accommodations, Inc., hereinafter referred to as "Lessee." Lessor and Lessee entered into an agreement dated September 25, 2014 and amended November 16, 2015.

1.

Pursuant to the terms of that lease agreement as amended Lessee has exercised its contracted right to renew the lease for an additional three (3) year period. Lessor and Lessee understand this is a lease of proprietary property owned by the City of Sky Valley.

2.

All terms and alternative conditions under the original lease agreement of September 25, 2014 as amended November 16, 2015 hereby remain of full force and effect.

CITY OF SKY VALLEY, GEORGIA (SEAL)
(Lessor)

By:

Hyde Bondman

Attest:

Alla Faust

ED WEST REALTY, INC. (SEAL)
(Lessee)

Edwin J West

Attest:

Denise West

SKY VALLEY ACCOMMODATIONS, INC.
(Lessee) (SEAL)

By: Edwin J West

Attest:

Denise West

AMENDMENT TO LEASE AGREEMENT

For valuable consideration, receipt of which is hereby acknowledged, CITY OF SKY VALLEY, "Lessor" and ED WEST REALTY, INC. and SKY VALLEY ACCOMMODATIONS, INC. "Lessee", parties to the Lease Agreement made for premises known located at 3608 Highway 246, Sky Valley, GA and dated on September 25, 2014 agree to modify and amend said Lease Agreement in the following way(s):

- Paragraph 1 - Strike the entire paragraph and replace with the following language:

The Lessor, for and in consideration of the rents, covenants, agreements and stipulations hereinafter set forth, and other good and valuable consideration, to be paid, kept and performed by Lessee, does hereby lease and rent unto Lessee, and Lessee hereby agrees to lease and take upon the terms and conditions hereinafter provided, the following described property (said property being held by the City of Sky Valley in its proprietary function) to wit:

The two separate offices located on the south end of the building currently occupied by Lessee and adjacent to the main lobby area being used as the Sky Valley Visitor Center.

- Paragraph 3 – Strike and remove the entire paragraph.
- Paragraph 4 – Strike the following language from the paragraph:

Rental payment shall begin with the first payment being due once improvements have been finished to the small building or beginning with month four (4), whichever comes first.

- Paragraph 15 – Strike the entire paragraph and replace with the following language:

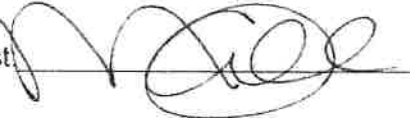
Lessor will provide highway signage reasonably located to allow for good visibility by adjoining highway traffic. The sign shall be a "v shape" sign and include all tenants within the building. Each panel will be approximately 48" x 18". All other highway and/or building signage of Lessee will be removed by Lessor at Lessor's expense.

All other terms and covenants of the original Lease Agreement shall remain in full force and effect.

Signed on this 16th day of November, 2015.

CITY OF SKY VALLEY, GEORGIA (Lessor)

By: 

Attest: 

ED WEST REALTY, INC. (Lessee)

By: Edwin J. West

Attest: 

SKY VALLEY ACCOMMODATIONS, INC. (Lessee)

By: Edwin J. West

Attest: 

LEASE AGREEMENT

RABUN COUNTY, GEORGIA

THIS LEASE, made this 25th day of September, 2014 by and between CITY OF SKY VALLEY, GEORGIA, as first party, hereinafter called "LESSOR", and ED WEST REALTY, INC. and SKY VALLEY ACCOMODATIONS, INC. as second party, hereinafter called "LESSEE".

WITNESSETH:

1. The Lessor, for and in consideration of the rents, covenants, agreements and stipulations hereinafter set forth, and other good and valuable consideration, to be paid, kept and performed by Lessee, does hereby lease and rent unto Lessee, and Lessee hereby agrees to lease and take upon the terms and conditions hereinafter provided, the following described property to-wit:

The detached building on the south side of the property.

DW
EW HS

2. The term of this lease shall be for three years beginning Sept. 25th 2014 with a three year renewal option.

3. Notwithstanding anything to the contrary herein, the parties hereto understand and agree that certain improvements shall be made to the leased premises pursuant to Purchase and Sale Agreement by and between said parties dated September 2, 2014. During the time that such improvements are being made, Lessee shall be allowed to maintain occupancy of its present location for rental at the rate of \$300.00 per month for a period not to exceed three (3) months while improvements are being made to the small building.

4. Lessee agrees to pay Lessor \$400.00 per month for the first term of this lease. Rental for the three year optional renewal period shall remain the same if exercised by Lessee. Monthly rental shall be paid in advance, same being due on the first day of each month. If monthly rental is not received by Lessor on or before the 15th day of each month, a ten percent penalty shall be applied. Rental payments shall begin with the first payment being due once improvements have been finished to the small building or beginning with month four (4), whichever comes first.

HS DW
EW HS

5. Payment of utility bills applicable to the leased premises are included in the lease payments.

6. Lessee agrees not to abandon or vacate the leased premises during the term of this lease and agrees to use said premises as a realty business.

7. Lessee agrees that the premises shall not be used for any illegal purposes; nor in violation of any valid regulation of any governmental body; nor in any manner to create any nuisance or trespass. Lessee agrees to keep the premises clean and not to allow any accumulation of junk or debris.

DW

EW HS

8. Lessee shall not have the right to sublet any portion or all of the leased premises or assign this lease without prior written consent from Lessor.

9. Lessee agrees to indemnify and save harmless Lessor against all claims for damages to persons or property by reasons of the use and occupancy of the leased premises, including any claims by Lessee's agent and employees, Lessee's customers and invitees, and any and all other persons coming on or about the lease premises during the term of this lease. Lessee agrees to obtain and maintain liability and hazard insurance coverage for the leased premises naming Lessor as Loss Payee. Lessee may obtain insurance coverage for its contents/personalty at its discretion. Lessee agrees to provide Lessor with a copy of the Insurance Policy.

10. Lessor is to approve any alterations or improvements to the leased premises prior to construction. Any such permanent alterations or improvements shall become property of the Lessor.

11. During the term hereof, Lessee shall make, at Lessee's expense, all necessary repairs to the leased premises, including such items as repairs of floors, walls, ceilings, and other parts of the leased premises damaged or worn through normal use and occupancy. Lessor shall be responsible for repair of major mechanical systems or the roof, if applicable.

12. Any notice required hereunder shall be deemed efficient if sent by United States Certified Mail with return receipt requested addressed as follows:

ED WEST REALTY, INC.:

PO Box 931
Clayton, Ga 30525

CITY OF SKY VALLEY, GEORGIA:

3444 Hwy. 246
Sky Valley, Ga. 30537

Lessor and Lessee shall each have the right to change the place notices to be given by written notice thereof to the other party.

13. If default shall at any time be made by Lessee and the payment of rent when due, and if said default shall continue for 15 days after written notice thereof shall of been given to Lessee by Lessor, or if default shall be made in any of the other covenants or conditions herein, and such default shall continue for 30 days after notice thereof in writing to Lessee by Lessor without correction thereof, Lessor may declare the term of this lease ended and terminated by giving Lessee written notice thereof and if possession of the Leased premises is not surrendered, Lessor may reenter said premises. Lessor shall have, in addition to the remedy above provided, any other remedy available either in law or equity.

EW DW
H. S.

14. This Lease shall be subordinate to Lessor's right to sell the leased premises free of leasehold interest at any time during the term hereof, or any extension of same, upon sixty (60) days written notice from Lessor to Lessee. In addition, upon the death or total physical disability of Ed West or Denise West, Lessee may terminate this lease with sixty (60) days written notice to Lessor.

15. Lessor agrees to allow Lessee at Lessee's expense to place appropriate highway and/or building signage upon property of Lessor to be reasonably located to allow for good visibility by adjoining highway traffic. The sign shall be no larger than eight feet by eight feet (8'x 8') with two business panels.

IN WITNESS WHEREOF, the undersigned parties have set their hands and seals on the day and year provided herein above.

CITY OF SKY VALLEY, GEORGIA (SEAL)
(Lessor)

By: Hee Jaegane, Mayor

Attest: [Signature]

ED WEST REALTY, INC. (SEAL)
(Lessee)

By: Edwin J West

Attest: Denise L West

SKY VALLEY ACCOMODATIONS, INC. (SEAL) ^m _x H.S.

By: Denise L West

Attest: Edwin J West

Return Recorded Document to:
McClure, Ramsay, Dickerson & Escoe, LLP
38 Falls Road
Toccoa, GA 30577

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF RABUN

File #: 29954

This Indenture made this 25th day of September, 2014 between Edwin L. West and Denise L. West, of the County of Rabun, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and City of Sky Valley, Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in in Land Lot 195 of the Second Land District of Rabun County, Georgia, CONTAINING 1.31 ACRES, more or less, and being more fully described upon that certain plat of survey prepared by William F. Rolader, GRLS No. 2042, dated June 6, 1984 and recorded in Plat Book 43, Page 34 of the Rabun County plat records. Said plat and the record of the same being incorporated herein by reference for a more full and complete description of the above described property.

The above described property being the same as that conveyed by Warranty Deed With Right of Survivorship from Carolyn L. Barnes to Edwin L. West and Denise L. West dated April 30, 2001, recorded in Deed Book U-20, Page 111, Rabun County records.

This Deed includes and is subject to all easements and restrictions of record affecting the above described property, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Shirley Chapparsese
Witness

Alyssa Mullins
Notary Public

My Commission Expires: 8-22-15
(Seal Affixed)

Edwin L. West (Seal)
Edwin L. West

Denise L. West (Seal)
Denise L. West

ALYSSA MULLINS
NOTARY PUBLIC
Rabun County
State of Georgia
My Comm. Expires August 22, 2015



A. Settlement Statement (HUD-1)

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 29954
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
			8. Mortgage Insurance Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower City of Sky Valley, Georgia 3444 Highway 246 Sky Valley, GA 30537		E. Name and Address of Seller Edwin L. West Denise L. West 227 Dalton Dr. 19 Dillard, GA 30537	
		F. Name and Address of Lender	
G. Property Location 3608 Highway 246 Sky Valley, GA 30537		H. Settlement Agent ((706) 866-3178) McClure, Ramsay, Dickerson & Escoe, LLP	
		Place of Settlement 38 Falls Road Toccoa, GA 30577	I. Settlement Date 09/25/14
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	200,000.00	401. Contract sales price	200,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,535.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	09/25 to 12/31 250.08	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	201,785.08	420. GROSS AMOUNT DUE TO SELLER	200,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	10,000.00	501. Excess Deposit (see instructions)	10,000.00
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	159.00
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Release Fee to John David West and Betty West	81,800.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	01/01 to 09/25 510.72	510. City/town taxes	01/01 to 09/25 510.72
211. County taxes	to	511. County taxes	01/01 to 09/25 690.96
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	10,510.72	520. TOTAL REDUCTION AMOUNT DUE SELLER	93,160.68
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	201,785.08	601. Gross amount due to seller (line 420)	200,000.00
302. Less amounts paid by/for borrower (line 220)	10,510.72	602. Less reduction amount due to seller (line 520)	93,160.68
303. CASH	191,274.36	603. CASH	106,839.32
FROM	BORROWER	TO	SELLER

IN THE EVENT A RE-PRORATION OF THE TAXES IS NECESSARY WHEN THE TAX BILLS FOR 2014 ARE PREPARED, THE PARTIES AGREE TO HANDLE SAID RE-PRORATION BETWEEN THEMSELVES.

City of Sky Valley, Georgia
 By: Hughel Goodgame, Mayor

Edwin L. West
 Edwin L. West
Denise L. West
 Denise L. West

L. SETTLEMENT CHARGES:		File Number 29954		
700. Total Real Estate Broker Fees		0.00		
Division of commission (line 700) as follows:				
701. \$	to			
702. \$	to			
703. Commission paid at Settlement				
704.				
705.				
800. Items Payable in Connection with Loan			P.O.C.	
801. Our origination charge		\$	(from GFE#1)	
802. Your credit or charge (points) for the specific interest rate chosen		\$	(from GFE#2)	
803. Your adjusted origination charges			(from GFE A)	
804. Appraisal fee			(from GFE#3)	
805. Credit report			(from GFE#3)	
806. Tax service			(from GFE#3)	
807. Flood certification			(from GFE#3)	
808.				
809.				
810.				
811.				
812.				
813.				
814.				
900. Items Required by Lender to Be Paid in Advance				
901. Daily interest charges from to @ \$ /day			(from GFE#10)	
902. Mortgage insurance premium for to			(from GFE#3)	
903. Homeowner's insurance for to			(from GFE#11)	
904.				
905.				
1000. Reserves Deposited with Lender				
1001. Initial deposit for your escrow account			(from GFE#9)	
1002. Homeowner's insurance	mo. @ \$	per mo. \$		
1003. Mortgage insurance	mo. @ \$	per mo. \$		
1004. City property taxes	mo. @ \$	per mo. \$		
1005. County property taxes	mo. @ \$	per mo. \$		
1006. Annual Assessments	mo. @ \$	per mo. \$		
1007.	mo. @ \$	per mo. \$		
1008.	mo. @ \$	per mo. \$		
1009. Aggregate Adjustment		\$		
1100. Title Charges				
1101. Title services and lender's title insurance			(from GFE#4)	
1102. Settlement or closing fee	McClure, Ramsay, Dickerson & Esco	\$ 800.00	(from GFE#4)	825.00
1103. Owner's title insurance	Stephens Services, Inc.		(from GFE#5)	500.00
1104. Lender's title insurance				
1105. Lender's title policy limit				
1106. Owner's title policy limit	200,000.00 — 500.00			
1107. Agent's portion of the total title insurance premium	Stephens Services, Inc.	\$ 350.00		
1108. Underwriter's portion of the total title insurance premium		\$ 150.00		
1109. Preparation of Lease Agreem	McClure, Ramsay, Dickerson & Esco	\$ 175.00	(from GFE#4)	
1110. Title Commitment Binder Fee	Stephens Services, Inc.	\$ 50.00	(from GFE#4)	
1111. Preparation of Quit/Claim Dee	McClure, Ramsay, Dickerson & Escoe, LLP			125.00
1112.				
1113.				
1200. Government Recording and Transfer Charges				
1201. Government recording charges			(from GFE#7)	
1202. Deed \$ 10.00 Mortgage \$ Releases \$				10.00
1203. Transfer taxes			(from GFE#8)	
1204. City/county tax/stamps Deed \$ Mortgage \$				200.00
1205. State tax/stamps Deed \$ 200.00 Mortgage \$				
1206. Record QC Deed	Rabun County C. S. C.		(from GFE#8)	
1207.			(from GFE#8)	14.00
1208.			(from GFE#8)	
1300. Additional Settlement Charges				
1301. Required services that you can shop for			(from GFE#6)	
1302. Wire Fee	McClure, Ramsay, Dickerson & Escoe, LLP			20.00
1303.				
1304.				
1305.				
1306.				
1307.				
1308.				
1400. Total Settlement Charges (enter on lines 105, Section J and 502, Section K)				
				1,535.00
				159.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

The HUD-1 Settlement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

City of New Valley, Georgia
 By: Michael Goodgame
 McClure, Ramsay, Dickerson & Escoe, LLP

9/25/14
 Date

Edwin J. West
 Edwin L. West
 Denise L. West

SKY VALLEY-SCALY MOUNTAIN VF&R (Volunteer Fire and Rescue)

P.O. Box 278 · Scaly Mountain, NC 28775

City of Sky Valley Mayor Robert MacNair
City Council Members

November 6, 2018

Friends:

Provided herewith is the basis for our CY/FY 2019 funding request at 1.5 mils of the 2018 Adjusted Net M&O Digest, which will be very approximately \$88,000. (At the time of this writing, we do not have a copy of the 2018 Tax Digest and 5 Year History of Levy.) This is an increase of 0.5 mil, very approximately \$29,000 over previous year requests. This requested increase is explained in the next paragraph. Tying our funding to property value is logical inasmuch as fire insurance premiums are based in part on property value, and in part by the ISO rating that the Department holds for the City. Further, by tying our funding to property value, we ride the lows and highs along with City government.


Most of the half mil increase we are requesting will provide half of the funding for our first paid members; two 20 hour per week persons to relieve our unpaid members from part of our administrative/clerical and maintenance work loads. This has been a growing need for several years, and has now reached the "must do" level. Approximately \$9,000 of the requested increase will slow or stop the annual financial shortfall that we have absorbed the last several years. The other half of the funding for these two expenditure increases will come from an increase in the Scaly Mountain fire tax.

We have held an ISO 5 rating for the City since 2015. This saves home owners approximately 30% on their homeowners insurance as compared to insurance premiums if we were a minimum ISO 9 Department. The savings as compared to not having a fire department (ISO 10) would probably be 50-60 percent or more, though most insurance companies will no longer write policies for ISO 10 areas. The insurance premium savings that result from our ISO 5 rating significantly exceeds the 1.5 mil funding that we are requesting. Our response to medical emergencies, fire emergencies, automotive accidents, searches, natural disasters and other emergency assistance is of considerable humanitarian and financial value, though there is no way to quantify that value.

We have 24 active volunteer members: 1 from Sky Valley, 9 from our outlying Georgia area and 14 from Scaly Mountain. Our members contribute a little over 6,000 hours each year in response to emergencies, training, maintenance and administration.

We appreciate the good working relationship that we have had with Sky Valley for many years. We hope to continue that relationship and serve the citizens of Sky Valley for many years to come.

Sincerely,


David Spears
Chairman of the Board


Tommy James
Chief

Sky Valley-Scaly Mountain Volunteer Fire & Rescue Department

Documentation to support our CY/FY 2019 funding request from the City of Sky Valley at 1.5 mils of the Adjusted Net M&O Digest (on 40% valuation).

This level of funding is an excellent investment for Sky Valley home and business owners, with most folks saving more on their owner's insurance premiums than they pay in fire tax.

We have 24 volunteer members; 1 from Sky Valley, 9 from our Outlying Georgia area, and 14 from Scaly Mountain.

Our CY/FY 2017 funding was as follows: (rounded to nearest thousand)

Sky Valley appropriation at 1 mil on 40% valuation	\$58,000
* Sky Valley donations to Truck Replacement Fund	23,000 *
* Sky Valley donations toward a future new fire station or public safety building in Sky Valley	3,000 *
<u>Total Sky Valley funding</u>	84,000
* <u>Rabun County funding:</u> Approximately \$25,000 - \$35,000 in supplies, equipment, insurance and benefits, (recurring) (non monetary approx \$27,000) *	30,000
* <u>Outlying Georgia district donations</u> for Scaly Mtn. fire station	7,000 *
<u>Total Georgia Support (approximate)</u>	<u>\$121,000</u>

Scaly Mountain fire tax on 100% valuation (1.21 mil equivalent @ 40% valuation) 1 July 2017 - 30 June 2018	\$121,000
* Scaly Mountain donations for Scaly Mtn. fire station	28,000 *
Misc income from Scaly Mtn	1,000
* A one time matching grant from NC for a small crew cab personnel and equipment truck (\$16,000) * and fire fighting equipment (\$14,000)	30,000
<u>Total Scaly Mountain & N.C. Funding</u>	<u>\$180,000</u>

Total 2017 income and Rabun County recurring support	\$301,000
* LESS: Earmarked donations, earmarked portion of grant, and non monetary (to Dept.) portion of Rabun County recurring support.	-104,000
Funds available for 2017	<u>\$197,000</u>

CY/FY 2017 Operations Expenditures (rounded to the nearest thousand)

1. Administrative expenses, including fees, subscriptions, software, postage, printing and publications, office supplies, medical expenses for our members and \$600 per month for our Chief	\$18,000
2. Awards: Annual "thank you" to our members who meet or exceed our established standards in professional readiness, training, response to emergencies, and support services	8,000
3. Building and grounds maintenance (3 buildings)	22,000 (high)
4. Consumables: Includes fuel, medical consumables, radio pager and light batteries, snacks for members Dept shirts and jackets, wildlands & interior firefighter boots, etc	4,000 (low)
5. Equipment maintenance	9,000
6. Fire fighting equipment purchases	35,000 (high)
7. Furniture, equipment and appliances	3,000
8. Insurance	30,000
9. Projects	1,000
10. Pension Fund payments (N.C.) Rabun pays Ga.	2,000
11. Medical and Rescue equipment (non consumable)	6,000
12. Training	1,000 (low)
13. Vehicle Maintenance and repairs (7 trucks)	5,000
14. Utilities (3 buildings)	14,000
<u>Total operating expenditures</u>	<u>\$158,000</u>

Note: A contingency fund of \$50,000 is carried forward year to year thus is not shown in any of these figures.

Summary

Funds available for 2017 (from page 1)	\$197,000
Operating Expenditures (from above)	-158,000
Annual transfer to Scaly Mtn fire station Building Fund for mortgage (5 year average)	-70,000
Shortfall for 2017 (5 year average is \$13,000)	<u>- 31,000</u>

City Lots

Parcel ID	Legal Description	Property Address	Acquired from & How	Date Acquired	Deed Page	Current Value
047B 045	RP 10 291	Lot 291 Ridgepole	M E Dowling Deed of Gift	12/10/2009	Q35 528	\$12,500.00
058A 121	NW 02 18	across from front entrance	Richard Wilcox Deed of Gift	11/26/2008	K34 593	\$16,000.00
058A 122	NW 02 20	across from front entrance	Richard Wilcox \$40,000	11/26/2008	K34 592	\$24,000.00
058A 213	SW 09 39	Lot 39	Tax Sale	12/1/1996	U16 389	\$7,000.00
058A 214	SW 09 40	Lot 40	Tax Sale	12/1/1996	U16 386	\$7,000.00
058A 525	RP 04 235	Lot 235	Ruth Handley Deed of Gift	12/12/2015	N42 199	\$15,000.00
058A 536	RP 04 224	Lot 224	Brian Bower Deed of Gift	12/28/2016	Q43 18	\$10,000.00
058C 201	AM 01 03	Lot 3 Wildbird	Tax Sale	12/1/1996	U16 384	\$12,000.00
058C 202	AM 01 04	Lot 4 Wildbird	Tax Sale	12/1/1996	U16 388	\$12,000.00
058C 203		Lot 5	Anthony Norton QuitClaim	2/26/2014	S40 50	\$12,000.00
058C 204		Lot 6	Anthony Norton QuitClaim	2/26/2014	S40 50	\$12,000.00
058C 204A		Lot A/B	Anthony Norton QuitClaim	2/26/2014	S40 50	\$12,000.00
058C 205		Lot 7	Anthony Norton QuitClaim	2/26/2014	S40 50	\$12,000.00
058C 207		Lot 9	Marie Cowart Warr Deed	4/12/2011	b38 236	\$12,000.00
058C 261	BG 01 16A	Lot 16A	M&A Development Warr Deed	12/1/2005	T29 594	\$20,000.00

City Lots

Parcel ID	Legal Description	Property Address	Acquired from & How	Date Acquired	Deed Page	Current Value
047B 045	RP 10 291	Lot 291 Ridgepole	M E Dowling Deed of Gift	12/10/2009	Q35 528	\$12,500.00
058A 121	NW 02 18	across from front entrance	Richard Wilcox Deed of Gift	11/26/2008	K34 593	\$16,000.00
058A 122	NW 02 20	across from front entrance	Richard Wilcox \$40,000	11/26/2008	K34 592	\$24,000.00
058A 213	SW 09 39	Lot 39	Tax Sale	12/1/1996	U16 389	\$7,000.00
058A 214	SW 09 40	Lot 40	Tax Sale	12/1/1996	U16 386	\$7,000.00
058A 525	RP 04 235	Lot 235	Ruth Handley Deed of Gift	12/12/2015	N42 199	\$15,000.00
058A 536	RP 04 224	Lot 224	Brian Bower Deed of Gift	12/28/2016	Q43 18	\$10,000.00
058C 201	AM 01 03	Lot 3 Wildbird	Tax Sale	12/1/1996	U16 384	\$12,000.00
058C 202	AM 01 04	Lot 4 Wildbird	Tax Sale	12/1/1996	U16 388	\$12,000.00
058C 203		Lot 5	Anthony Norton QuitClaim	2/26/2014	S40 50	\$12,000.00
058C 204		Lot 6	Anthony Norton QuitClaim	2/26/2014	S40 50	\$12,000.00
058C 204A		Lot A/B	Anthony Norton QuitClaim	2/26/2014	S40 50	\$12,000.00
058C 205		Lot 7	Anthony Norton QuitClaim	2/26/2014	S40 50	\$12,000.00
058C 207		Lot 9	Marie Cowart Warr Deed	4/12/2011	b38 236	\$12,000.00
058C 261	BG 01 16A	Lot 16A	M&A Development Warr Deed	12/1/2005	T29 594	\$20,000.00



City Manager <citymanager@skyvalleyga.com>

Re: City Owned Lots

1 message

Doug Kidd <douglas.terry.kidd@gmail.com>

Mon, Jan 21, 2019 at 6:55 PM

To: City Manager <citymanager@skyvalleyga.com>

Cc: Bob MacNair <bobmacnair@skyvalleyga.com>, Paul Wheeler <luapwheeler@hotmail.com>, Allen Piontkowski <allenp3411@gmail.com>, Neil Howard <neil.hays4499@yahoo.com>, Jim Curtis <curtisjw2@gmail.com>

Ella,

Yes, the state modified OCGA 36-37-6 to allow cities to contract with a real estate firm to help broker real estate deals for city-owned property. I believe I discussed the issue with Ms. Lapeyrouse and the council at a subsequent meeting, although I don't think anything ever came of it.

Doug Kidd

Sent from my iPhone

On Jan 15, 2019, at 12:05 PM, City Manager <citymanager@skyvalleyga.com> wrote:

Good Afternoon Doug,

We have had an inquiry into someone wishing to purchasing a lot the city currently owns. In previous discussions, it was mentioned to bid out all lots together. The likely-hood of someone purchasing all the the lots is unreasonable. Please see item number 7 on the attached minutes and let me know if was approved by the state last year.

Thank you,
Ella

Ella Fast
City Manager
City of Sky Valley
3444 Highway 246
Sky Valley, GA 30537
706-746-2204

E-mail: citymanager@skyvalleyga.com
City Website: www.skyvalleyga.com

<04_17_18_minutes.pdf>

Summary

Parcel Number 058A 525
Location Address 0
Legal Description LOT 235
 (Note: Not to be used on legal documents)
Zoning SF
Tax District Sky Valley (District 06)
Millage Rate 35.465
Acres 0
Homestead Exemption No (50)
Landlot/District 170 / 2

[View Map](#)

Owner

CITY OF SKY VALLEY GEORGIA
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01301-0121-LT:0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/21/2015	N42 199		\$0	Unqualified Vacant	HANDLEY FRANK G & RUTH E	CITY OF SKY VALLEY GEORGIA
7/1/2003	00Z24 0132		\$0	Unqualified Vacant		HANDLEY FRANK G & RUTH E
10/1/1992	00Z13 0560		\$0	UV		
8/1/1991	00H13 0337		\$5,000	UV		
8/1/1991	00H13 0335		\$0	UV		
10/1/1980	000R7 0389		\$12,000	UV		

Valuation

	2017	2016	2015	2014
Previous Value	\$15,000	\$15,000	\$15,000	\$15,000
Land Value	\$15,000	\$15,000	\$15,000	\$15,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$15,000	\$15,000	\$15,000	\$15,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Schneider
 Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	058A 525	Owner	CITY OF SKY VALLEY GEORGIA	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley	Physical Address	DILLARD GA 30537	12/21/2015	0	XV	U
	Sky Valley	Assessed Value	n/a	7/1/2003	0	XV	U
Acres	n/a		Value \$15000				

(Note, Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 **Developed by**
 The Schneider Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	058A 525	Owner	CITY OF SKY VALLEY GEORGIA	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley		DILLARD GA 30537	12/21/2015	0	XV	U
	Sky Valley	Physical Address	n/a	7/1/2003	0	XV	U
Acres	n/a	Assessed Value	Value \$15000				

(Note: Not to be used on legal documents)

Date created: 1/15/2019
 Last Data Uploaded: 1/15/2019 12:45:49 AM

Developed by  **Schneider**
 GEOSPATIAL

270 cov Bridge

Let Donated

Summary

Parcel Number 047B 045
 Location Address 0
 Legal Description LOT 291 PT 10 RIDGEPole
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (\$0)
 Landlot/District N/A

[View Map](#)

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302-0121-LT:0121 12500.0	Lot	0	0	0	0	1

Commercial Improvement Information

An error has occurred while trying to display this part of the page.
 We apologize for any inconvenience.

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/10/2009	Q35 528	16 169	\$0	Unqualified Vacant	DOWLING ME &	CITY OF SKY VALLEY
8/1/1984	000G9 0607		\$15,500	UV	DOWLING ME &	DOWLING ME &

Valuation

	2017	2016	2015	2014
Previous Value	\$12,500	\$12,500	\$12,500	\$12,500
Land Value	\$12,500	\$12,500	\$12,500	\$12,500
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$12,500	\$12,500	\$12,500	\$12,500

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	047B 045	Owner	CITY OF SKY VALLEY	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley	Physical Address	DILLARD GA 30537	12/10/2009	0	XV	U
Acres	n/a	Assessed Value	Value \$12500	8/1/1984	\$15500	UV	U

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 **Developed by**
 The Schneider Corporation

Summary

Parcel Number 058A 121
Location Address 0
Legal Description LOT 20 LD 2 LL 195
 (Note: Not to be used on legal documents)
Zoning SF
Tax District Sky Valley (District 06)
Millage Rate 35.465
Acres 0
Homestead Exemption No (\$0)
Landlot/District N/A

[View Map](#)

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01301-0121-LT : 0121 20000.0	Lot	0	0	0	0	1

Commercial Improvement Information

An error has occurred while trying to display this part of the page.
We apologize for any inconvenience.

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/26/2008	K34 593	8 141	\$0	Qualified - Vacant	WILCOX RICHARD W JR	CITY OF SKY VALLEY
3/1/2005	00U27 0166		\$15,000	Unqualified Vacant		WILCOX RICHARD W JR
1/1/1996	00D16 0664		\$0	Unqualified Vacant		
5/1/1971	000S4 0336		\$4,000	UV		

Valuation

	2017	2016	2015	2014
Previous Value	\$16,000	\$16,000	\$16,000	\$16,000
Land Value	\$16,000	\$16,000	\$16,000	\$16,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$16,000	\$16,000	\$16,000	\$16,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID 058A 121
Class Code Exempt
Taxing District Sky Valley
 Sky Valley
Acres n/a

Owner CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD GA 30537
Physical Address n/a
Assessed Value Value \$16000

Last 2 Sales		Price	Reason	Qual
Date				
11/26/2008	0	LM	Q	
3/1/2005	\$15000	XV	U	

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 Developed by
 The Schneider Corporation



Summary

Parcel Number 058A 122
 Location Address 0
 Legal Description LOT 18 LD 2 LL 195
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01301-0121-LT : 0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/20/2008	K34 592	8 141	\$40,000	Unqualified Vacant	WILCOX RICHARD W & JENNIFER M	CITY OF SKY VALLEY
10/1/2007	00T32 0545		\$38,300	Qualified - Vacant		WILCOX RICHARD W & JENNIFER M
2/1/2005	00P27 0199		\$18,000	Unqualified Vacant		
12/1/1996	00V16 0100		\$20,000	Unqualified Vacant		
7/1/1983	000T8 0017		\$6,000	UV		
4/1/1971	000S4 0221		\$3,000	UV		

Valuation

	2017	2016	2015	2014
Previous Value	\$24,000	\$24,000	\$24,000	\$24,000
Land Value	\$24,000	\$24,000	\$24,000	\$24,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$24,000	\$24,000	\$24,000	\$24,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID 058A 122
 Class Code Exempt
 Taxing District Sky Valley
 Sky Valley
 Acres n/a

Owner CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD GA 30537
 Physical Address n/a
 Assessed Value Value \$24000

Last 2 Sales			
Date	Price	Reason	Qual
11/20/2008	\$40000	XV	U
10/1/2007	\$38300	LM	Q

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM



Summary

Parcel Number 058A 213
Location Address 0
Legal Description LOT 39 S WOODS PT 9
 (Note: Not to be used on legal documents)
Zoning SF
Tax District Sky Valley (District 06)
Millage Rate 35.465
Acres 0
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01301-0121-LT : 0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/1/1996	00U16 0389		\$0	UV		CITY OF SKY VALLEY

Valuation

	2017	2016	2015	2014
Previous Value	\$7,000	\$7,000	\$7,000	\$7,000
Land Value	\$7,000	\$7,000	\$7,000	\$7,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$7,000	\$7,000	\$7,000	\$7,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	058A 213	Owner	CITY OF SKY VALLEY	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley	Physical Address	DILLARD GA 30537	12/1/1996	0	UV	U
Acres	n/a	Assessed Value	Value \$7000	n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 **Developed by**
 The Schneider Corporation



Summary

Parcel Number 058A 214
 Location Address 0
 Legal Description LOT 40 S WOODS PT 9
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01301-0121-LT:0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/1/1996	00U16 0386		\$0	UV		CITY OF SKY VALLEY

Valuation

	2017	2016	2015	2014
Previous Value	\$7,000	\$7,000	\$7,000	\$7,000
Land Value	\$7,000	\$7,000	\$7,000	\$7,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$7,000	\$7,000	\$7,000	\$7,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	058A 214	Owner	CITY OF SKY VALLEY	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley		DILLARD GA 30537	12/1/1996	0	UV	U
	Sky Valley	Physical Address	n/a	n/a	0	n/a	n/a
Acres	n/a	Assessed Value	Value \$7000				

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 **Developed by**
 The Schneider Corporation



Summary

Parcel Number 058A 536
 Location Address 0
 Legal Description LOT 224
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (50)
 Landlot/District 170 / 2

[View Map](#)

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01301-0121-LT : 0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/28/2016	Q43 18		\$0	Unqualified Vacant	BOWER BRIAN V	CITY OF SKY VALLEY
11/1/1996	00U16 0242		\$0	Unqualified Vacant		BOWER BRIAN V
10/1/1989	00Q12 0303		\$0	UV		

Valuation

	2017	2016	2015	2014
Previous Value	\$12,000	\$12,000	\$12,000	\$12,000
Land Value	\$10,000	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$10,000	\$12,000	\$12,000	\$12,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	058A 536	Owner	CITY OF SKY VALLEY	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley		DILLARD GA 30537	12/28/2016	0	XV	U
		Physical Address	n/a	11/1/1996	0	XV	U
Acres	n/a	Assessed Value	Value \$10000				

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 **Developed by**
 The Schneider Corporation



Summary

Parcel Number 058C 201
 Location Address 0
 Legal Description LT 3 LD 2 LL 168 169 170
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (50)
 Landlot/District N/A

View Map

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302-0121-LT : 0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/1/1996	00U16 0384		\$0	UV		CITY OF SKY VALLEY

Valuation

	2017	2016	2015	2014
Previous Value	\$12,000	\$12,000	\$12,000	\$12,000
Land Value	\$12,000	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$12,000	\$12,000	\$12,000	\$12,000

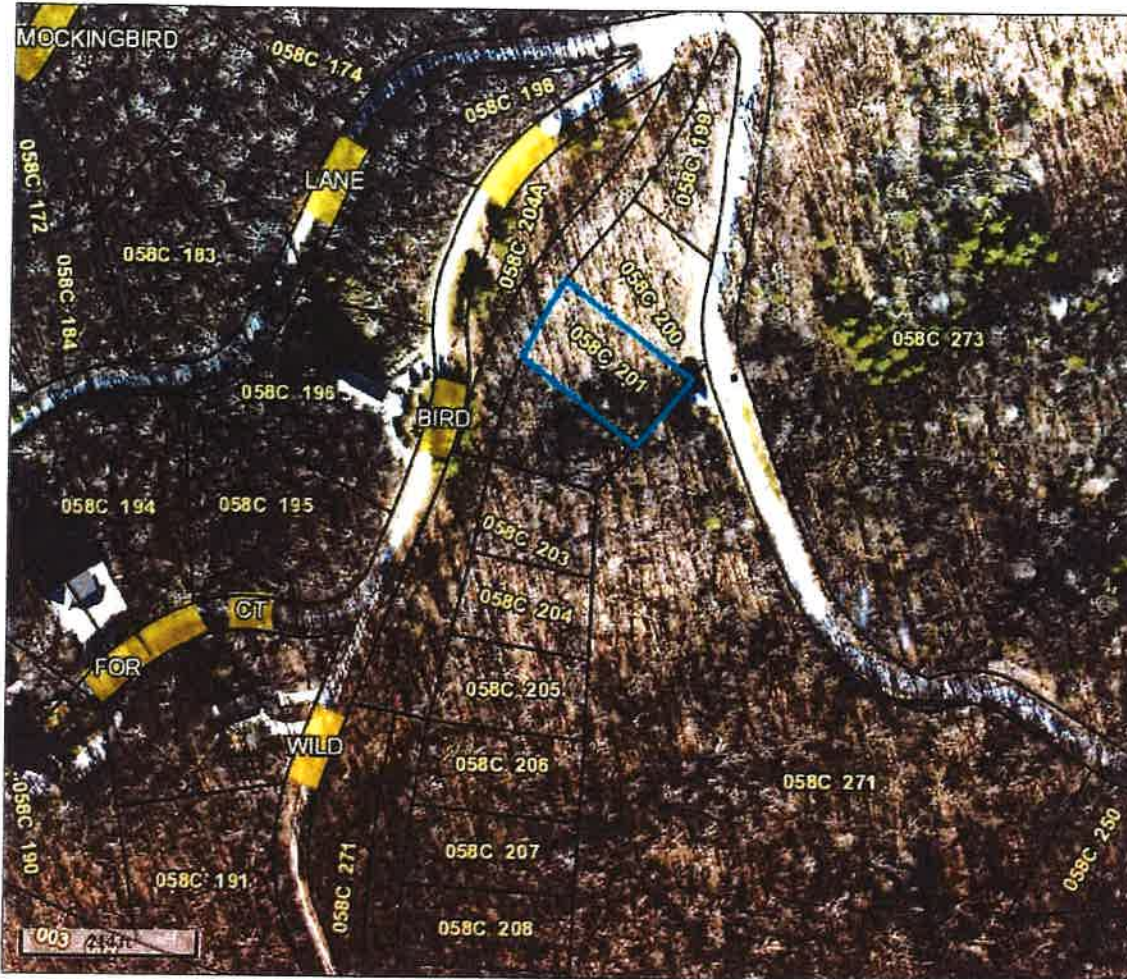
No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	058C 201	Owner	CITY OF SKY VALLEY	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley		DILLARD GA 30537	12/1/1996	0	UV	U
	Sky Valley	Physical Address	n/a	n/a	0	n/a	n/a
Acres	n/a	Assessed Value	Value \$12000				

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 **Developed by**
 The Schneider Corporation



Summary

Parcel Number 058C 202
Location Address 0
Legal Description LT 4 LD 2 LL 168 169 170
 (Note: Not to be used on legal documents)
Zoning SF
Tax District Sky Valley (District 06)
Millage Rate 35.465
Acres 0
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302-0121-LT:0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/1/1996	00U16 0388		\$0	UV		CITY OF SKY VALLEY

Valuation

	2017	2016	2015	2014
Previous Value	\$12,000	\$12,000	\$12,000	\$12,000
Land Value	\$12,000	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$12,000	\$12,000	\$12,000	\$12,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation

Summary

Parcel Number 058C 203
Location Address 0
Legal Description LOT 5
 (Note: Not to be used on legal documents)
Zoning SF
Tax District Sky Valley (District 06)
Millage Rate 35.465
Acres 0
Homestead Exemption No (50)
Landlot/District 168 / 2

[View Map](#)

Owner

CITY OF SKY VALLEY INC
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302-0121-LT:0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/26/2014	S40 50	38 139	\$0	Unqualified Vacant	NORTON G ANTHONY	CITY OF SKY VALLEY INC
10/1/2002	00H23 0430		\$0	Unqualified Vacant		
5/1/1997	00B17 0163		\$0	Unqualified Vacant		
7/1/1985	000T9 0441		\$25,000	Qualified - Vacant		NORTON G ANTHONY

Valuation

	2017	2016	2015	2014
Previous Value	\$12,000	\$12,000	\$12,000	\$12,000
Land Value	\$12,000	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$12,000	\$12,000	\$12,000	\$12,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Summary

Parcel Number 058C 204
 Location Address 0
 Legal Description LOT 6
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (\$0)
 Landlot/District 168 / 2

[View Map](#)

Owner

CITY OF SKY VALLEY INC
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302-0121-LT:0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/26/2014	S40 50	38 139	\$0	Unqualified Vacant	NORTON G ANTHONY	CITY OF SKY VALLEY INC
10/1/2002	00H23 0430		\$130,000	Unqualified Vacant		NORTON G ANTHONY
1/1/1990	00I12 0182		\$16,300	UV		

Valuation

	2017	2016	2015	2014
Previous Value	\$12,000	\$12,000	\$12,000	\$12,000
Land Value	\$12,000	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$12,000	\$12,000	\$12,000	\$12,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Summary

Parcel Number 058C 205
 Location Address 0
 Legal Description LOT 7
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (50)
 Landlot/District 168 / 2

[View Map](#)

Owner

CITY OF SKY VALLEY INC
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302 -0121-LT : 0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/26/2014	S40 50	38 139	\$0	Unqualified Vacant	NORTON G ANTHONY	CITY OF SKY VALLEY INC
10/1/2002	00H23 0430		\$130,000	Unqualified Vacant		NORTON G ANTHONY
1/1/1990	00I12 0182		\$16,300	UV		

Valuation

	2017	2016	2015	2014
Previous Value	\$12,000	\$12,000	\$12,000	\$12,000
Land Value	\$12,000	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$12,000	\$12,000	\$12,000	\$12,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Summary

Parcel Number 058C 207
 Location Address 0
 Legal Description LT 9 LD 2 LL 168 169 170
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)

Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302-0121-LT:0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/12/2011	B38 240	16 228	\$0	Unqualified Vacant		
4/12/2011	B38 236	16 236	\$0	Qualified - Vacant		CITY OF SKY VALLEY
11/1/1989	00F12 0340		\$6,700	UV		BUTLER THOMAS A
	B38 238	16 228	\$0	Unqualified Vacant		

Valuation

	2017	2016	2015	2014
Previous Value	\$12,000	\$12,000	\$12,000	\$12,000
Land Value	\$12,000	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$12,000	\$12,000	\$12,000	\$12,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Summary

Parcel Number 058C 204A
 Location Address 0
 Legal Description TR A/B
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0.41
 Homestead Exemption No (50)
 Landlot/District 168 / 2

[View Map](#)

Owner

CITY OF SKY VALLEY INC
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302-0121-LT:0121 20000.0	Lot	0	0	0	0.41	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/26/2014	S40 50	38 139	\$0	Unqualified Vacant	NORTON G ANTHONY	CITY OF SKY VALLEY INC
10/1/2002	00H23 0430		\$130,000	Unqualified Vacant		
6/1/1997	00C17 0243		\$5,000	Qualified - Vacant		NORTON G ANTHONY

Valuation

	2017	2016	2015	2014
Previous Value	\$12,000	\$12,000	\$12,000	\$12,000
Land Value	\$12,000	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$12,000	\$12,000	\$12,000	\$12,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	058C 204A	Owner	CITY OF SKY VALLEY INC	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley		DILLARD GA 30537	2/26/2014	0	XV	U
	Sky Valley	Physical Address	n/a	10/1/2002	\$130000	XV	U
Acres	0.41	Assessed Value	Value \$12000				

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 **Developed by**
 The Schneider Corporation

Summary

Parcel Number 058C 261
 Location Address 0
 Legal Description LOT 16A LL 168 LD 2
 (Note: Not to be used on legal documents)
 Zoning SF
 Tax District Sky Valley (District 06)
 Millage Rate 35.465
 Acres 0
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)
Owner

CITY OF SKY VALLEY
 3444 HWY 246
 DILLARD, GA 30537

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	01302-0121-LT:0121 20000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/1/2005	00T29 0594		\$0	Unqualified Vacant		CITY OF SKY VALLEY
1/1/1990	00H12 0457		\$5,900	UV		

Valuation

	2017	2016	2015	2014
Previous Value	\$20,000	\$20,000	\$20,000	\$20,000
Land Value	\$20,000	\$20,000	\$20,000	\$20,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$20,000	\$20,000	\$20,000	\$20,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 4/10/2018, 3:15:50 AM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	058C 261	Owner	CITY OF SKY VALLEY	Last 2 Sales			
Class Code	Exempt		3444 HWY 246	Date	Price	Reason	Qual
Taxing District	Sky Valley		DILLARD GA 30537	12/1/2005	0	XV	U
	Sky Valley	Physical Address	n/a	1/1/1990	\$5900	UV	U
Acres	n/a	Assessed Value	Value \$20000				

(Note: Not to be used on legal documents)

Date created: 4/10/2018
 Last Data Uploaded: 4/10/2018 3:15:50 AM

 Developed by
 The Schneider Corporation

municode

Municipal Code Corporation | P.O. Box 2235 Tallahassee, FL 32302
info@municode.com | 800.262.2600
www.municode.com

January 29, 2019

Ms. Ella Fast
City Clerk
3444 Hwy. 246
Dillard, GA 30537 2502

Sent via email: skyvalleyga@windstream.net

Dear Ms. Fast:

Thank you for your interest in utilizing Municode for codification and supplementation services. We are pleased to submit the following information to the City of Sky Valley.

Our team is driven by the desire to serve you and your citizens. We believe that quality customer relations and exceptional service have set us apart in the legal codification industry since 1951. Our commitment to service inspires us to: provide you with the highest quality legal codification services in the industry; set the standard for online and mobile services; ensure that you receive the most accurate and timely supplements possible and to work with you as a long-term partner. Our desire to serve you is why we have chosen this profession.

Why Municode?

Integrity. *"Our word is our bond."* We believe that long-term relationships built on trust are built to stand the test of time. Our goal is to serve you and your citizens for the next 30 years or more.

Attorneys. We have a team of full-time attorneys. All of your legal work is completed by our experienced team of in-house attorneys.

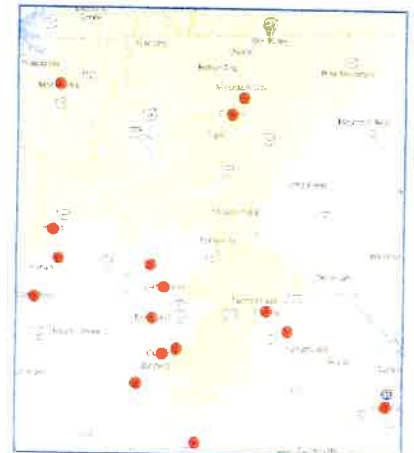
Experience. With over 4,500 customers in all 50 states, we are the nation's most trusted and experienced codifier of local government codes in the nation, currently hosting over 3,460 municipal codes online. Our team of attorneys has an average of over 20 years of codification experience. With over 230 professionals committed to serving you, we have the depth of knowledge and experience that it takes to stay at the forefront of legal and technological developments.

Relationships. For over 67 years, we have earned the trust, loyalty and respect of our customers by focusing on what is most important to us: our customers. We have a team of customer service professionals dedicated to serving you, your team and your citizens. No matter what the challenge, we are here for you.

Quality. We are committed to excellence in every product that we create. Our team of legal editors and legal proofreaders, each averaging over ten years of service, is dedicated to providing you with the most accurate and timely product available in the nation.

Technological Leadership. MunicodeNEXT is the nation's most advanced, accessible and intuitive website. With MunicodeNEXT, your staff and citizens can have access to your code of ordinances, all archived versions of your code, every official copy of your ordinances, the power to compare versions of your code over time, the ability to be notified every time your code is updated and a powerful search engine capable of simultaneously searching your code, ordinances, minutes, resolutions, budgets and more. Our web tools are designed to make your job easier, your code more accessible and your citizens more informed.

Commitment to Georgia. We are proud to serve 362 municipalities in Georgia, including Ellaville and many others in the area. We also regularly support the Georgia UGA Municipal & County Clerks, Georgia Municipal Clerks & Finance Officers, Georgia Municipal Association, Georgia Association of County Commissioners, Georgia Government Management Information Systems, and Georgia Government Management Information Systems.



Why Our Clients Love Us

Applying our Legal Experience. We have a large team of full-time attorneys. This is a crucial factor to consider when assessing the qualifications of a codification company that is being considered for legal publication and supplementation services. We have been in business for over 67 years and have worked for decades serving the biggest and most advanced municipalities in the nation, as well as 362 clients located in Georgia. No other codification company has this level of experience and knowledge that can be harnessed for your benefit. In 2017, 93 municipalities that had no code, updated their code internally, or used another code publisher chose to join the Municode family based on our qualifications, experience, and reputation, including Augusta-Richmond County, Lookout Mountain, McRae-Helena, Mount Zion, Social Circle, and Woodbine, Georgia.

Team Approach. We have 14 legal editorial teams consisting of 55 legal editors and proofreaders. By partnering with us, you are provided with a depth of legal talent that is unmatched in the industry. You and your citizens deserve the best and deserve to have a team that will be here to serve you no matter what the situation.

Customer Service. Our goal is to fully understand your unique needs. Your Municode Representative, Susan Webb, is able to speak with you anytime. Susan can also provide training or host webinars throughout the term of the contract.

Your Representative. Municode's Regional Inside Sales Representative, Susan Webb, meets with our Georgia clients virtually and on the telephone, with webinars and teleconferences. She works to ensure that our Georgia clients are well taken care of. She is available to answer questions or schedule a meeting with you as needed.

Real People. If you have a question, our response time is normally less than a few minutes via e-mail (constantly monitored) or within the half-hour for phone correspondence. When you call us, you will find that our phones are answered by our employees...not an automated answering service.

Personal Touch. We are a family-owned, medium size business which means you always receive a level of personal service that is unparalleled in the industry. We earn our reputation by providing exceptional customer service, offering helpful suggestions and developing solutions for your unique situation.

Responsible Citizen. We are proud to support numerous Clerk, Attorney, Municipal and County Associations. Additionally, we partner with the International Institute of Municipal Clerks and International Municipal Lawyers Association to provide services to their members. Our Vice President of Sales, Dale Barstow, is the former President of the Municipal Clerks Education Foundation. We are also extremely active within our community, supporting the United Way, Boys Town, the Tallahassee Veteran's Village and Ability First through quarterly employee volunteer days.

If you have any questions or desire additional information, please call and speak with your Sales Representative, Susan Webb, or our Vice President of Client Services, Steffanie Rasmussen. We are also happy to schedule a conference call or webinar with all interested parties or meet with you personally. We are here to serve you!

Sincerely,



W. Eric Grant
President

WEG/gm

cc: Steffanie Rasmussen, Vice President of Client Services

steff@municode.com / 800-262-2633 ext. 1148

Susan Webb, Inside Sales Representative

swebb@municode.com / (800) 262-2633 ext. 1729

Executive Summary

We would like to propose the following option for your consideration. For further details on the project, please see page 7.

Codification, Supplementation and MunicodeNEXT:

*Logic: Give your municipality a fresh start. Engage our full-time attorneys to examine the legal sufficiency of your code from top to bottom. Clean up the pagination, reprint all pages and replace binders and tabs, if needed. Quickly and efficiently transition your code to the most advanced suite of web/mobile services available in the nation: **MunicodeNEXT**.*

(*) **Codification** **\$9,950¹**

Timeline 12-15 months

The codification base cost of \$9,950 is based on a 350 page, single column 10-point code (or 396 11-point pages or 438 12-point pages).

A full-time, Municode attorney will legally review the ordinances, not just a code editor. We will research all legislation against the State Constitution, State Law, and the Charter, and ordinances will be compared to other ordinances to determine if there are inconsistencies or conflicts within the legislation itself. We will suggest a structure and organization for the code and provide a table of contents indicating the recommended structure. We will also provide State Law references within the code and hyperlinks to internal references within the code. We will provide a legal memorandum containing recommended options and conduct a conference to review the memorandum and recommendations. Our team will edit the text of your code to reflect proper grammar and stylistic consistency; create a subject matter index; create all tables (contents, state law reference, prior code comparison, and ordinance disposition); and insert graphics into the printed and electronic versions of the code. A draft code will be provided to you for final review prior to printing and shipment.

(*) **Supplement Service** (single column per page rate) **\$20**

Municode does not charge an extra fee for posting supplements online or printing your supplement pages. All of these services are already included in your supplement per page rate.

(*) **Online hosting** **\$550²**

The online code is only \$550 for our standard service. If you want to further enhance the transparency of your online code, you can upgrade to the MyMunicode bundle for only \$1,315!

¹ Please see page 4 for additional pricing details.

² Please see page 6 for additional features and pricing available on our MunicodeNEXT platform.

Codification Quotation Sheet

Codification base cost, includes **\$9,950**

- Ⓜ 350 single column pages
- Ⓜ Receipt, review and organization of materials
- Ⓜ Legal analysis & research by a full-time, Municode attorney
 - Ⓜ Preparation of legal memorandum by a Municode attorney
- Ⓜ Conference with attorney (make selections below)
- Ⓜ Implementation of approved legal findings
 - Ⓜ Updating state law references
 - Ⓜ Editorial preparation and proofreading
 - Ⓜ Page formatting (make selections below)
 - Ⓜ Indexing
- Ⓜ Tables³, Graphics⁴ & tabular⁵ matter
- Ⓜ Final proofreading and corrections
- Ⓜ Quality control review and printing
 - Ⓜ 3 copies, to include 3-post stamped binders and tabs
- Ⓜ Adopting ordinance prepared by a Municode attorney

Project is based on the font size & pages below – please only select one:

Font Size (# of pages): 10-point (350) 11-point (396) 12-Point (438)

Conference Selection:

- On-site conference, each **Attorney time, travel, lodging and per diem**
- Teleconference or web-based conference, 3-hour session **No charge⁶**

Format Elections (Please check or circle desired elections below)

Font: Times New Roman - Will be used as the font unless otherwise indicated.
 Other choices include: Helvetica, **Avant-Garde Demi**, Courier, Palatino, Helvetica Narrow, Century Gothic, Gill Sans and Arial MT

Binder Color: Semi-Bright Black Dark Blue Hunter Green Burgundy
Binder Stamping Color: Gold Silver White

Items not included in base cost

Ⓜ Pages <u>over</u> 350, single column pages per page	\$26
Ⓜ Freight	Actual
Ⓜ State sales tax	If applicable
Ⓜ Post your code on MunicodeNEXT	See selections on page 6

Payments for codification project - Base cost split into four payments – Your project can be budgeted over two fiscal years

Ⓜ Execution of Agreement	\$3,480
Ⓜ Submission of the Legal Memorandum	\$2,490
Ⓜ Submission of Draft Code	\$2,490
Ⓜ Delivery	Balance

³ The following tables will be created and are included in the base cost: supplement history table, code comparative table, state law reference table and ordinance history table. An additional hourly charge applies for creation, modification, addition or updating of any table or schedule other than those enumerated in this footnote. This includes Traffic and Fee tables or schedules.
⁴ Includes printing all copies. Additional fees will apply if graphics are printed in color.
⁵ Tabular matter is defined as algebraic formula, or other materials that require special programs or extra editorial time to modify and prepare for inclusion in an update.
⁶ For the initial 3-hour session. \$150 per hour thereafter.

Supplement Service Base Page Rate⁷ Quotation Sheet

Supplement Service Base Page Rate

Page Format	Base Page Rate
Single Column	\$20 per page

Base page rate above includes:

- (c) Acknowledgement of material
- (c) Data conversion, as necessary
- (c) Editorial work
- (c) Proofreading
- (c) Updating the index
- (c) Schedule as selected by you⁸
- (c) Updating electronic versions⁹ and online code
- (c) Printing 3 copies

Base page rate above excludes:

- (c) Freight
- (c) State sales tax
- (c) Graphics¹⁰ & tabular¹¹ matter, per graphic or table
- (c) MyMunicode or online code

**Actual freight
If applicable
\$10
Selections on page 6**

Electronic media options for Code of Ordinances (sent via download)¹²

- | | | |
|--------------------------|------------------------------|---------------------------------------|
| <input type="checkbox"/> | Folio Bound Views | \$295 initially then \$100 per update |
| <input type="checkbox"/> | WORD (DOCX) | \$150 initially then \$75 per update |
| <input type="checkbox"/> | Adobe PDF of the code | \$150 initially then \$75 per update |
| <input type="checkbox"/> | Adobe PDF of each supplement | \$150 initially then \$75 per update |

Payment for Supplements and Additional Services:

- (c) Invoices will be submitted upon shipment of project(s).

⁷ All prices quoted in this section may be increased annually in accordance with the Producer Price Index – Bureau of Labor Statistics.

⁸ Schedule for supplements can be weekly, bi-weekly, monthly, bi-monthly, quarterly, tri-annual, semi-annual, annual or upon authorization. Electronic updates can occur more frequently than printed supplements.

⁹ We do not charge a per page rate for updating the internet; however, a handling fee is charged for PDF, Word, Folio or additional electronic media items ordered.

¹⁰ Includes printing of all copies. Additional fees will apply if graphics are printed in color.

¹¹ Tabular matter is defined as tables, algebraic formula, or other materials that require special programs or extra editorial time to modify and prepare for inclusion in an update.


¹² "delivery" is defined as making updated electronic data available to you via download or FTP. Fee applies whenever content is delivered as PDF, Folio or Word, via one of the aforementioned mediums.

Online Services Quotation Sheet



Online features can be purchased on an a la carte basis, or through our budget-friendly, feature-rich MyMunicode bundle for the best value. Please visit our online library of 3,460 codes on MunicodeNEXT [here](#). You can sign up to participate in one of our free webinars [here](#) or view a pre-recorded version of the webinar [here](#).

Please check the appropriate box (es) to indicate your selection:

STANDARD WEB HOSTING

- Online Code = MunicodeNEXT** annually  **\$550**
- Mobile friendly site. Full functionality and optimal screen resolution on all devices.
 In-line images & scrolling tables & charts.
 Narrow, Pinpoint & Advanced (including Boolean) Searching. Previous and Hit buttons, Persistent breadcrumb trail.
 Print or Save as formatted WORD (DOCX).
 Google Translate supports over 90 languages.
 Social Media/Email. Share links to sections via email, Facebook, Twitter, etc.

OPTIONAL SERVICES

- CodeBank** annually **\$150**
 Permanent online collection of previous versions of the Code.
- OrdBank** annually (or per ordinance)  **\$315**
 Permanent online collection of ordinances with hyperlinks from history notes, supplement history table, and code comparative table to ordinances. **(\$35)**
- OrdBank + OrdLink** annually (or per ordinance) **\$415**
 Provides hyperlinks from newly adopted legislations to Sections of Code that will be amended. **(\$60)**
- CodeBank Compare + eNotify**¹³ annually  **\$250**
 Compare any two versions of your online code (starting with the first Municode supplement). eNotify provides readers email updates each time the Code is updated.
- MuniPRO Service** annually **\$295**
 Search our database of 3,460 online codes and ordinances.
 Attach notes to codes and drafts of new legislation.
- Custom Banner** one-time fee **\$250**
 Customize MunicodeNEXT to match the look of your City's website.
- MuniDocs**¹⁴ annually, upgraded self-loading capabilities – **no charge until July 1, 2019!** **\$350**¹⁵
 Host any other municipal documents in a fully searchable format, including Minutes, Agendas, Resolutions, Budgets and more for self-loading to the MuniDocs platform!

Value Pricing

- MyMunicode** annually **\$1,315**¹⁶
- Includes MunicodeNEXT (Online Code), OrdBank, CodeBank, CodeBank Compare + eNotify, MuniPRO, and Custom Banner**

¹³ Enrollment in CodeBank is required in order to receive the CodeBank Compare/eNotify technology.

¹⁴ Your MuniDocs files can also serve as storage for archived ordinances within the MuniDocs platform. Unlike our online OrdBank feature, these self-loaded archived ordinances will not be linked to the legislation within the online Code. All ordinances for codification and all ordinances for linking via our OrdBank feature can be emailed to us at ords@municode.com.

¹⁵ Includes up to 25 GB storage. Quote for additional storage available upon request.

¹⁶ Total value if each item were to be purchased a la carte would be approximately \$1,560 per year with participation in our OrdBank service.

Scope of Services - Codification

We will handle the publishing for your Code of Ordinances. This includes legal work, editing, page composition, proofreading, indexing, and delivering the information in print or via electronic copy. Hereinafter, unless specifically cited, a reference to "codes" or "the codes" includes the Municipal Code of Sky Valley, Georgia. We understand the scope of this project to include a complete codification of the code, ongoing supplemental services and online hosting of the code. A summary of the codification process is provided below.

Excellence

*"The code update went far beyond my expectations. Everyone at Municode was nice to work with and always responded in a timely manner. Your customer service was outstanding. Thanks again for a very positive experience."
- Barron, WI*

Codification Project Leader: Julie Lovelace, Vice President of Code Department

Material

The following sections describe the nature of material included or excluded in the project, creation of a disposition list, and the methodology of adding material to the code.

Ordinances. All legislation of a general and permanent nature, passed in final form by you as of the cutoff date established by the Municode attorney (usually following delivery of the legal memorandum), will be included in the new code. We will rely upon the material (in print or electronic form) as furnished by you during the codification process. All material that we receive will be acknowledged via e-mail, to establish a record of included ordinances. Legislation not of a general and permanent nature will be omitted from the code unless otherwise instructed by you. Examples include Appropriations; Franchises; Bonds; Vacating Streets and Other Public Properties; Sales of Surplus Assets and Properties; Tax Levies; Special Elections; Contracts and Agreements; Rezoning; Personnel Regulations; Annexations and Disannexations; Tax Anticipated Notes and Issuances of Similar Debt Instruments; Appointments of Named Individuals to Positions within a Governmental Body; Comprehensive Master Plans, Traffic Schedules, and Fee Schedules (however, fee schedules can be included for an additional fee – quotation upon request).

Attorney Analysis and Review of Material. We will assign a team, consisting of a lead attorney, legal editor, proofreader and indexer, to the project. All recommendations by our legal team are intended for use by your attorney and should not be considered legal advice. Our legal team is responsible for the following: We will research all legislation submitted by you against the State Constitution, State Law and the Charter; additionally, the ordinances are compared to other ordinances, in order to determine if there are any inconsistencies or conflicts within the legislation itself. Zoning and Land Use provisions will be reviewed only if included in the code. Ordinances enacted, or added, subsequent to the date of this agreement, or items not contemplated within the scope of service, may be added at an agreed upon page rate. We will suggest a structure and organization for the code and provide a table of contents indicating the recommended structure.

Page Format Options. We will review page composition format options, such as font type, font size, page layout, and graphics appearance and placement with you. We will help you choose a format that produces a professional document that is easily researched.

References. We will provide State Law references within the code. Editor's notes will be provided as appropriate. Internal references within the code will be hyperlinked in the online version.

Legal Memorandum. We will provide you and your staff with a user-friendly legal memorandum containing all of our analysis and recommendations. This memorandum will reflect our attorney's legal review and will provide you with recommended options intended to remove conflicts and inconsistencies; conform to state law, when appropriate; and ensure compliance with your charter. This approach facilitates collaboration and dissemination among departments, thus making the process as easy for you as possible. Our goal is to make the codification process simple and smooth for you. From start to finish, we will work with you to complete the project as quickly and efficiently as possible.

Conference. Within 30 days of your receipt of the Legal Memorandum, we will conduct a conference, either in person, via telephone or webinar, to review the legal memorandum and recommendations. All interested personnel may be included; but your attorney and clerk are essential. Issues discovered during the legal research will be discussed at the conference, with the goal of the conference being to come to agreement on any required changes. Your attorney has the final decision-making authority for resolution of issues brought up at the conference or noted in the legal memorandum.

Implementation of Conference Decisions

Editing and Proofreading. Our team will edit the text of your code to reflect proper grammar and stylistic consistency. We will not reword any provision that changes the substantive intent of the code, unless you approve the revision.

However, non-substantive revisions to improve readability are a part of the process. We will proofread your code. The text will be reviewed for sense and structure and to ensure the implementation of the decisions by your attorney and our attorney.

Graphics, Index and Tables. Our team will create a hierarchical, subject matter index and all tables (contents, state law reference, prior code comparison, and ordinance disposition) for your code as necessitated by the materials provided. The creation of additional tables can be performed for an additional hourly fee. We will insert the graphics you have provided into the printed and electronic versions of the code. Manipulation, enhancement or reformatting of any graphic supplied by you can be performed for an additional hourly fee.

Post Conference Code Draft. After editing and proofreading, a post-conference Code Draft incorporating solutions agreed upon at the legal conference will be delivered in printable electronic format for final review prior to printing and shipping. We guarantee typographical correctness. Any errors attributable to our team will be corrected at no charge during the term of this agreement.

Adopting Ordinance. Our attorney will provide an adopting ordinance upon completion of the project.

Delivery of Code

Electronic Format and Delivery Options. Your new code can be delivered in PDF, DOCX, Folio or integrated with the dtSearch Engine on our MunicodeNEXT platform. Electronic delivery mediums include online posting and download.

Printing and Binding. We will print your code on acid-free paper in your chosen format. Color printing is available at an additional charge. Standard binding for the code is three-post, expandable, dark blue, hunter green, semi-bright black, burgundy, leatherette binders with gold, silver or white stamping. Alternate binders, such as D-ring or polyvinyl, are also available. A seal or logo can be added to the front cover and spine in addition to the text, for an additional charge, if desired. Divider tabs for each major section of the code and index are also provided.

Client Responsibility

Amendatory Legislation. Please forward all adopted legislation (including amendments, the Charter, Special Acts and other pertinent rules and regulations having the effect of law) to be codified on a continual basis. Submission should be timely and can be sent in electronic or printed form. Electronic submission is highly preferred.

Review Legal Memorandum. Please review the legal memorandum to ensure that it comports with your intentions and modify and/or approve the proposed table of contents and organization of the code, page format, font type and size, approve number of copies to be printed, binder colors and choice of electronic format and medium.

Participation of Attorney. Please ensure your attorney and other interested personnel attend and participate in the project, including on-site or teleconference and review of the code draft.

Submission of Data. Please provide data, graphics and tables of the highest reproducible quality, preferably in their original, electronic format. Provide a black and white line art seal or logo for the binders, if desired.

Draft Code. Please review and return the draft within thirty (30) days of receipt. To assist you in this endeavor, a post-conference memorandum will accompany the draft code to point out to you where changes and additions have been made. Any changes to the text should be marked directly on the draft and returned to us. Changes not discussed at the conference may result in a proof update fee.

Supplemental Updating

We will handle 100% of the publishing for your code. This includes editing, page composition, proofreading, indexing, and delivering the information as printed or via electronic copy. Supplementation will start upon completion of the codification project on the schedule selected by the client.

Editorial Approach. We use a team approach to editing. This provides for consistency in editing, understanding and quality of work for you.

Ongoing Supplementation. Our goal is to meet and exceed the needs and expectations of our clients. Working with you and your staff, we will create whatever supplementation schedule will best serve you and your citizens.

municode

Municipal Code Corporation | P.O. Box 2101 Tallahassee, FL 32310
info@unicode.com | 800.262.2e33
www.unicode.com

This proposal shall be valid for a period of ninety (90) days from the date appearing below unless signed and authorized by Municode and the Client.

Term of Agreement. This Agreement shall begin upon execution of this Agreement and end three years after the publication date of the new code. Thereafter, the supplement service shall be automatically renewed from year to year provided that each party may cancel or change this agreement with sixty (60) days written notice.

Submitted by:

MUNICIPAL CODE CORPORATION

Municode Officer: _____



Title: President

Date: January 29, 2019

Accepted by:

CITY OF SKY VALLEY, GEORGIA

By: _____

Title: _____

Date: _____

Resumes and Project Contacts

Legal:

Lawton Langford, Esq., Chairman & CEO. Lawton attended Vanderbilt University with a double major in Economics and Business Administration. His post-graduate degrees are a Juris Doctor from the FSU College of Law and a Masters of Business Administration from the FSU College of Business. Lawton is a member of the Florida Bar.

Eric Grant, Esq., President. B.S., U.S. Naval Academy; M.A., Georgetown University; J.D., University of Virginia School of Law. Member of the Florida Bar. Eric served as a Tank Platoon Commander in the United States Marine Corps. As a Marine, Eric served both stateside and abroad. Eric and his unit were deployed during Operation Enduring Freedom shortly after September 11, 2001. While serving as a United States Marine, Eric served in Virginia, Kentucky, California and abroad as a member of the 15th Marine Expeditionary Unit.

H. E. "Rick" Grant, Esq., B.S., U. S. Naval Academy; J.D., Florida State University. Rick is a former Navy carrier pilot, Commander of NCIS Atlantic, E. D. of Navy's International Military Education and Training Program, Navy JAG Corps attorney, Commander Naval Legal Service Command, The Judge Advocate General of the Navy (the Navy's senior attorney). He has been with Municode for 20 years and has served as Executive Vice President and Chief Operating Officer.

Code Department

Julie E. Lovelace, Esq., Vice President Code Department. B.A., University of North Carolina - Chapel Hill; J.D., Samford University Cumberland School of Law; 27 years of experience in local government law (11 years as Senior Assistant County Attorney for Leon County, Florida, 14 years in private practice); member of the Florida Bar. Also admitted to practice before the U.S. Court of Appeals for the Eleventh Circuit, U.S. District Court for the Middle District of Florida and U.S. District Court for the Northern District of Florida. She has overall supervision of the legal work of all code projects, and ensures that the final product is up to Municode's demanding standards.

Alyce A. Whitson, Esq., B.A., University of South Florida; J.D., University of Florida; more than 44 years of experience in local government law; Member of Florida Bar. Alyce has completed codes and various other legal projects throughout the United States, including Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Florida, Illinois, Indiana, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Minnesota, Missouri, Montana, New Hampshire, New York, North Carolina, North Dakota, Oklahoma, Oregon, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, Wisconsin and Wyoming.

Roger D. Merriam, Esq., B.A., Mercer University; J.D., Emory University; more than 43 years of experience in local government law; Member of Florida Bar. Roger has reviewed Codes in all 50 states and completed Codes in multiple states including Alabama, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Massachusetts, Maine, Maryland, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, New Hampshire, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Rhode Island, South Dakota, South Carolina, Tennessee, Texas, Virginia, West Virginia and Wisconsin.

Daniel F. Walker, Esq., B.S., Florida Southern College; J.D., Georgia State University College of Law. 8 years of private practice; 17 years of experience in local government law. Active member of Florida and South Carolina Bars, also admitted to practice before the Supreme Court of the United States and the U.S. Court of Appeals for the Armed Forces. Dan has completed over 250 code projects in South Carolina, North Carolina, Virginia, Texas, Louisiana, Mississippi, Alabama, Georgia, West Virginia, Illinois, and New Mexico.

Jim Jenkins, Esq., B.A., Eckerd College; J.D., University of Maryland School of Law; Former Appellate Attorney and Trial Prosecutor for the Kings County District Attorney's Office, Brooklyn, New York; 20 years of experience in complex legal research and litigation; 12 years of experience in local government law. Jim has completed Codes in Alabama, California, Georgia, Louisiana, Maryland, New Hampshire, South Carolina, Texas, Utah, Washington and Wisconsin.

Sandra S. Fox, Esq., B.A. (Summa Cum Laude) Florida State University; J.D. (Magna Cum Laude), Florida State University; 13 years of experience in legal research and writing; 12 years of experience in local government law. Sandra has completed over 200 codes and various other legal projects in Alaska, Alabama, Florida, Georgia, Illinois, Kansas, Louisiana, Maine, Michigan, Minnesota, Missouri, Montana, Nevada, Oklahoma, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, and Wisconsin.

Mary Margaret Bielby, Esq., B.A. (cum laude), Florida State University; Masters Certificate in Project Management, Florida State University; J.D., Samford University Cumberland School of Law. Experience in local government law and

civil and criminal law at the federal level. Member of the Florida Bar. Mary Margaret joined Municode in 2015 and has completed codes in Georgia, Florida, Louisiana, Michigan, Oklahoma, and Ohio.

William "Bill" Sweeney, Esq., B.S., University of Montana; J.D., University of Montana; LLM (Criminal Law), The Army Judge Advocate General School; M.A. (National Security and Strategic Studies), Naval War College. Former Navy Attorney for 21 years, retiring as Captain. Bill also has 10 years of experience in local government law, 3 as Assistant County Attorney. Member of Montana Bar. Also admitted to practice before U.S. District Court of Montana and U.S. Court of Appeals of Armed Forces.

Mollie M. Garrett, Esq., B.A., Valdosta State University; J.D., Florida Coastal Law School; Ten years of local government experience in private practice and serving constitutional officers, including three years with the Nassau County (Florida) Attorney's Office; member of the Florida Bar.

Project Coordinators/Customer Service:

Dale Barstow, Vice President of Sales & pilot of Municode's corporate airplane. Graduate from Embry-Riddle Aeronautical University; Honorary Town Clerk in 5 States; former Municipal Clerks Education Foundation President; Dale has over 40 years of experience in client sales. Dale meets with our customers to ensure face to face communication and coordination.

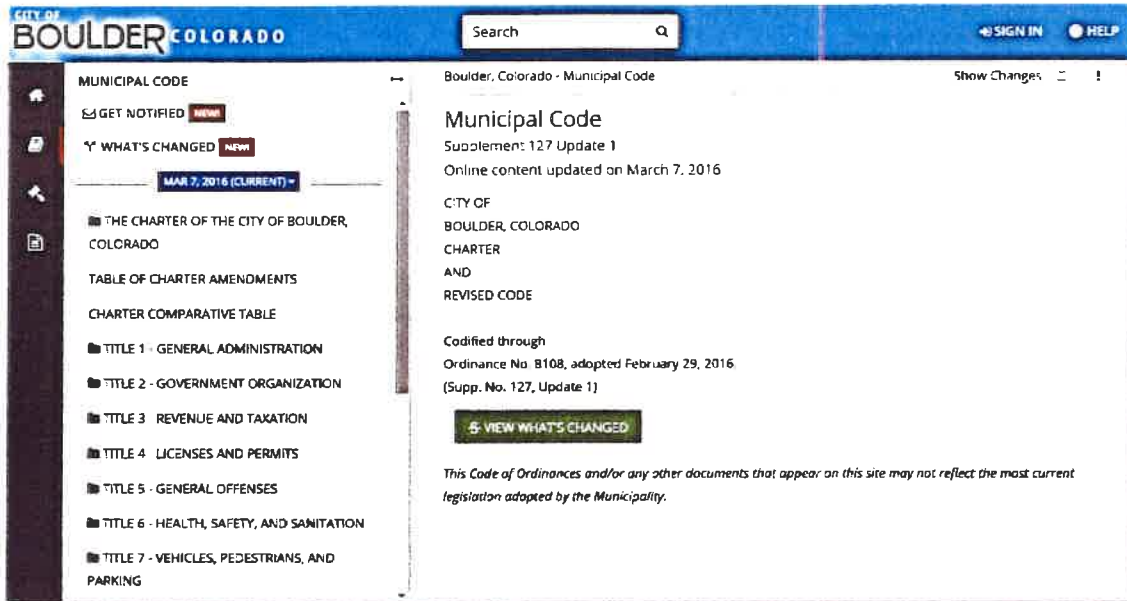
Steffanie W. Rasmussen, Vice President of Client Services. M.S., Industrial & Organizational Psychology, Kansas State University; B.S., Business Psychology, Florida State University; Certificate in Performance Management, Florida State University. She is communication, efficiency and customer service driven.

Susan Webb, Regional Inside Sales Representative. Susan has over 30 years in customer service and sales during her career, with prior experience focused in the copy and print industry for a nationally known corporation. Susan has worked for Municode since 2011 and her primary focus is relationship building and customer satisfaction.

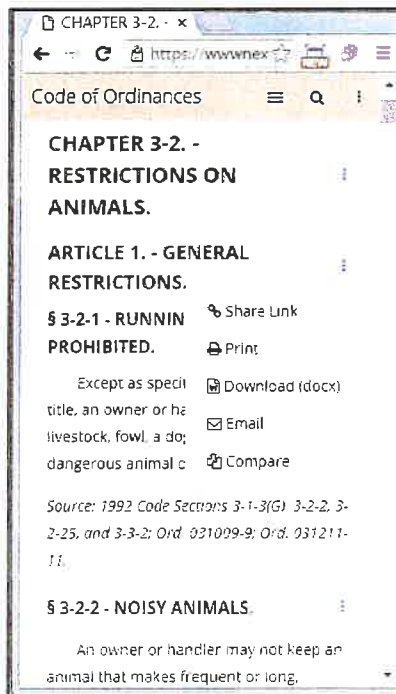
Tassy Spinks, Vice President of the Supplement Department, B.A., Biology, Randolph-Macon Woman's College in Lynchburg, Virginia (magna cum laude). Tassy also studied abroad at the University of Reading in Reading, England and at Green College at Oxford University, Oxford, England. Tassy has been with Municode for 19 years and oversees a professional team of legal editors, legal proofreaders, production support staff and indexers to ensure that your code is legally accurate and expeditiously updated both online and in print.

Standard Features of MunicodeNEXT

Responsive Design – Our team designed MunicodeNEXT to function on any device. Over 20% of our traffic is generated from a smartphone or tablet. Our user interface, based on Google's Material Design guidelines, ensures any device that accesses our application will have access to our full suite of features.

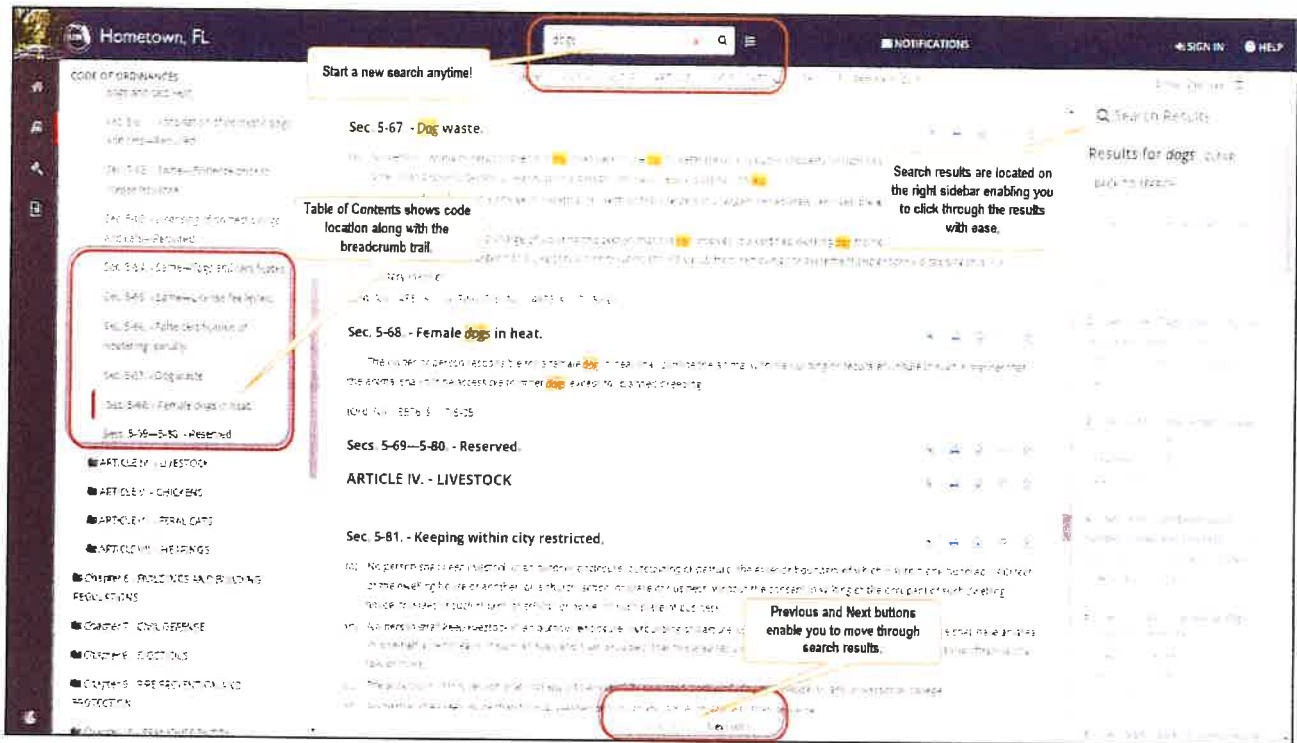


Mobile and Tablet friendly – Our application uses touch friendly icons, easy to access menus, and fly overs to expose all functionality while maintaining a clean, intuitive interface.



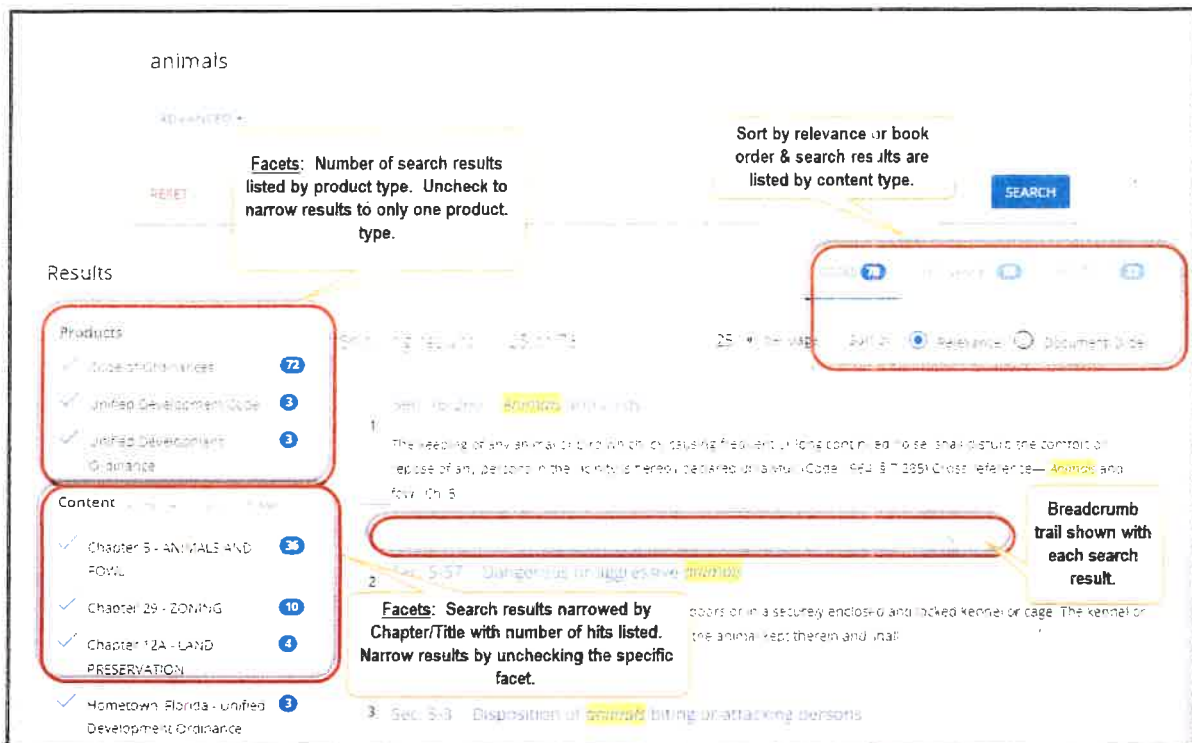
Print/Save/Email – Users can print, save (as WORD) or email files at the section level, as well as at the article or chapter level. You can print, save or email non-sequential sections from multiple portions of your code(s). Not all codification companies enable you to download WORD documents directly from the website. Being able to do so greatly enhances your ability to draft new legislation.

Searching – Municode leverages a powerful open source search platform that also powers sites such as Stackexchange, Github, and Wikipedia. Search starts on a dedicated page, then moves to a persistent right-hand sidebar as you cycle through the results. This enables you to quickly move through search results without clicking “back” to a search results page. The code is also indexed by the section, returning more accurate, granular results. Search results can be sorted by relevance or book order as seen in the screenshot below.



Municode Search Components:

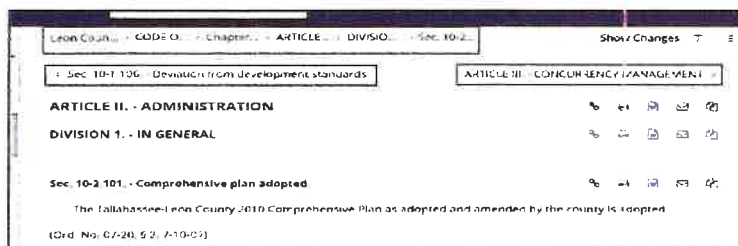
- 1. **Advanced Searching** – You and your power users can conduct searches using Natural Language (think Google) or Boolean Logic.
- 2. **Multiple Publications** – If you have multiple publications (code, zoning, etc.), they will all be searchable from one interface.
- 3. **Searchable ordinances** – With our OrdBank service, ordinances posted pre-and post-codification are full-text searchable.
- 4. **Searching all content types** – If you use our OrdBank or MuniDocs service, you can search any combination of the code, ordinances, and MuniDocs simultaneously. Search results are labeled for easy identification.
- 5. **Narrow Searching** – Your users could search selected chapters or titles in order to pinpoint their searches and find what they are looking for as quickly as possible!
- 6. **Stored Searching** – MunicodeNEXT allows all search result listings to be bookmarked under your browser's bookmark tabs. Users need only conduct a search and press Ctrl+D to add the search result listing to your browser's tabs.



Search enhancements provided with our latest website upgrade include (see screenshot above):

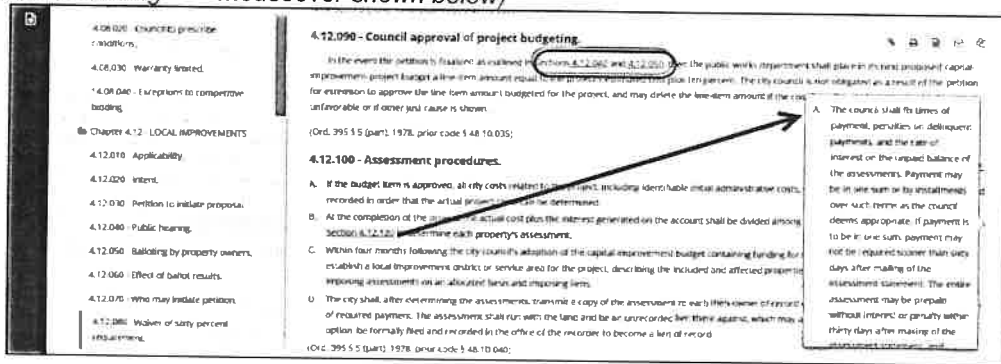
- Multiple products as facets on the left.
- Number of hits in content types and products displayed.
- Ability to sort code results by relevance OR book order.
- Ability to sort ordinance results by relevance OR date order.
- Ability to sort MuniDocs (minutes, etc.) by relevance OR date order.
- Breadcrumb trail on each search result.
- Prev/Next buttons to navigate through hits.
- Synonym searching has recently been added to our online features!

Browsing – MunicodeNEXT provides a persistent breadcrumb trail when browsing or searching and a Previous/Next button at the top and bottom of any document you’re viewing. The table of contents and content pane also stay in sync as you scroll to deliver the most intuitive reading experience possible.



- ☞ **Internal Cross-Reference Linking** – Cross-references within your code are linked to their respective destination Article, Chapter or Section.
- ☞ **Collapsible TOC** – The table of contents collapses, providing additional real estate with which you may view your code. Easily view your maps, graphs and charts by simply enlarging the item.
- ☞ **Mouseover (cluetips)** – Navigate to your code and any linked cross-reference will quickly display in the pop-up preview window.
- ☞ **Google Translate** – includes the Google Translate plugin, allowing users to view and navigate our hosted codes in over 100 languages.

(Cross-reference linking and mouseover shown below)



Translation – MunicodeNEXT includes the Google Translate plugin, allowing users to view and navigate our hosted codes in over 100 languages.

Social Media Sharing – You and your users are able to share code sections via Facebook and Twitter. This will make it easier for you and your team to utilize social media in order to engage your citizenry and enhance your level of transparency.

Static Linking – Copy links of any section, chapter or title to share via email or social media.

Scrolling Tables and Charts – Headers stay fixed while you scroll through the table/chart.

GIS – We can provide a permalink to any code section and assist staff to create a link from your GIS system to relevant code sections.

In-line Images & PDFs – We take great care to ensure that your images match online and in print and are captured at the highest quality possible. Our online graphics can be enlarged by hiding the table of contents to maximize the image. Municode can also incorporate PDFs of certain portions of the code that have very specific viewing and layout requirements.

Website Accessibility – Our current website complies with level A of the Web Content Accessibility Guidelines (WCAG) 2.0.

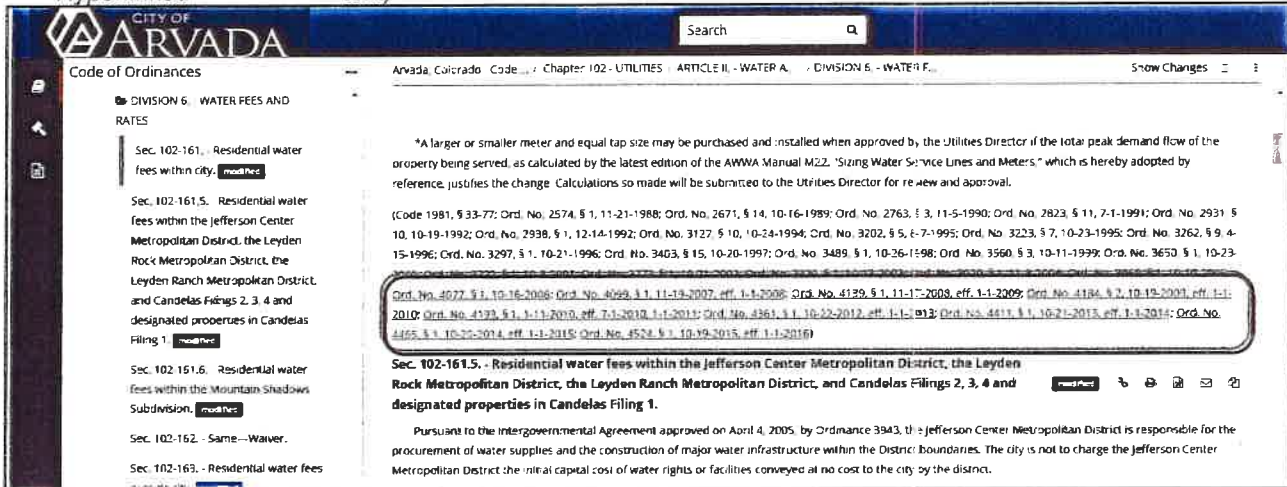
Support – Phone, email and web support for citizens and staff: 24-hour email response; phone support from 8:00 a.m. to 8:00 p.m. (Eastern). A variety of video tutorials are offered, and we are always available to host a personalized webinar for you and your staff to demonstrate our online features.

Premium Features of MunicodeNEXT

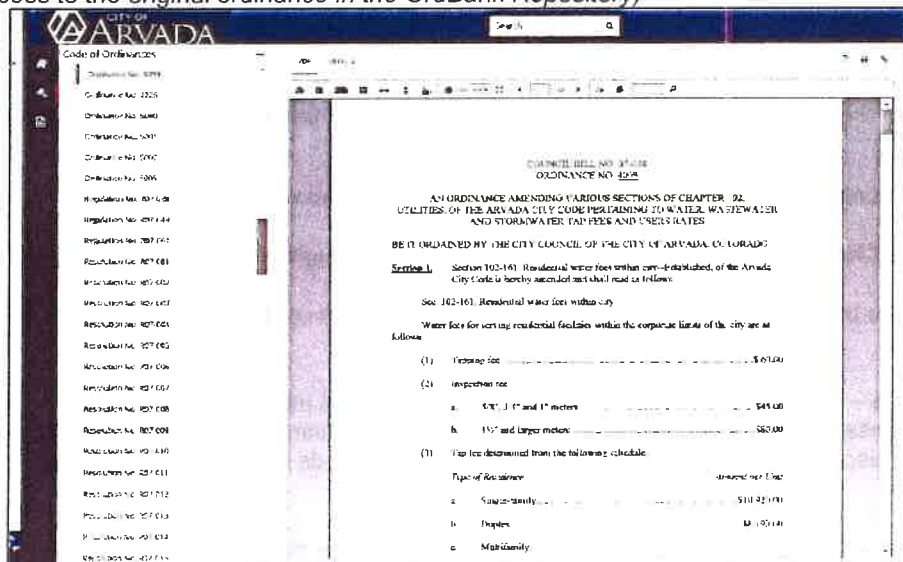
Custom Banner. We can customize the look and feel of your code to more closely match your website. Please note the custom banners in each of the screenshots provided in this sample.

OrdBank. With our OrdBank solution, newly adopted legislation will be posted online in between supplements. Upon the completion of your supplement, the ordinances will be linked in your history notes and stored in your OrdBank Repository under the "OrdBank" tab.

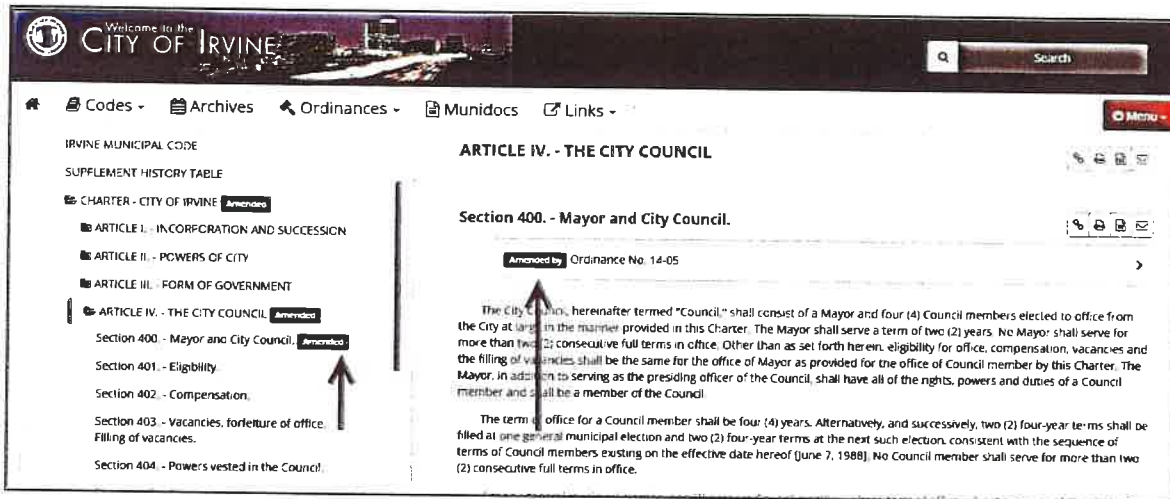
Hyperlinked ordinance in text



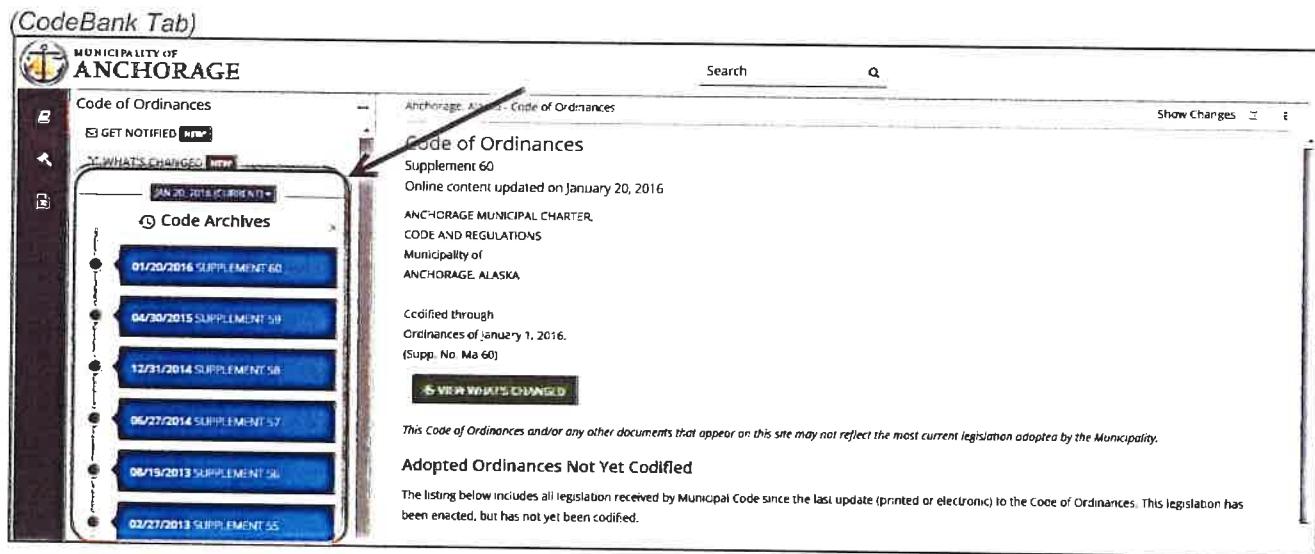
(One-Click access to the original ordinance in the OrdBank Repository)



OrdLink + OrdBank. Prior to incorporating the ordinances into your code via supplementation, the OrdLink feature can hyperlink newly adopted ordinances to the section being amended. Linked sections are highlighted in the table of contents and links are created from the amended sections to the new ordinances. Once the linked ordinances are incorporated into your code, they are added to your OrdBank repository and hyperlinked to your history notes. This service lets everyone know that new ordinances have been adopted.

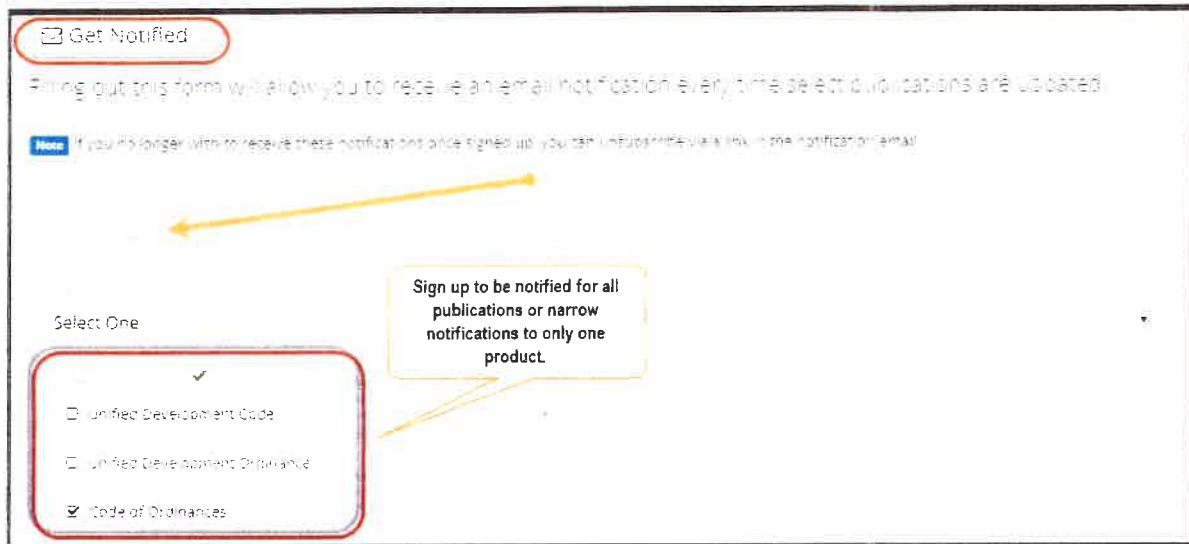


CodeBank. Our CodeBank feature provides an online archival platform for previous supplements of your code. Empower your staff and citizens to access every previous version of your code with one click.



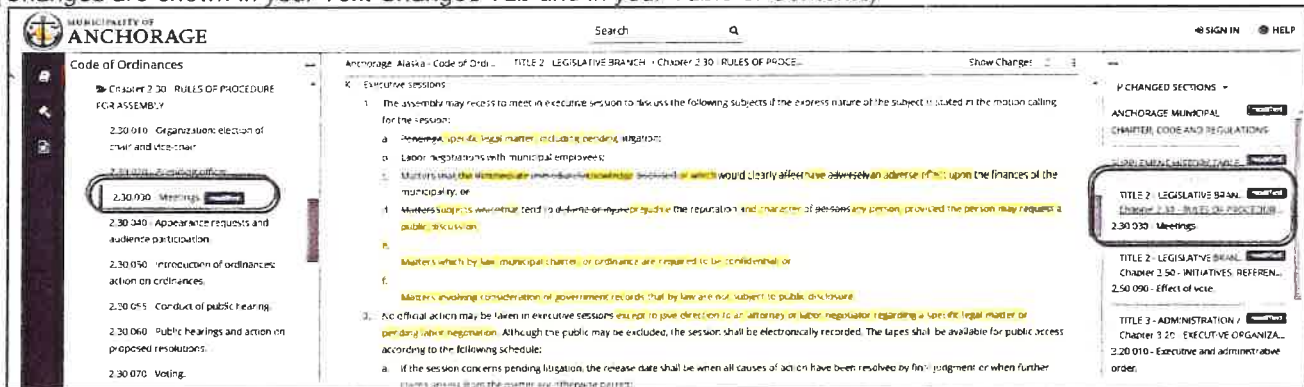
CodeBank Compare. Our CodeBank Compare service is a powerful feature that provides users the ability to select a past version of your online code and compare it to any other version of your online code. The differences will be shown via highlights (added material) or strikethrough (deleted material). The CodeBank feature is required in order to access CodeBank Compare. Users will be notified of the changes in the table of contents and within the text of the code via "modified," "new" or "removed" badges. Users can also select an option to view all of the changes in a single view, complete with strikethrough and highlights showing the specific textual changes that were made. The CodeBank Compare service will show all amendments to your code that were implemented during the most recent update.

eNotify. Our eNotify service allows users to enroll online and receive email notifications each time your online code is updated. This will empower your staff and citizens to receive instant notifications every time your online code is updated. The CodeBank Compare feature is required in order to utilize the eNotify service.

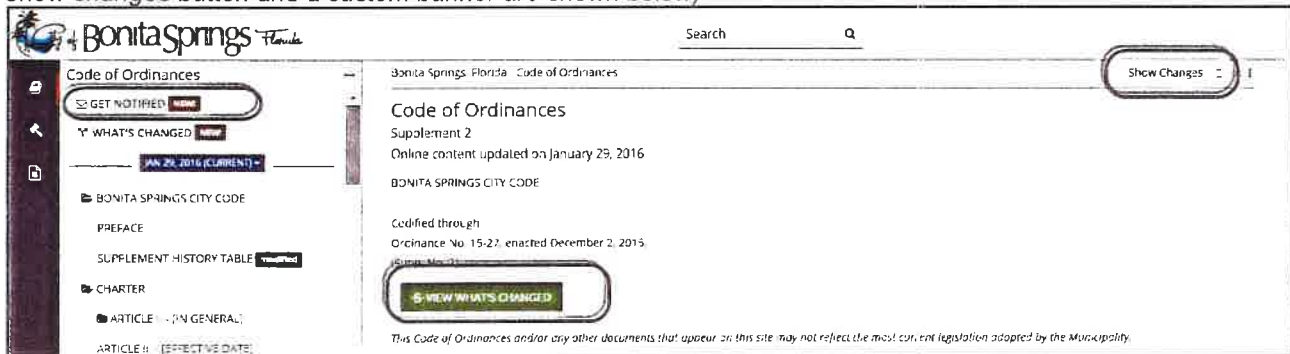


Compare enhancements provided with our latest website upgrade include the ability to show changes in every version of the code stored in CodeBank.

(Changes are shown in your Text Changes Tab and in your Table of Contents)

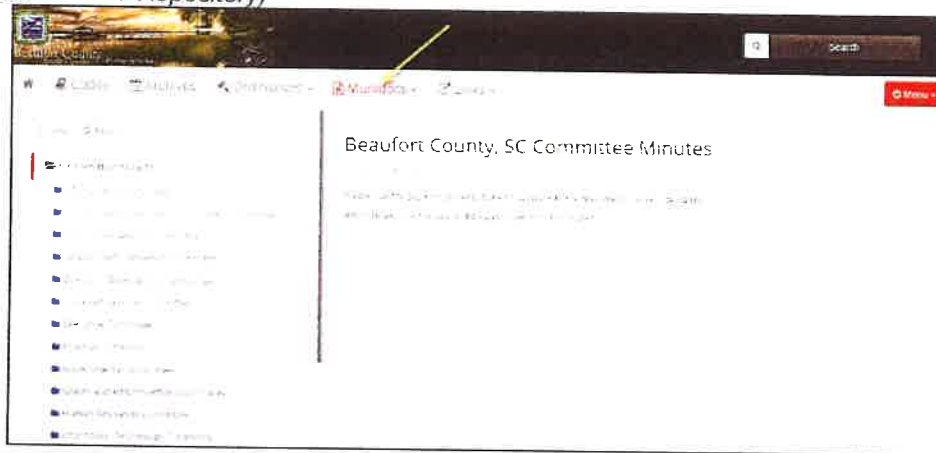


(Show changes button and a custom banner are shown below)



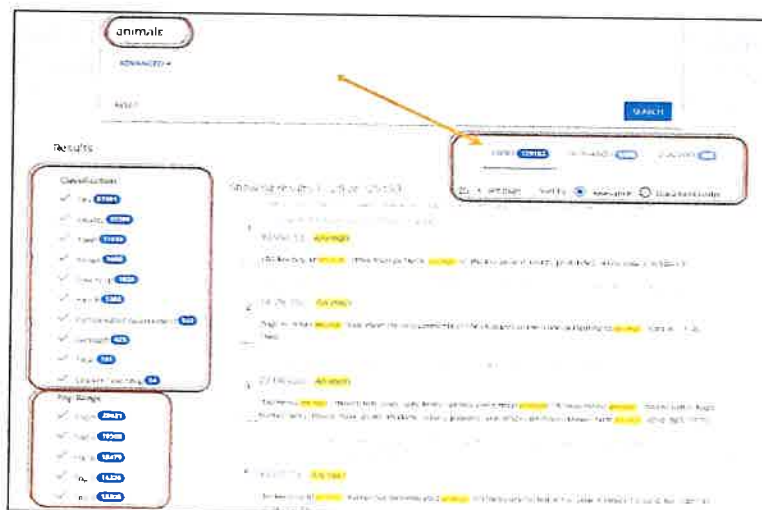
MuniDocs. Enables municipal users to send material of your choosing directly to us to upload documents to your online code. Let us do all the work and upload your minutes, resolutions, budgets, and or any other non-code material online. Your collection of documents, will be posted alongside your code and will be fully searchable and filterable for ease of use. No need for you and your staff to learn and manage a new system.

(MuniDocs Tab and Repository)



MuniPRO. MuniPRO Searching allows you to search the over 3,460 codes we host (the entire country, a single state or individually selected codes of your choosing). MuniPRO searches are ideal for researching local regulations of special interest or to find out how other communities are dealing with similar issues. If the IP based model is selected, only Multiple Code Searching is available. MuniPRO provides subscribers with the following tools:

- ⑤ **Multiple Code Search.** Search all codes within one state, multiple codes within one state, or search all codes in the entire US hosted by Municode. Search results are sorted by relevancy and indicate the source publication, showing excerpts and keyword highlighting.
- ⑤ **MuniPRO Saved Searches.** Save frequently used or complex searches for easy retrieval from the MuniPRO Dashboard.
- ⑤ **MuniPRO Notes.** Create a note and attach it to any section in any publication. Note icons are present when viewing the section, alerting the user to a previously written note. A global listing of notes can be accessed and managed from the MuniPRO Dashboard.
- ⑤ **MuniPRO Drafts.** Begin a new ordinance draft to keep track of pending legislation. Drafts icons are present when viewing the section, alerting the user to a previously created draft. A global listing of drafts can also be accessed and managed from the MuniPRO Dashboard.



Additional Services Available

Municode and our family of solutions, MunicodeLEGAL, MunicodePAY, MunicodeWEB, MCCi and enCodePlus offer a wide variety of services, all of which have been designed primarily to serve local governments. Please contact us for information and pricing on any of the services listed below, all of which may be purchased under this contract and all of which are competitively priced.

When selecting any of the solutions outlined below as your service provider, you can be assured of receiving the same excellent customer service and superior products that over 4,500 clients have come to expect from Municode! Municipalities that utilize a combination of our family of services can attest that in addition to lower overall costs, their workload is significantly reduced, their citizens are more informed, and they are receiving the best customer service experience possible... from the most reliable provider of government services in the nation... **Municode!** <https://www.municode.com/>

municodeWEB

MunicodeWEB - Government Website Development. Let our team of web analysts and developers create or redesign a website for your municipality that provides your staff and citizens with a stunningly beautiful website that is simple for staff to use, easy for citizens to access, responsive, interactive, dynamic, and extremely efficient! Using the popular Drupal, open-source framework, we will work with you to understand your history, anticipate your future, define your priorities and achieve the long-term goals of your community.

When MunicodeWEB designs your completely mobile friendly website, our goal is to improve your image and your community profile, increase the self-service capacity of your residents, and empower your staff to create, edit and maintain website content as simply and efficiently as possible. The result will be an unparalleled municipal website solution at a very compelling price. To learn more about MunicodeWEB, please visit www.ahaconsulting.com

municodePAY

MunicodePAY offers a comprehensive, centralized electronic payment platform that includes a user-friendly citizen online portal that results in significant operational savings and improved customer retention. Your citizens will be able to pay their bills via the web, automated phone number or through your staff. Our platform is equipped with complete accounting and settlement functions that integrate with your CRM, finance and general ledger systems. Daily, weekly and monthly reports for easy tracking, and reconciliation of payments are available on demand in a variety of formats (including PDF, CSV and Excel).

With MunicodePAY, payments are collected faster, your operating procedures are simplified, and your citizens are happy. Currently, over 80 municipalities trust MunicodePAY to process over 10 million statements annually. Costs for these services are competitively priced and transaction based with low to no implementation costs. MunicodePAY also offers traditional **Statement Printing and Mailing** services, **Lock Box** Payment Processing Services and **Customer Call Center** Outsourcing Solutions. To learn more about MunicodePAY, please follow these links: Website: <https://www.municode.com/#electronicpayments>, Demo: <https://vimeo.com/143619736>



Municode Innovations (MCCI) understands the challenges organizations face every day with paper based processes. We provide innovative solutions that transform these challenges into smart practices that improve efficiency, productivity and organizational structure. Recognized as one of the nation's top 20 Most Promising Government Technology Solution Providers, we are also the largest Laserfiche provider in the world. MCCI is passionate about helping organizations run their office more efficiently – saving time, money and resources! Please visit our website for more details about any of the services listed below: <https://www.mccinnovations.com/>

Enterprise Content Management Software and Services (Laserfiche). With more than 900 clients nationwide, MCCI is the largest provider of Laserfiche solutions in the world.

Digital Imaging Services. Services include scanning, indexing and integration of hard copy documents, electronic documents, and microfilm/microfiche. MCCi provides the most powerful index retrieval search engine available.

JustFOIA helps agencies receive, track and report on open records requests. JustFOIA is a hosted solution that is user-friendly, affordable, and integrated with Laserfiche Enterprise Content Management.



enCodePlus is a unique Internet-based document editing and presentation system used for authoring, displaying, and managing all aspects of land development regulations or zoning ordinances. Developed by community planners, **encodePlus** assists in the creation of land development and zoning ordinances that are fully customizable, easy to navigate and rich with features including GIS interactive mapping, a "Land Use Look Up" tool, hyperlinking to outside resources, historical archiving and in-line graphics. From its humble beginnings as a stand-alone Windows PC program, **enCodePlus** has matured to meet the needs of an innovative and exacting group of land use code writers and their client communities. To learn more about how **enCodePlus** can be an economic driver for your municipality and positively impact the transparency and navigability of your zoning or land development ordinance, please visit this link: <http://www.encodeplus.com/>

What Our Clients Say about Partnering with Us

"We were not only impressed with the services and products provided by Municode but the speed in which it all took place. Our Legislative Body and Administration were pleased with the new code books and the pricing we received. Thank you for producing this great product with such professionalism. We look forward to our continued relationship with Municode."

"We certainly couldn't have done it without your team. MCC is a very customer oriented company."

"I find everyone at Municode delightfully friendly and helpful. You are all very professional. It's apparent that you all care a great deal about good customer service. That is wonderfully refreshing as it is so hard to find anymore."

"I am extremely satisfied with Municipal Codes Corporation's performance and customer assistance. Not many companies provide such excellent services."

"You have personally demonstrated excellent service, diligence and concern for the integrity of our code and the integrity of the product your company produces. Please know your efforts are very much appreciated!"

"We appreciate the superior customer service you have provided. I can't tell you how nice it is to have people that will work with you."

"You are true professionals and great to work with!"

"Thank you for the tremendous job that you do for us. You always make me look good as the Clerk and I truly appreciate your services."

"WONDERFUL!!! Thanks for making my life easier, I really appreciate all that you do!"

"Your diligence, care, command over the process and attention to details have been exceptional. Moreover, what also helps set you apart from most of those in your line of work is that, you are readily accessible and exceedingly responsive. I hope that my clients are as pleased with me as I am with you."

"I really enjoy working with you! Your responsiveness and enthusiasm are greatly appreciated!!!"