



AGENDA  
COUNCIL MEETING  
4040 S. BERKELEY LAKE RD.  
BERKELEY LAKE, GEORGIA 30096  
NOVEMBER 16, 2023

7:00 PM Work Session | 8:00 PM Formal Session

*Citizens are encouraged to offer comments on issues of concern as agenda items are reached and at the end of the meeting for all other issues. Please limit citizen comments to 2 minutes. Longer citizen comments are welcome in writing and will be added to the official record of this meeting.*

**WORK SESSION**

**CALL TO ORDER**

**AGENDA**

**PUBLIC HEARING**

- a) O-23-249 – Proposed 2024 Budget
- b) 2024 Comprehensive Plan Update

**CONSENT AGENDA**

- a) Minutes of October 19, 2023, Council Meeting
- b) Financial Statements of September 2023 – Unaudited
- c) R-06-2023 Resolution Certifying Election Results

**OLD BUSINESS**

- a) O-23-249 – Proposed 2024 Budget

**NEW BUSINESS**

- a) O-23-250 – Plumbing Code Amendment – Water Efficiency Standards

**EXECUTIVE SESSION *(if needed)***

**CITIZEN COMMENTS**

**ADJOURNMENT**

Requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Berkeley Lake government should be made at least five days prior to the event by contacting the ADA Coordinator at 770-368-9484.

# **CITY OF BERKELEY LAKE 2024 COMPREHENSIVE PLAN UPDATE**

**PUBLIC HEARING #2  
November 16, 2023**



# WHY DO WE PLAN?



# PROCESS | ELEMENTS REQUIRING UPDATE EVERY 5 YEARS

- Per DCA rules at Ch. 110-12-1-.03
  - Needs and Opportunities
  - Broadband
  - Land Use
  - Report of Accomplishments (ROA) – Provides status for every project in existing/previous Community Work Program (CWP).
  - New Community Work Program (CWP) – Includes projects noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years.



# PROCESS: REQUIRED ELEMENTS

*REQUIRED  
FOR ALL*

VISION &  
GOALS

NEEDS &  
OPPORTUNITIES

COMMUNITY  
WORK  
PROGRAM

BROADBAND

*REQUIRED  
FOR SOME*

CIE

LAND USE\*

ECONOMIC  
DEVELOPMENT

TRANSPORTATION\*

HOUSING\*

*\* = Required for Berkeley Lake*

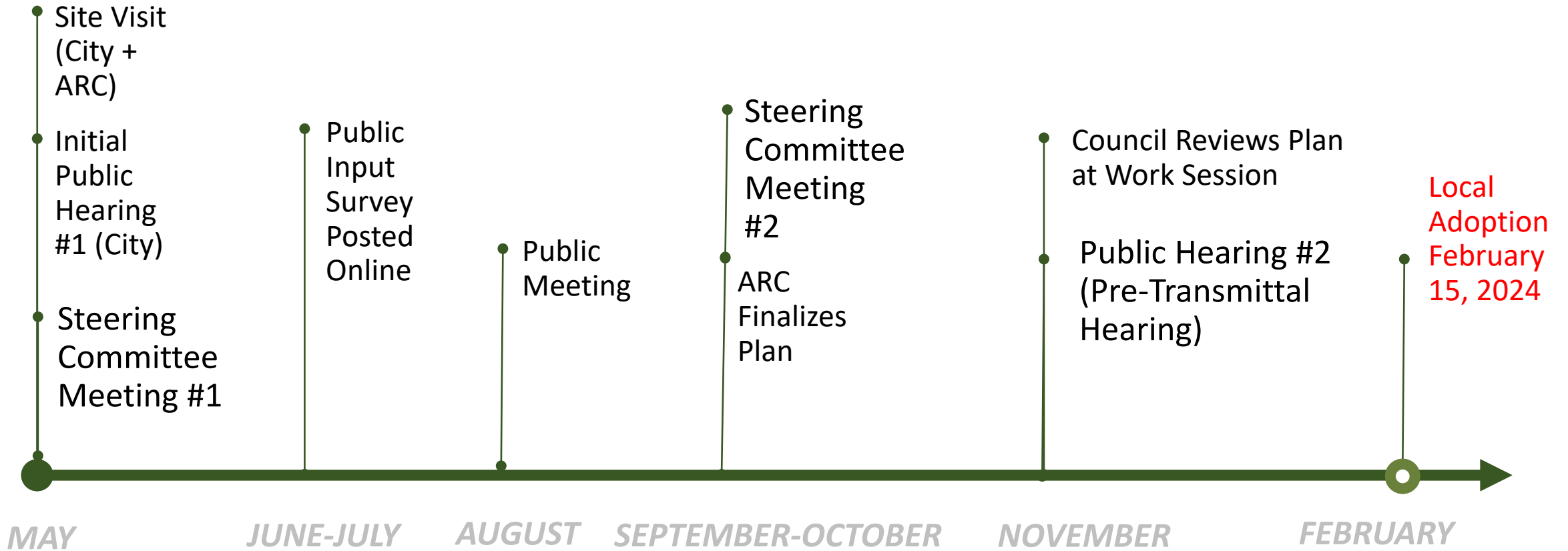


# PROCESS | ELEMENTS RCs ARE REQUIRED TO HELP WITH

- ARC's scope covered more than the above requirements
  - Our goal: incorporate feedback wherever appropriate, not just in required areas.
- Current Status: **Draft Plan**
  - Public Input from Council meeting to be incorporated into final plan document.
  - Final plan document submitted for DCA for additional public comment period, approval.
  - Final plan adoption by Council February 15, 2024.



# PROCESS | TIMELINE



2023 - 2024



# TAKEAWAYS: OVERALL

- Structure of 2019 Comprehensive Plan update largely unchanged.
- Additional community input added, Land Use map modified to reflect current conditions, new Broadband map.
- Updated **Community Goals** based on input from outreach events and Steering Committee meetings.
- Public Input
  - Public Survey: June 1 – August 31
  - Public Meeting: August 26







# PUBLIC INPUT SURVEY RESPONSES

# Public Input Survey

The Public Input survey launched online, linked to the City of Berkeley Lake home page, on June 1 and concluded on August 31, 2023.

**178** Participants

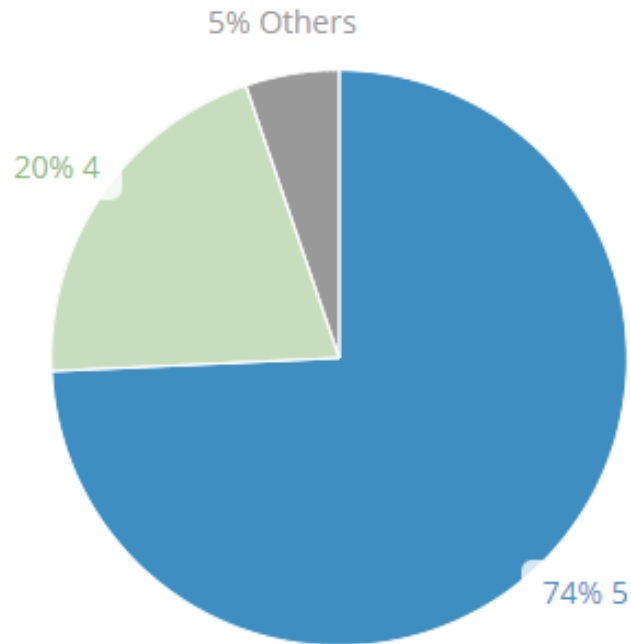
**2,735** Responses

**366** Comments



# Public Input Survey

How would you rate Berkeley Lake's **quality of life** on a scale of 1 to 5, with 1 being low quality and 5 being high quality?



171 respondents

Survey respondents overwhelmingly describe Berkeley Lake as a “hidden gem,” a “special place with fun loving, caring, and civic minded people,” with a “tight-knit” community.



# Opportunities and Assets

- Lake Berkeley
- Resident bonds, community, city events
  - City staff
  - Greenspace and recreation
    - Chattahoochee River
- Community garden, could be expanded
  - Playground
  - Communication

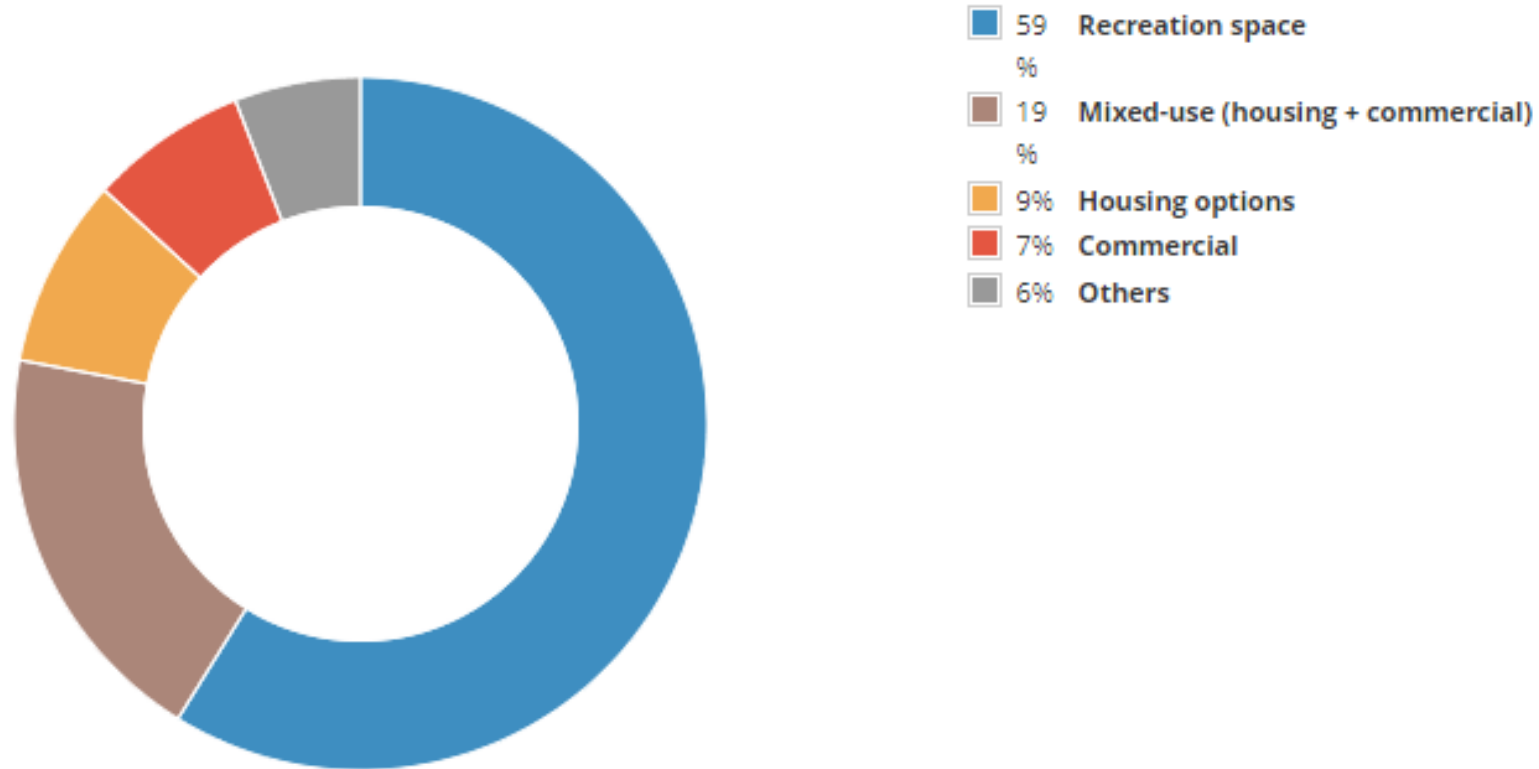
# Needs and Primary Challenges

- Planning for development of commercial area to incorporate trees, sidewalks, amenities
- Safety for pedestrians overall, especially on Lakeshore
  - Added sidewalks, pedestrian access citywide
    - Greenspace preservation / access
      - Lake / river access
  - Protect Lake Berkeley: drainage, silt, septic
    - Unity of neighborhoods
- Age in place policies, housing options for seniors



# Commercial / Industrial Area Responses

What type of redevelopment projects in the Berkeley Lake **Commercial and Industrial District** would be beneficial?



68 respondents



# Commercial / Industrial Area Responses

What type of housing developments in the City of Berkeley Lake **Commercial and Industrial District** would be beneficial?

	Need More	Right Amount	Need Less
Affordable or workforce housing	6% Need More	44% Right Amount	50% Need Less
Senior housing	45% Need More	38% Right Amount	18% Need Less
Mixed-income housing	9% Need More	39% Right Amount	52% Need Less
Other housing types	4% Need More	48% Right Amount	48% Need Less

74 respondents



# Transportation Responses

How would you rank your satisfaction with Berkeley Lake's **transportation system**?

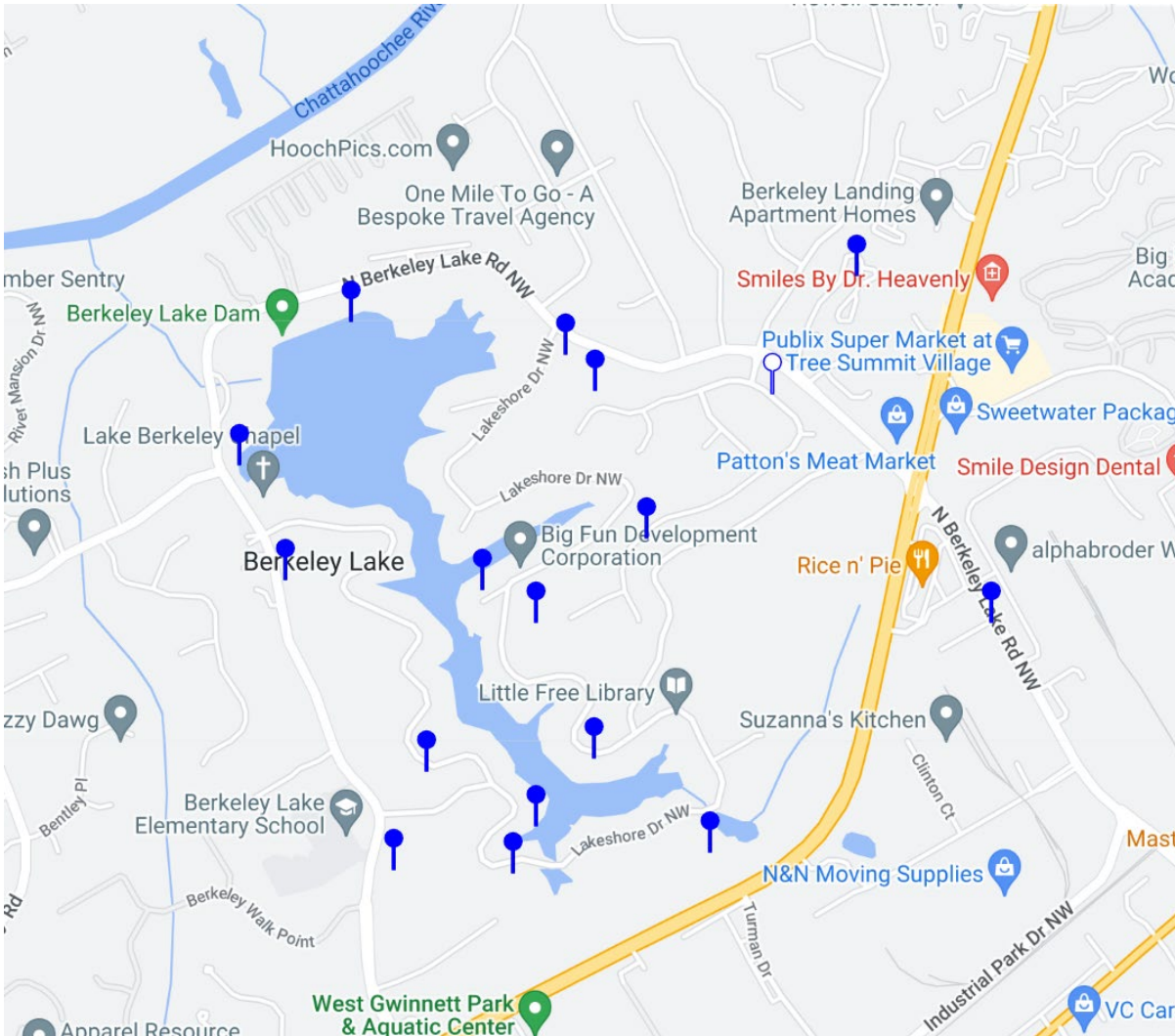
	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	8% Poor	29% Below Average	36% Adequate	20% Good	2% Excellent	6% No Opinion
Traffic Congestion	2% Poor	12% Below Average	33% Adequate	38% Good	15% Excellent	- No Opinion
Road Conditions	3% Poor	15% Below Average	33% Adequate	39% Good	9% Excellent	1% No Opinion
Pedestrian & Bicycle Safety	29% Poor	42% Below Average	21% Adequate	7% Good	- Excellent	1% No Opinion
Public Transportation	29% Poor	10% Below Average	12% Adequate	5% Good	2% Excellent	42% No Opinion

90 respondents





# Transportation Responses



Areas of Safety Concern for Pedestrians and/or Cyclists





# PUBLIC MEETING RESPONSES

# Public Meeting Results

**Greatest Strengths:** citizens, staff, diversity, leadership

**Greatest Weakness:** lack of bike lanes and sidewalks on Lakeshore, pedestrian safety Lakeshore and Berkeley Lake Road, need for staff

**Biggest Opportunities:** pickleball, sewer system, sidewalks, recreation, address speeding, power line burial

**Greatest Threats:** environmental threat to lake and wooded area, pedestrian safety, running stop signs, traffic



# Transportation

Unsafe bike / pedestrian areas (green)

Dangerous roadway or intersection (red)

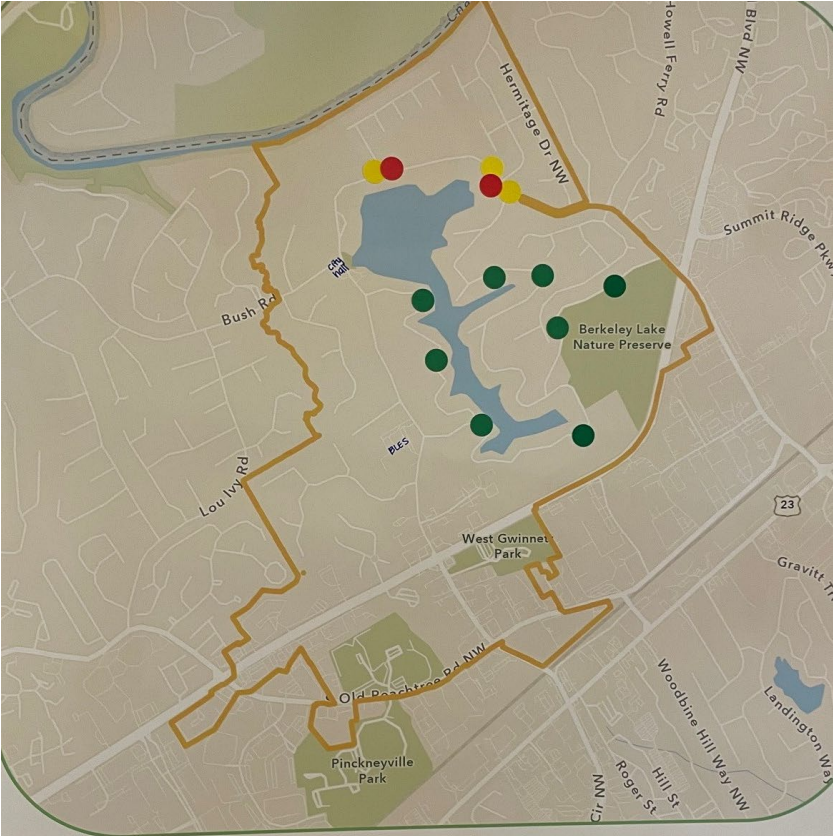
Frequent Traffic (yellow)

# Improvement Areas

Flooding and Drainage

Crosswalk at Miramont entrance

Pickleball at Pickneyville Park



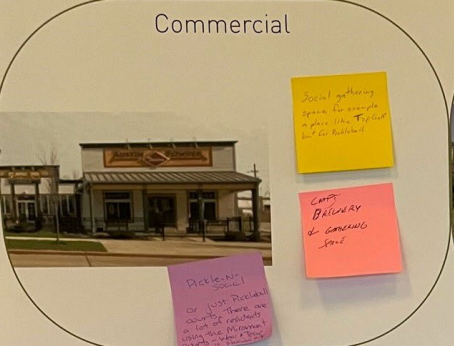

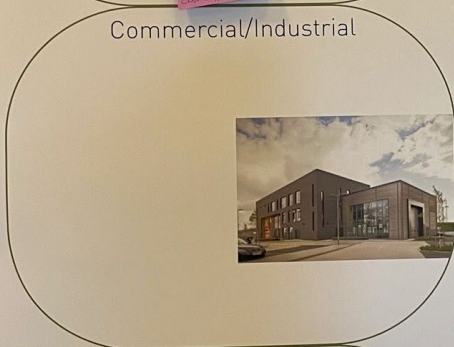
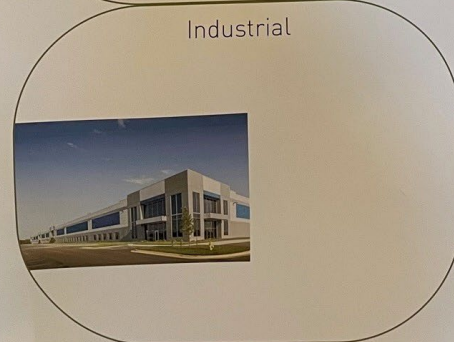
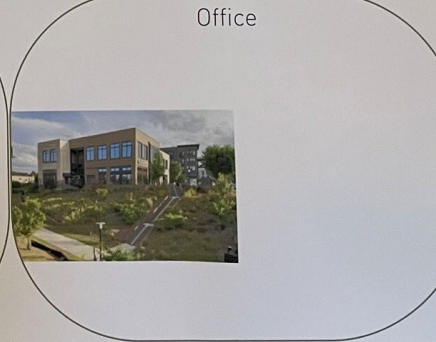
Tell us a little bit about Berkeley Lake's transportation needs. Use the colored dots per the instructions below.

- Dangerous roadway or intersection (red dot)
- Frequent traffic (yellow dot)
- Too much parking (blue dot)
- Unsafe bike / pedestrian area or lack of bike / pedestrian infrastructure (green dot)
- Not enough parking (orange dot)



# Does it Fit?

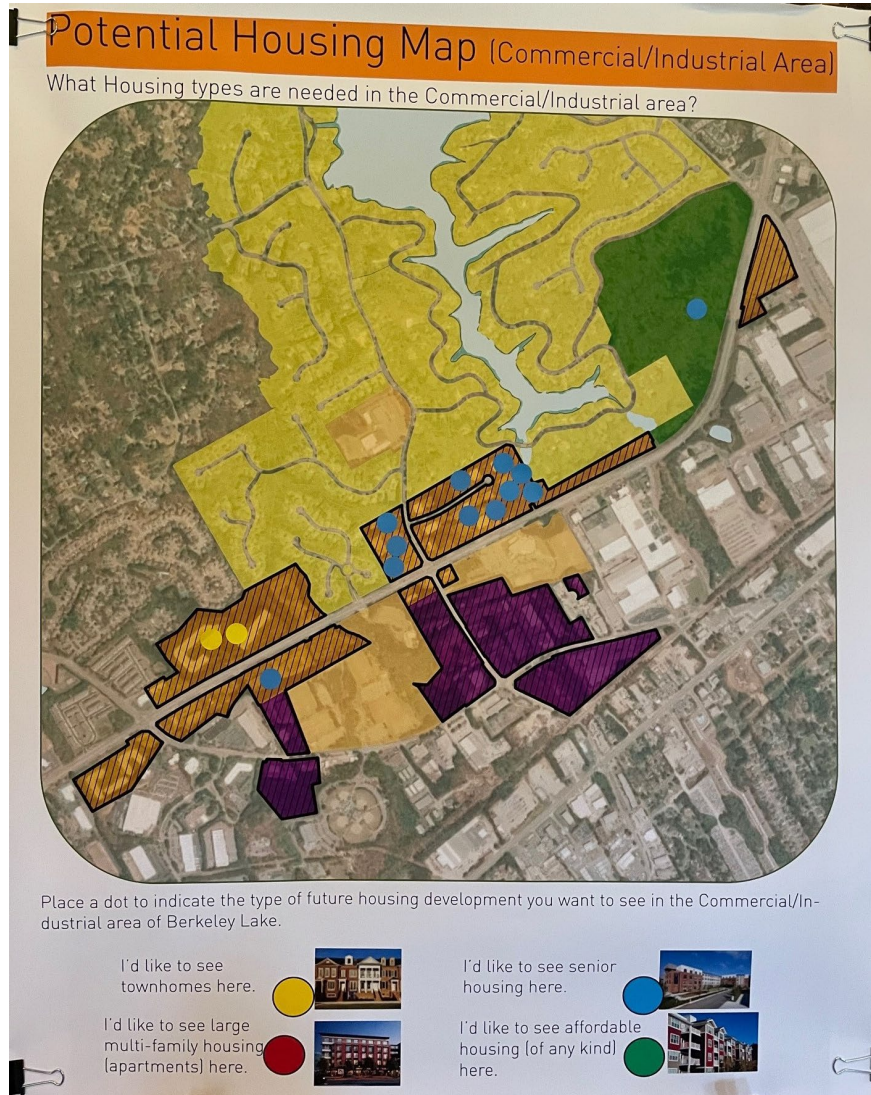
Place a dot next to the images that you think fit the Berkeley Lake Commercial/Industrial area

<p>Commercial</p>  <p>Sticky notes: - Social gathering space for example in place like Topical but do better! - Camp BELLWAY &amp; COMPANYING - Problem: or (not possible) because there are a lot of residential units that are not meant to be used as a social space</p>	<p>Mixed Use</p>  <p>6 colored dots (yellow, red, blue, blue, blue, green)</p>
<p>Commercial/Industrial</p> 	<p>Hotel</p> 
<p>Industrial</p> 	<p>Office</p> 

## Commercial and Industrial Area

**Does It Fit:** the greatest number of dots for Mixed Use, followed by Commercial.

Noted need for: social gathering spaces, brewery, pickleball.



## Commercial and Industrial Area

**Housing Needs:** the greatest number of dots for Senior Housing, followed by Townhomes.

# ADUs

Garage Combo

Attached / Internal

Detached

## Natural Resources

Needs Attention & Clean Up: BL Nature Preserve, Chattahoochee

Needs to be Restored/Protected: Pond Area

ADUs

Tell us about the needs of homeowners in Berkeley Lake to add to or modify their homes to accommodate an ADU. Place a dot next to any types that you feel should be allowed.

ADU Type	Number of Dots	Notes
Basement Conversion ADU	1	
ADU / Garage Combo	3	
Detached ADU (stand-alone)	3	
Attached Internal ADU	3	External garage for pool, covered utility garage, and a small porch area.





# KEY AREAS OF CHANGE TO PLAN



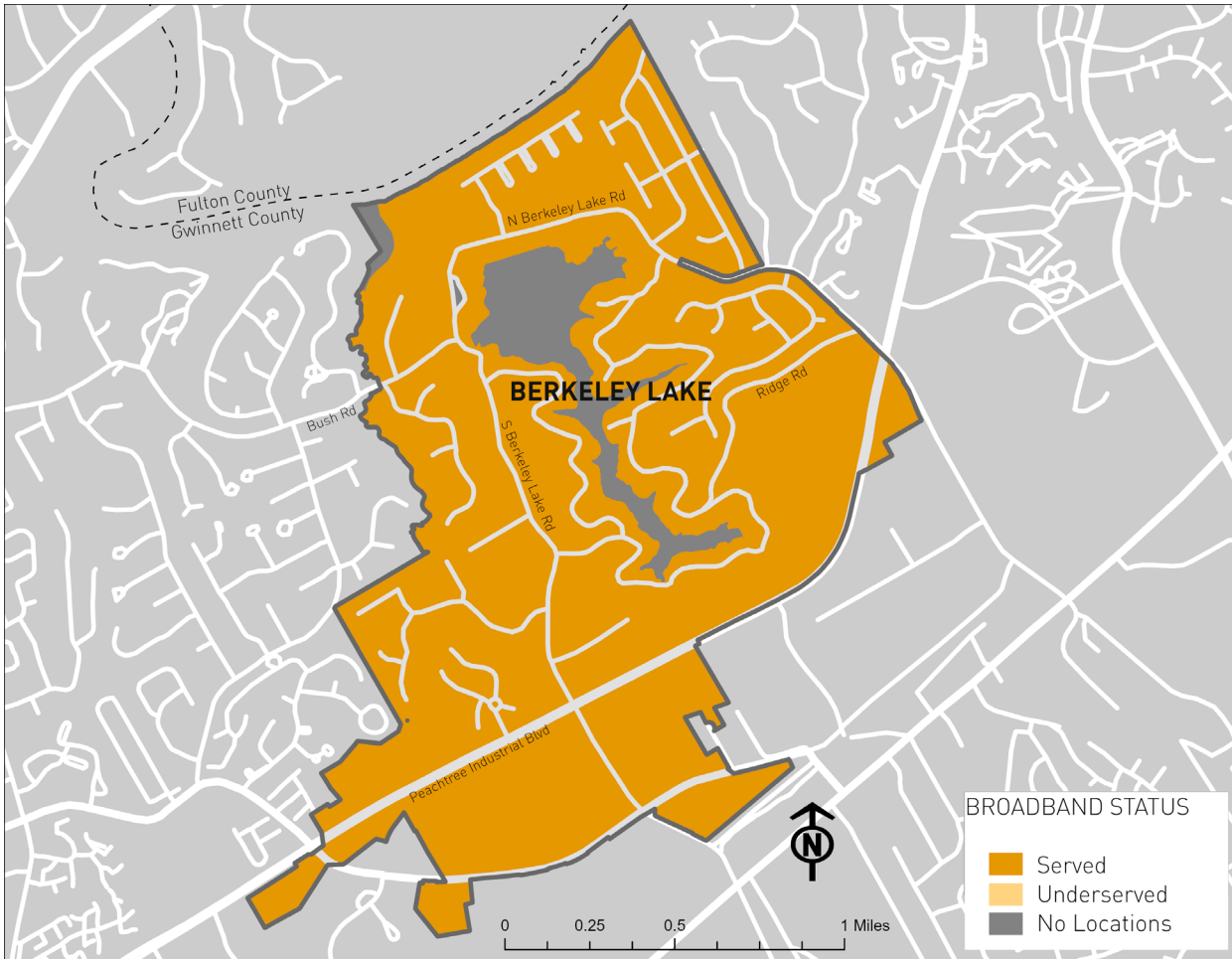
# 2024 COMMUNITY GOALS

The City of Berkeley Lake will:

- Deliver quality services to residents and businesses in cooperation with neighboring governments and facilitate an understanding about which agencies are responsible for which services;
- Promote and increase recreational opportunities and continued conservation of greenspace guided by an ethos of environmental stewardship and intergovernmental coordination between the City of Berkeley Lake and Gwinnett County;
- Provide opportunities for residents to age in place through intentional development of codes and standards;
- Continue to foster a strong sense of community through events and volunteer opportunities;
- Monitor and improve traffic safety and multi-modal connectivity in partnership with Gwinnett County;
- Ensure the future development/redevelopment of the commercial and industrial area of Berkeley Lake reflects the character and quality of the community through zoning code modification.



# BROADBAND MAP

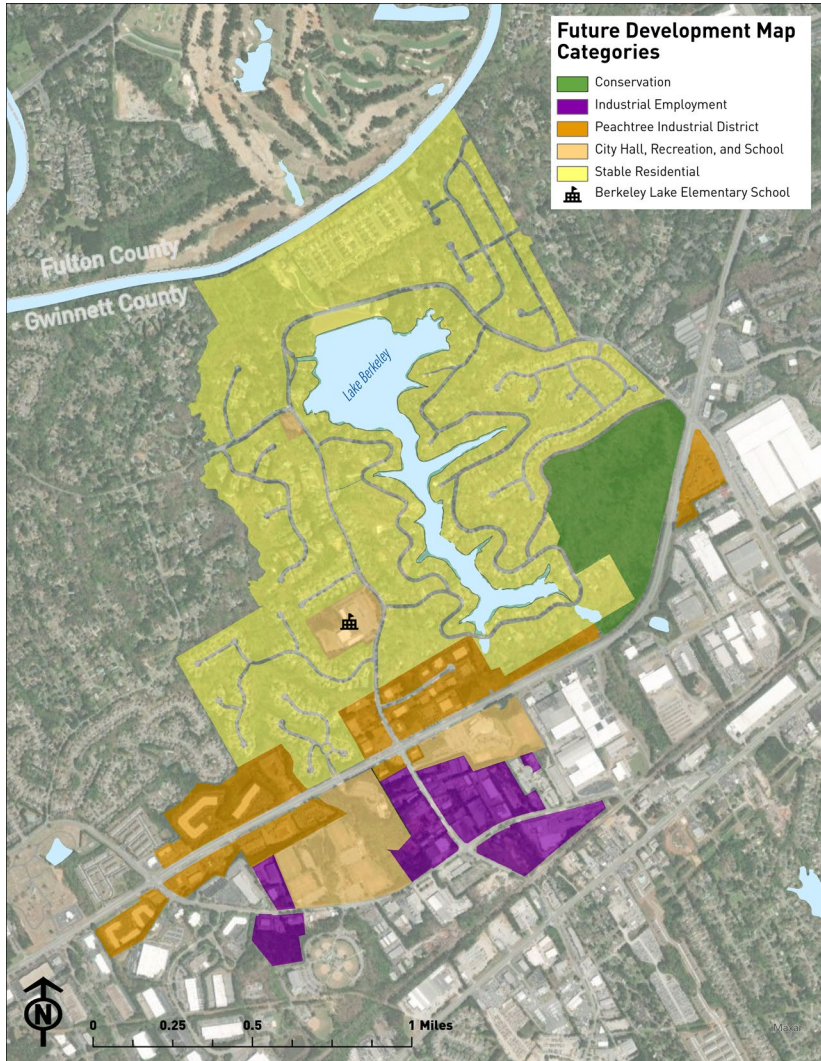


Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Underserved'. The map depicts access to broadband, not subscription to broadband.

Broadband data is provided by the various Internet Service Providers of Georgia.



# LAND USE MAP



- Future Land Use & Narrative
  - Still relevant and largely unchanged.
  - Refined parcels to ensure aligned with proper use.

# ROA / CWP

## ➤ Report of Accomplishments

- Updated status of items completed, underway, or cancelled.

## ➤ Community Work Program

- Updated completed project status for projects moved to the Report of Accomplishments.
- Drafted new items for the 2024-2028 Community Work Program.



# COMMUNITY WORK PROGRAM 2024-2028

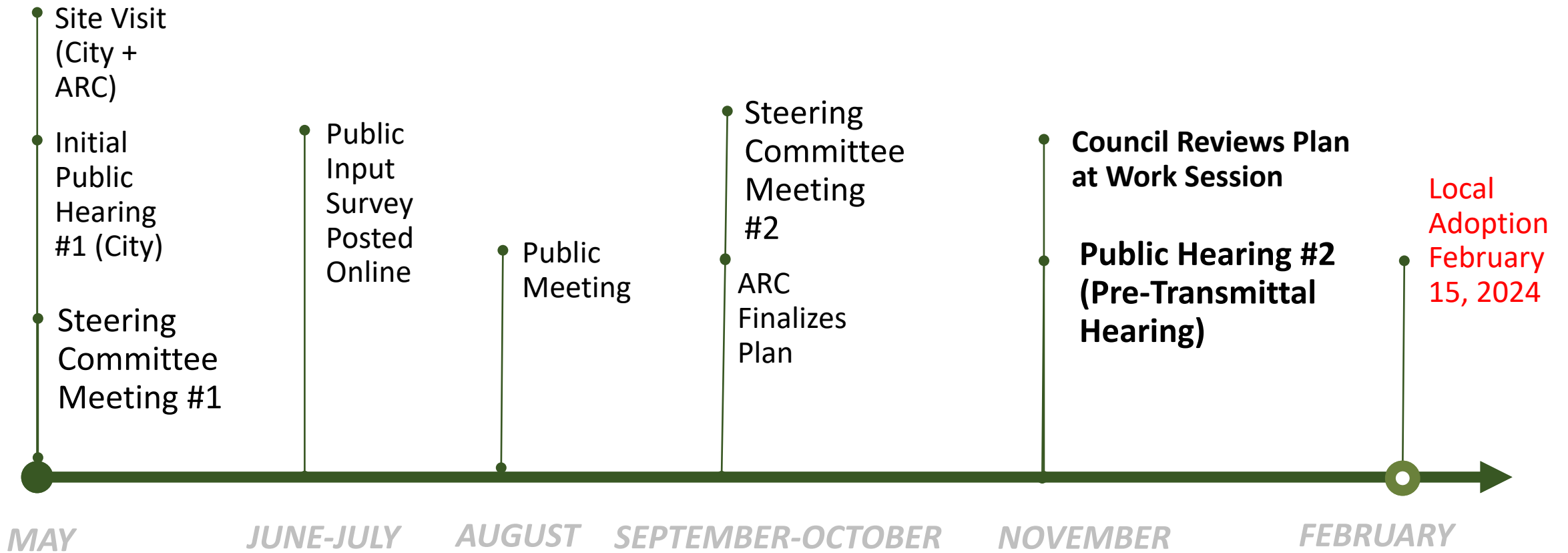
The Final Draft Plan includes eight CWP items:

1. Continue studying options for accommodating accessory housing units in residential areas.
2. Consider creation of a Redevelopment Plan for the South Berkeley Lake Road commercial area.
3. Renovate City Hall Playground.
4. Investigate cost to bury power lines.
5. Zoning Ordinance re-write or Unified Development Ordinance creation.
6. Update the 2014 Pedestrian Study.
7. Intergovernmental coordination with Gwinnett County for development of Pickle Ball Courts.
8. Evaluate website for re-design and updates to provide directory of services and corresponding responsible agency.



A scenic view of a lake with a green overlay containing the text 'NEXT STEPS'. The background shows a calm lake reflecting a blue sky with white clouds and a dense line of green trees on the far shore. A wooden structure is visible on the left side of the lake. The text 'NEXT STEPS' is centered in a white, sans-serif font within a semi-transparent green horizontal band.

# NEXT STEPS

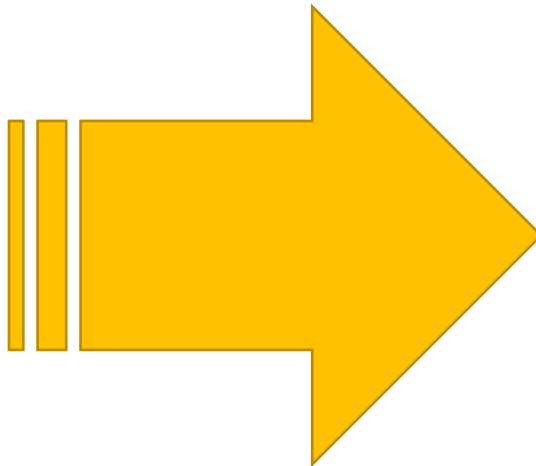


2023 - 2024



# Next Steps

- Refine draft plan based on:
  - Comments received based on draft: Berkeley Lake, GA - Official City Website.
  - Comments received from the public and Council: November 16<sup>th</sup> Public Hearing.
- Transmittal to Georgia DCA → review and approval.
- Berkeley Lake City Council local adoption process / adoption - 02/15/24.
- Receipt of Qualified Local Government (QLG) status letter.





# QUESTIONS?

Kristin Allin, Senior Planner  
Atlanta Regional Commission  
[kallin@atlantaregional.org](mailto:kallin@atlantaregional.org)





**SPECIAL CALLED COUNCIL MEETING  
4040 SOUTH BERKELEY LAKE ROAD  
BERKELEY LAKE, GEORGIA 30096  
DRAFT MINUTES  
OCTOBER 19, 2023**

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**ATTENDANCE**

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Mayor: Lois Salter

Council Members: Rodney Hammond, Scott Lee, Bob Smith, and Rebecca Spitler

City Officials: Leigh Threadgill - City Administrator, Rob Hiller – City Marshal

Dick Carothers – City Attorney

Members of the Public: 0

Members of the Press: 0

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**WORK SESSION**

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The mayor and council reviewed the meeting agenda and materials with staff.

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**CALL TO ORDER**

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Salter called the meeting to order at 8:00 PM. A quorum of council members was in attendance.

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**AGENDA**

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Salter solicited motions regarding the agenda.

**Smith made a motion to accept the agenda as submitted. Lee seconded the motion. All council members were in favor and the motion passed.**

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**CONSENT AGENDA**

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Salter noted the following as items on the consent agenda and solicited a motion:

- a) Minutes of August 17, 2023, Council Meeting
- b) Financial Statements of July 2023 – Unaudited
- c) Financial Statements of August 2023 - Unaudited

**Spitler made a motion to approve all items on the consent agenda. Hammond seconded the motion. All were in favor and the motion passed.**

## **OLD BUSINESS**

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There was no old business to discuss.

## **NEW BUSINESS**

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a) O-23-249 – Proposed 2024 Budget

Threadgill: O-23-249 is the proposed budget for 2024. This measure as presented anticipates no increase in the real property tax millage rate for 2024 over the rollback rate for 2023. The measure is presented for first read consideration after having been reviewed and recommended by the Finance Committee. Staff requests that you schedule a public hearing to receive citizen comments to be held on November 16<sup>th</sup>.

**Lee made a motion to place O-23-249, an ordinance to establish the budget for the year 2023, to repeal conflicting ordinances, to provide for an effective date and for other purposes, on first read and to schedule a public hearing on the matter for Thursday, November 16<sup>th</sup> at 8:00 PM. Smith seconded the motion. All were in favor and the motion passed.**

b) ARPA 2023 Stormwater Project – Engineer’s Recommendation of Contract Award

Threadgill: The 2023 ARPA Stormwater Project includes various drainage improvements identified through inspections or citizen complaints. The project was put out to bid in accordance with state law. Bids were opened on September 26, 2023. You have before you the City Engineer’s recommendation letter and bid tabulation. The City Engineer recommends awarding the bid to the Dickerson Group with a bid of \$715,614.65 with the understanding that the project was bid with additional quantities for some work location to present two options to the bidders. The intent was to allow the contractor to perform CCTV inspection and work with the city engineer to determine if repair or replacement is the best and most cost-effective approach. The contractor will only be paid for what is installed.

**Hammond made a motion to authorize the Mayor to enter into a contract for the 2023 ARPA Stormwater Project with The Dickerson Group in the amount of \$715,614.65 subject to approval as to form by the City Attorney. Lee seconded the motion. All remaining council members were in favor and the motion passed.**

## **PUBLIC COMMENTS**

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There were none.

## **ADJOURNMENT**

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**There being no further business to discuss, Spitler moved to adjourn. Lee seconded the motion. All were in favor and the motion passed.**

Salter adjourned the meeting at 8:05 PM.

Submitted by:

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Leigh Threadgill, City Clerk

DRAFT

# City of Berkeley Lake

## Income & Expense

September 2023

	TOTAL
Income	
100 100 General	57,837.47
320 320 SPLOST Income	41,115.52
<b>Total Income</b>	<b>\$98,952.99</b>
GROSS PROFIT	<b>\$98,952.99</b>
Expenses	
1 Gen Govt	34,885.68
230 ARP Act Expenses 230	9,913.75
3 Public Safety	14,266.44
4 Public Works	12,813.13
6 Culture and Recreation	1,390.10
7 Housing and Development	1,168.05
<b>Total Expenses</b>	<b>\$74,437.15</b>
NET OPERATING INCOME	<b>\$24,515.84</b>
NET INCOME	<b>\$24,515.84</b>

# City of Berkeley Lake

## Budget vs. Actuals as of November 7, 2023: 2023 Capital and Operating Budget - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
100 100 General	1,191,202	1,108,566	82,636	107.00 %
230.33.2100 ARP Act 230.33.2100		620,348	-620,348	
320 320 SPLOST Income	367,618	1,449,093	-1,081,475	25.00 %
<b>Total Income</b>	<b>\$1,558,820</b>	<b>\$3,178,007</b>	<b>\$ -1,619,187</b>	<b>49.00 %</b>
<b>Cost of Goods Sold</b>				
*Cost of Goods Sold	0		0	
<b>Total Cost of Goods Sold</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>
<b>GROSS PROFIT</b>	<b>\$1,558,820</b>	<b>\$3,178,007</b>	<b>\$ -1,619,187</b>	<b>49.00 %</b>
<b>Expenses</b>				
1 Gen Govt	362,441	565,826	-203,385	64.00 %
2 Judicial	970	9,190	-8,220	11.00 %
230 ARP Act Expenses 230	174,665	620,348	-445,683	28.00 %
3 Public Safety	106,395	170,031	-63,636	63.00 %
4 Public Works	106,402	158,643	-52,241	67.00 %
6 Culture and Recreation	8,127	22,463	-14,336	36.00 %
7 Housing and Development	15,533	125,102	-109,569	12.00 %
9000.61.1100 Xfer Out - Reserve Fund		57,315	-57,315	
SPLOST Expenses	25,803	1,449,093	-1,423,290	2.00 %
<b>Total Expenses</b>	<b>\$800,336</b>	<b>\$3,178,011</b>	<b>\$ -2,377,675</b>	<b>25.00 %</b>
<b>NET OPERATING INCOME</b>	<b>\$758,484</b>	<b>\$ -4</b>	<b>\$758,488</b>	<b>-18,962,106.00 %</b>
<b>NET INCOME</b>	<b>\$758,484</b>	<b>\$ -4</b>	<b>\$758,488</b>	<b>-18,962,106.00 %</b>

# City of Berkeley Lake

## Balance Sheet

As of September 30, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
General Fund	3,969,610.82
SPLOST Fund	1,334,219.58
<b>Total Bank Accounts</b>	<b>\$5,303,830.40</b>
Accounts Receivable	
Accounts Rec 1.11.1900.1	22,160.99
<b>Total Accounts Receivable</b>	<b>\$22,160.99</b>
Other Current Assets	
Accounts Rec - SPLOST 1.11.2000	78,352.41
Franchise Tax Rec 1.11.1550	108,000.00
Prepaid Expense 1.11.3600	1,504.99
Prepaid items 1.11.3800	5,286.00
Taxes Receivable 1.11.1600	342,400.40
Undeposited Funds 1.11.1114	285.00
<b>Total Other Current Assets</b>	<b>\$535,828.80</b>
<b>Total Current Assets</b>	<b>\$5,861,820.19</b>
Fixed Assets	
Building & Improvements 1.11.7400	1,770,036.08
Computer Equipment 1.11.6700	48,172.61
Furniture & Fixtures 8.11.7700	71,493.47
Land 8.11.7100	9,392,320.74
Machinery & Equipment 1.11.6500	173,026.24
<b>Total Fixed Assets</b>	<b>\$11,455,049.14</b>
<b>TOTAL ASSETS</b>	<b>\$17,316,869.33</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable 1.12.1100	28,551.06
<b>Total Accounts Payable</b>	<b>\$28,551.06</b>
Credit Cards	
BOZEMAN, MARTY (0241)	45.57
Hiller Credit Card (4916)	64.45
Hunter Credit Card (8185)	466.94
Threadgill Credit Card (3322)	376.00

# City of Berkeley Lake

## Balance Sheet

As of September 30, 2023

	TOTAL
<b>Total Credit Cards</b>	<b>\$952.96</b>
Other Current Liabilities	
Deferred revenue 1.12.2500	8,773.71
Direct Deposit Payable	-0.01
Payroll Liabilities	66.10
PTO Accrual	10,548.69
Regulatory Fees Payable	3,387.59
<b>Total Other Current Liabilities</b>	<b>\$22,776.08</b>
<b>Total Current Liabilities</b>	<b>\$52,280.10</b>
<b>Total Liabilities</b>	<b>\$52,280.10</b>
Equity	
Fund Bal Unrsvd 1.13.4220	3,592,142.91
Investmt in fixedassets 1.13.4K	11,327,229.85
Reserve for prepaids 1.13.4125	6,790.99
Restricted4CapitalProj 1.13.4155	1,702,687.49
Retained Earnings 1.13.3000	17,863.22
Net Income	617,874.77
<b>Total Equity</b>	<b>\$17,264,589.23</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$17,316,869.33</b>



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BERKELEY LAKE TO RATIFY THE RESULTS OF THE NOVEMBER 7, 2023 GENERAL MUNICIPAL ELECTION FOR THE OFFICES OF MAYOR AND TWO AT-LARGE COUNCIL MEMBER POSTS.**

**WHEREAS**, under the Charter of the City of Berkeley Lake, the Georgia Election Code, and the Constitution of the State of Georgia of 1983, as amended, elections for certain municipal offices whose terms expire December 31, 2023, are required to be held; and

**WHEREAS**, under the Georgia Election Code, the City Council of the City of Berkeley Lake shall perform all the duties imposed upon it by the Georgia Election Code; and

**WHEREAS**, the City of Berkeley Lake's qualifying period for municipal offices which were to expire was held from August 21, 2023 through and including August 23, 2023; and

**WHEREAS**, one candidate qualified for mayor and five candidates qualified for council member at-large and the election was held on November 7, 2023; and

**WHEREAS**, Lois Salter ran unopposed and received the highest number of votes for mayor; and

**WHEREAS**, Rebecca Spitler and Robert L. Smith received the two highest numbers of votes for council member at-large; and

**WHEREAS**, the Superintendent certified the election results pursuant to the Georgia Municipal Election Code.

**NOW THEREFORE BE IT RESOLVED BY THE AUTHORITY OF THE MAYOR AND COUNCIL OF THE CITY OF BERKELEY LAKE AS FOLLOWS:**

**Declaration of Results.** That under and by virtue of the Charter of the City of Berkeley

Lake, Constitution and laws of the State of Georgia, the following candidates were elected:

- |    |                 |                         |
|----|-----------------|-------------------------|
| a) | Lois Salter     | Mayor                   |
| b) | Robert L Smith  | Council Member-At-Large |
| c) | Rebecca Spitler | Council Member-At-Large |

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**Mayor Lois Salter**

**CERTIFICATION**

I, Leigh Threadgill, Election Superintendent of the City of Berkeley Lake, certify that the foregoing facts and result are true and correct for all purposes under the Georgia Election Code.

This \_\_\_\_ day of November, 2023.

ORDINANCE NO. O-23-250

AN ORDINANCE AMENDING CHAPTER 14 – BUILDING AND BUILDING REGULATIONS, ARTICLE II – STATE MINIMUM STANDARD CONSTRUCTION CODES, SECTION 14-20 – STANDARDS ADOPTED OF THE CODE OF ORDINANCES OF THE CITY OF BERKELEY LAKE TO ADOPT THE METRO WATER DISTRICT – WATER EFFICIENCY CODE REQUIREMENTS, AN AMENDMENT TO THE GEORGIA STATE MINIMUM STANDARD PLUMBING CODE; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Section 1. It is hereby ordained by the governing authority of the City of Berkeley Lake that Chapter 14, Article II, Section 14-20 of the Code of the City of Berkeley Lake be AMENDED by deleting it in its entirety and enacting in its place a new Article II, Section 14-20 to read as follows:

**Sec. 14-20. Standards adopted.**

(a) The following are adopted by reference:

- (1) The state minimum codes enumerated in O.C.G.A. § 8-2-20(9)(B)(i), as now or hereafter revised or modified pursuant to state law, with the following amendments to the plumbing code as required by the Metro North Georgia Water Planning District.

(a) Effective January 1, 2024, the Georgia State Minimum Standard Plumbing Code has been amended by the City of Berkeley Lake as follows:

A. Chapter 2, Section 202 General Definitions. Add in alphabetical order and revise, as applicable, the following definitions:

*Kitchen faucet or kitchen faucet replacement aerator.* A kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements of ASME A112.18.1/CSA B125.1.

*Lavatory faucet or lavatory faucet replacement aerator.* A lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification -

*Landscape Irrigation.*

*Flow sensor.* An inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

*Lawn or landscape irrigation system.* An assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

Master shut-off valve. An automatic valve such as a gate valve, ball valve, or butterfly valve installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

Pressure regulating device. A device designed to maintain pressure within the landscape irrigation system at the manufacturer's recommended operating pressure and that protects against sudden spikes or drops from the water source.

Rain sensor shut-off. An electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

WaterSense irrigation controller. A weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency's WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

WaterSense spray sprinkler bodies. A sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency's WaterSense program.

Shower head. A shower head that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

#### B. Chapter 6, Section 604.4 Maximum Flow and Water Consumption.

Consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4

#### Exceptions:

- (1) Blowout design water closets having a water consumption not greater than 3 ½ gallons (13 L) per flushing cycle.
- (2) Vegetable sprays.
- (3) Clinical sinks having a water consumption not greater than 4 ½ gallons (17 L) per flushing cycle.
- (4) Laundry tray sinks and service sinks.
- (5) Emergency showers and eye wash stations.

TABLE 604.4  
MAXIMUM FLOW RATES AND CONSUMPTION FOR  
PLUMBING FIXTURES AND FIXTURE FITTINGS

<u>PLUMBING FIXTURE OR FIXTURE FITTING</u>	<u>MAXIMUM FLOW RATE OR QUANTITY</u>
<u>Lavatory faucet and replacement aerators, private</u>	<u>WaterSense Labeled &amp; 1.2 gpm at 60 psi<sup>f</sup></u>
<u>Lavatory faucet, public (metering)</u>	<u>0.25 gallon per metering cycle</u>
<u>Lavatory, public (other than metering)</u>	<u>0.5 gpm at 60 psi</u>
<u>Showerhead<sup>a</sup></u>	<u>WaterSense Labeled &amp; 2.0 gpm at 80 psi<sup>f</sup></u>
<u>Kitchen faucet and replacement aerators</u>	<u>1.8 gpm at 60 psi<sup>f, g</sup></u>
<u>Urinal</u>	<u>0.5 gallon per flushing cycle<sup>f</sup></u>
<u>Water Closet</u>	<u>1.28 gallons per flushing cycle<sup>c, d, e, f</sup></u>

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,

1 pound per square inch = 6.895 kPa

(a) A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure as long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads and not recommended for water efficiency purposes.

(b) Consumption tolerances shall be determined from referenced standards.

(c) For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.

(d) For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.

(e) For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.

(f) See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.

(g) Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

1. 604.4.1 Clothes Washers. Residential clothes washers shall be in accordance with the Energy Star program requirements.

2. 604.4.2 Cooling Tower Water Efficiency.

a. 604.4.2.1 Once-Through Cooling. Once-through cooling using potable water is prohibited.

b. 604.4.2.2 Colling Towers and Evaporative Coolers. Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift

eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

c. 604.4.2.3 Cooling Tower Makeup Water. Water used for air conditioning, cooling towers, shall not be discharged where the hardness of the basin water is less than 1500 mg/L. Exception: Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, CaCO<sub>3</sub> exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

3. 604.4.3 Landscape Irrigation System Efficiency Requirements. The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source. Nothing in this code or this Section 604.4.3 is intended to require that landscape irrigation systems must be installed at all premises. The landscape irrigation efficiency requirements in this Section 604.4.3 apply only when someone voluntarily chooses or is otherwise required by some requirement beyond this Code to install a landscape irrigation system on premises.

a. 604.4.3.1 Avoiding Water Waste Through Design. All new landscape irrigation systems shall adhere to the following design standards:

1. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.
2. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.
3. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.
4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

b. 604.4.3.2 Landscape Irrigation System Required Components. All new landscape irrigation systems shall include the following components:

1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof over hangs, or anything else that might block rain from triggering the rain sensor shutoff.
2. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.
3. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer's recommended pressure range at the emission devices for optimal performance.

4. Except for landscape irrigation systems serving a single-family home, all other systems must also include:

i. A WaterSense irrigation controller; and

ii. At least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow conditions should be consistent with manufacturers' recommendations and specifications.

C. Chapter 13 Nonpotable Water Systems, Section 1304 Reclaimed Water Systems.

1. 1304.3.2 Connection to water supply. Reclaimed water provided from a reclaimed wastewater treatment system permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division. The use of reclaimed water sourced from any new private reclaimed wastewater treatment system for outdoor irrigation shall be limited to golf courses and agricultural operations as defined in the Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for use for irrigating any other outdoor landscape such as ground cover, trees, shrubs, or other plants. These limitations do not apply to reclaimed water sourced from existing private reclaimed water systems or from existing or new, governmentally-owned reclaimed wastewater treatment systems.

Appendix E, Section E101.1.2.

Because of the variable conditions encountered in hydraulic design, it is impractical to specify definite and detailed rules for sizing of the water piping system. Accordingly, other sizing or design methods conforming to good engineering practice standards are acceptable alternatives to those presented herein. Without limiting the foregoing, such acceptable design methods may include for multi-family buildings the Peak Water Demand Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the Built Environment, which accounts for the demands of water-conserving plumbing fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand Calculator including other building types, such as commercial, such updated version shall be an acceptable design method.

(2) Additional codes:

- a. International Property Maintenance Code, 2012 Edition with Georgia Amendments.
- b. International Existing Building Code, 2012 Edition with Georgia Amendments.

(b) If any of the publications listed in subsection (a)(2) of this section are adopted as a state minimum code pursuant to O.C.G.A. § 8-2-20 et seq., then the edition adopted by the state shall control. If

any of the publications listed in subsection (a)(2) of this section are less stringent than the state minimum codes promulgated pursuant to O.C.G.A. § 8-2-20 et seq., the state minimum code shall control.

- (c) A copy of each of the publications listed in subsection (a)(2) of this section, as adopted by the state, is filed in the office of the city clerk and available for review by the public. The same is adopted and incorporated as fully as if set out at length herein, and from the date on which this section shall take effect, the provisions thereof shall be controlling within the corporate limits of the city.
- (d) The city engineer and the county department of housing and building inspection shall enforce the state minimum codes adopted herein.

(Code 2004, §§ 35-101—35-106; Ord. No. O-20-231, § 1, 3-28-2020)

Section 2: Should any article, section, subsection, paragraph, clause, phrase or provision of this ordinance be adjudged invalid or held unconstitutional, such decision shall not affect or invalidate the remaining portions of this ordinance.

Section 3: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4: This ordinance shall be effective January 1, 2024.

Passed and adopted by the Mayor and Council on this 6<sup>th</sup> day of December 2023.

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LOIS SALTER  
Mayor

ATTEST:

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LEIGH THREADGILL  
City Clerk

1st Reading: November 16, 2023  
2nd Reading and Adoption: Dec. 6, 2023



## City of Berkeley Lake - 2024 Proposed Budget Highlights

Please be advised of the following items of note regarding the proposed 2024 budget:

### General

The City Treasurer and the Citizen Finance Committee approved the proposed 2024 budget as presented

### Revenues

- 1) The proposed budget anticipates no increase in the real property tax millage rate for 2024 over the rollback rate for 2023.
- 2) *Title Ad Valorem Taxes* have been increased by \$42,456 or 51% due to 2022 pacing.
- 3) *Occupation Taxes* have been increased by \$5,379 or 14% due to an increase in employee numbers across Berkeley Lake businesses during 2023. These revenues will be used for general operations.
- 4) *Interest Revenues* have been increased by \$61,560 or 248% in the 2024 budget over the 2023 budget due to market trends.
- 5) *American Rescue Plan Act (ARPA)* grant revenue represents the funds carried over from 2021 and 2022 less money expected to be spent before the end of the year on the Pavement Assessment Project. Monies must be obligated by December 31, 2024, and disbursed by December 31, 2026.
- 6) *Telephone Franchise Fees for MCI/Verizon* dropped 80%, from \$14,080 to \$2,800, due to a change in formula for calculating what they owe. They switched from a per mile flat fee to a percentage of revenues, which they are entitled to do under Georgia law.

### Expenses

- 1) A total of \$15,500 in *Contingency* funds has been distributed across most departments.
- 2) The *Housing and Development* line of the budget has increased by approximately \$100,000 (81%) due to the proposed zoning ordinance re-write. A re-write is needed to modernize the zoning ordinance to address the current development environment.
- 3) *General Fund* expenses overall will be increased by 10.8%. The increase is due to the following:
  - a. Increased costs due to inflation, and
  - b. a 3% cost of living adjustment.
- 4) The *General Government* line includes salaries for the City Administrator and Assistant to the City Administrator. However, the City Administrator acts as the planning director (Housing and Development line item) and public works director (Public Works line item), spending approximately 30% of her time on each. The Assistant to the City Manager is the court clerk and spends approximately 10% of her time on court-related duties (Judicial line item). In addition, she supports code enforcement (Public Safety line item) and permitting (Housing and Development line item) with approximately 10% and 25% of her time respectively.



	2023 Budget	2023 Forecast	2024 Budget	2024 vs 2023 Budget
100 General	1,108,565	1,308,427	1,228,767	10.8%
100 Reserves	-	-	-	
230 ARPA	-	-	-	
230 Reserves	620,348	181,019	348,468	
320 SPLOST	445,586	490,210	480,460	7.8%
320 Reserves	1,003,507	-	1,529,952	52.5%
<b>Total Revenue</b>	<b>3,178,006</b>	<b>1,979,656</b>	<b>3,587,647</b>	12.9%
General Government	565,807	459,358	587,423	3.8%
Judicial	9,190	1,740	9,190	0.0%
Public Safety	170,031	139,979	169,924	-0.1%
Public Works	158,643	105,649	160,542	1.2%
Culture & Recreation	22,462	16,063	20,904	-6.9%
Housing & Development	125,101	20,060	226,410	81.0%
<b>General Expenses</b>	<b>1,051,235</b>	<b>742,849</b>	<b>1,174,392</b>	11.7%
SPLOST Public Works	1,013,370	-	1,509,683	49.0%
SPLOST Admin Facilities	344,474	25,803	344,153	-0.1%
SPLOST Public Safety	91,249	-	123,894	35.8%
SPLOST Rec Facilities	-	-	20,682	
<b>SPLOST Expenses</b>	<b>1,449,093</b>	<b>25,803</b>	<b>1,998,412</b>	37.9%
<b>ARPA Expenses</b>	<b>-</b>	<b>181,019</b>	<b>348,468</b>	
<b>Total Expenses</b>	<b>2,500,328</b>	<b>949,671</b>	<b>3,521,272</b>	40.8%
Addition to General Reserves	57,330	565,578	54,375	-5.2%
Addition to SPLOST Reserves	-	464,407	12,000	

ORDINANCE

AN ORDINANCE TO ESTABLISH A BUDGET FOR THE YEAR 2024; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Be it ordained by the Mayor and the City Council of the City of Berkeley Lake that the 2024 Budget shall be appropriated as follows:

<u>Revenues</u>	
General	1,228,767
American Rescue Plan Act	348,468
SPLOST	<u>2,010,412</u>
Total Revenues	\$3,587,647
<u>Expenditures</u>	
General Government	587,423
Judicial	9,190
Public Safety	169,924
Public Works	160,542
Culture & Recreation	20,904
Housing & Development	226,410
Additions to General Reserves	54,374
SPLOST – Public Works	1,509,683
SPLOST – Admin Facilities	344,153
SPLOST – Public Safety	123,894
SPLOST – Rec Facilities	20,682
SPLOST – Addition to Reserves	12,000
American Rescue Plan Act	<u>348,468</u>
Total Expenditures	\$3,587,647

All ordinances and parts of ordinances in conflict herewith are repealed to the extent of any such conflict. This ordinance shall be effective upon adoption by the Council of the City of Berkeley Lake.

So ordained, this \_\_\_ day of December 2023.

ATTEST :

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Lois D. Salter, Mayor

\_\_\_\_\_  
Leigh Threadgill, City Clerk

First Read: October 19, 2023  
Second Read/Hearing: November 16, 2023  
Adoption: December \_\_\_, 2023