

House Bill 854

By: Representative Jones of the 25th

A BILL TO BE ENTITLED
AN ACT

1 To incorporate the City of Buckhead City; to provide a charter; to provide for boundaries and
2 powers of the city; to provide for a governing authority of such city and the powers, duties,
3 authority, election, terms, vacancies, compensation, expenses, qualifications, prohibitions,
4 conflicts of interest, and suspension and removal from office relative to members of such
5 governing authority; to provide for inquiries and investigations; to provide for oaths,
6 organization, meetings, quorum, voting, rules, and procedures; to provide for ordinances and
7 codes; to provide for a mayor, mayor pro tempore, and city manager and certain duties,
8 powers, and other matters relative thereto; to provide for administrative affairs and
9 responsibilities; to provide for boards, commissions, and authorities; to provide for a city
10 attorney, a city clerk, and other personnel and matters relating thereto; to provide for rules
11 and regulations; to provide for a municipal court and the judge or judges thereof and other
12 matters relative to those judges; to provide for the court's jurisdiction, powers, practices, and
13 procedures; to provide for the right of certiorari; to provide for elections; to provide for
14 taxation, licenses, and fees; to provide for franchises, service charges, and assessments; to
15 provide for bonded and other indebtedness; to provide for auditing, accounting, budgeting,
16 and appropriations; to provide for city contracts and purchasing; to provide for the
17 conveyance of property and interests therein; to provide for bonds for officials; to provide
18 for prior ordinances and rules, pending matters, and existing personnel; to provide for

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19 penalties; to provide for definitions and construction; to provide for other matters relative to
20 the foregoing; to provide for a referendum; to provide effective dates and transitional
21 provisions governing the transfer of various functions and responsibilities from Fulton
22 County to the City of Buckhead City; to provide for severability; to provide for effective
23 dates; to repeal conflicting laws; and for other purposes.

24 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

25 ARTICLE I.
26 INCORPORATION AND POWERS

27 SECTION 1.10.
28 Name.

29 This Act shall constitute the charter of the City of Buckhead City. The city and the
30 inhabitants thereof are constituted and declared a body politic and corporate under the name
31 and style "City of Buckhead City, Georgia," and by that name shall have perpetual
32 succession.

33 SECTION 1.11.
34 Corporate boundaries.

35 (a) The boundaries of this city shall be those set forth and described in Appendix A of this
36 charter, and said Appendix A is incorporated into and made a part of this charter. The
37 boundaries of this city at all times shall be shown on a map, a written description, or any
38 combination thereof, to be retained permanently in the office of the city clerk and to be
39 designated, as the case may be: "Official Map (or Description) of the corporate limits of

40 the City of Buckhead City, Georgia." Photographic, typed, or other copies of such map or
41 description certified by the city clerk shall be admitted as evidence in all courts and shall
42 have the same force and effect as with the original map or description.

43 (b) The city council may provide for the redrawing of any such map by ordinance to reflect
44 lawful changes in the corporate boundaries. A redrawn map shall supersede for all
45 purposes the entire map or maps which it is designated to replace.

46 SECTION 1.12.

47 Powers and construction.

48 (a) Except as provided in subsection (b) of this section, this city shall have the following
49 powers:

50 (1) Animal regulations. To regulate and license or to prohibit the keeping or running at
51 large of animals and fowl and to provide for the impoundment of same if in violation of
52 any ordinance or lawful order; to provide for the disposition by sale, gift, or humane
53 destruction of animals and fowl when not redeemed as provided by ordinance; and to
54 provide punishment for violation of ordinances enacted under this charter;

55 (2) Appropriations and expenditures. To make appropriations for the support of the
56 government of the city; to authorize the expenditure of money for any purposes
57 authorized by this charter and for any purpose for which a municipality is authorized by
58 the laws of the State of Georgia; and to provide for the payment of expenses of the city;

59 (3) Building regulation. To regulate and to license the erection and construction of
60 buildings and all other structures; to adopt building, housing, plumbing, electrical, gas,
61 and heating and air-conditioning codes; and to regulate all housing and building trades;

62 (4) Contracts. To enter into contracts and agreements with other governmental entities
63 and with private persons, firms, and corporations;

64 (5) Emergencies. To establish procedures for determining and proclaiming that an
65 emergency situation exists within or outside the city and to make and carry out all
66 reasonable provisions deemed necessary to deal with or meet such an emergency for the
67 protection, safety, health, or well-being of the citizens of the city;

68 (6) Environmental protection. To protect and preserve the natural resources,
69 environment, and vital areas of the state through the preservation and improvement of air
70 quality, the restoration and maintenance of water resources, the control of erosion and
71 sedimentation, the management of solid and hazardous waste, and other necessary actions
72 for the protection of the environment;

73 (7) Fire regulations. To fix and establish fire limits and from time to time to extend,
74 enlarge, or restrict the same; to prescribe fire safety regulations not inconsistent with
75 general law, relating to both fire prevention and detection and to fire fighting; and to
76 prescribe penalties and punishment for violations thereof;

77 (8) General health, safety, and welfare. To define, regulate, and prohibit any act,
78 practice, conduct, or use of property which is detrimental to health, sanitation,
79 cleanliness, welfare, and safety of the inhabitants of the city and to provide for the
80 enforcement of such standards;

81 (9) Gifts. To accept or refuse gifts, donations, bequests, or grants from any source for
82 any purpose related to powers and duties of the city and the general welfare of its
83 citizens, on such terms and conditions as the donor or grantor may impose;

84 (10) Health and sanitation. To prescribe standards of health and sanitation and to
85 provide for the enforcement of such standards;

86 (11) Jail sentences. To provide that persons given jail sentences in the municipal court
87 may work out such sentences in any public works or on the streets, roads, drains, and
88 other public property in the city; to provide for commitment of such persons to any jail;
89 or to provide for commitment of such persons to any county work camp or county jail by
90 agreement with the appropriate county officials;

- 91 (12) Municipal agencies and delegation of power. To create, alter, or abolish
92 departments, boards, offices, commissions, and agencies of the city and to confer upon
93 such agencies the necessary and appropriate authority for carrying out all the powers
94 conferred upon or delegated to the same;
- 95 (13) Municipal debts. To appropriate and borrow money for the payment of debts of the
96 city and to issue bonds for the purpose of raising revenue to carry out any project,
97 program, or venture authorized by this charter or the laws of the State of Georgia;
- 98 (14) Municipal property ownership. To acquire, dispose of, lease, and hold in trust or
99 otherwise any real, personal, or mixed property, in fee simple or lesser interest, inside or
100 outside the property limits of the city;
- 101 (15) Municipal property protection. To provide for the preservation and protection of
102 property and equipment of the city and the administration and use of same by the public;
103 and to prescribe penalties and punishment for violations thereof;
- 104 (16) Nuisance. To define a nuisance and provide for its abatement whether on public or
105 private property;
- 106 (17) Penalties. To provide penalties for violation of any ordinances adopted pursuant to
107 the authority of this charter and the laws of the State of Georgia;
- 108 (18) Planning and zoning. To provide comprehensive city planning for development by
109 zoning; and to provide subdivision regulation and the like as the city council deems
110 necessary and reasonable to ensure a safe, healthy, and esthetically pleasing community;
- 111 (19) Public hazards; removal. To provide for the destruction and removal of any
112 building or other structure which is or may become dangerous or detrimental to the
113 public;
- 114 (20) Public improvements. To provide for the acquisition, construction, building,
115 operation, and maintenance of parks and playgrounds, public grounds, recreational
116 facilities, public buildings, and charitable, cultural, educational, recreational,

117 conservation, and sport institutions, agencies, and facilities; and to regulate the use of
118 public improvements;

119 (21) Public utilities and services. To grant franchises or make contracts for or impose
120 taxes on public utilities and public service companies and to prescribe the rates, fares,
121 regulations, and standards and conditions of service applicable to the service to be
122 provided by the franchise grantee or contractor, insofar as not in conflict with valid
123 regulations of the Georgia Public Service Commission;

124 (22) Regulation of roadside areas. To prohibit or regulate and control the erection,
125 removal, and maintenance of signs, billboards, trees, shrubs, fences, buildings, and any
126 and all other structures or obstructions upon or adjacent to the rights of way of streets and
127 roads or within view thereof, within or abutting the corporate limits of the city; and to
128 prescribe penalties and punishment for violation of such ordinances;

129 (23) Retirement. To provide and maintain a retirement plan for officers and employees
130 of the city;

131 (24) Roadways. To grant franchises and rights of way throughout the streets and roads
132 and over the bridges and viaducts for the use of public utilities; and to require real estate
133 owners to repair and maintain in a safe condition the sidewalks adjoining their lots or
134 lands and to impose penalties for failure to do so;

135 (25) Special areas of public regulation. To regulate or prohibit junk dealers, pawn shops,
136 the manufacture, sale, or transportation of any intoxicating liquors, alcoholic beverages,
137 and the use of firearms; to regulate the transportation, storage, and use of combustible,
138 explosive, and inflammable materials, the use of lighting and heating equipment, and any
139 other business or situation which may be dangerous to persons or property; to regulate
140 and control the conduct of peddlers and itinerant traders, theatrical performances,
141 exhibitions, and shows of any kind, by taxation or otherwise; and to license, tax, regulate,
142 or prohibit professional fortunetelling, palmistry, adult bookstores, and massage parlors;

143 (26) Special assessments. To levy and provide for the collection of special assessments
144 to cover the costs for any public improvements;

145 (27) Taxes: ad valorem. To levy and provide for the assessment, valuation, revaluation,
146 and collection of taxes on all property subject to taxation subject to a maximum of 1 mill;

147 (28) Taxes: other. To levy and collect such other taxes as may be allowed now or in the
148 future by law; and

149 (29) Taxicabs. To regulate and license vehicles operated for hire in the city; to limit the
150 number of such vehicles; to require the operators thereof to be licensed; to require public
151 liability insurance on such vehicles in the amounts to be prescribed by ordinance; and to
152 regulate the parking of such vehicles.

153 (b) Except as provided in subsection (c) of this section, the city shall exercise the powers
154 enumerated in subsection (a) of this section only for the purposes of law enforcement, fire
155 protection and safety, road construction and maintenance, planning and zoning, and code
156 adoption and enforcement services and those items directly related to the provision of such
157 services and for the general administration of the city in providing such services.

158 (c) In the event that the city desires to provide services in addition to those services
159 enumerated in subsection (b) of this section, the city council shall pass a resolution
160 specifically stating the services sought to be offered by the city and shall submit the
161 approval of such resolution for ratification by the electors of the city in a referendum. If
162 the electors of the city vote in favor of ratifying such resolution, then the city shall be
163 authorized to exercise the powers enumerated in subsection (a) of this section for the
164 purpose of providing such services stated in such resolution and those items directly related
165 to the provision of such services and for the general administration of the city in providing
166 such services. If the electors of the city disapprove such resolution, it shall immediately
167 be null and void and of no force and effect.

168 SECTION 1.13.

169 Exercise of powers.

170 All powers, functions, rights, privileges, and immunities of the city, its officers, agencies, or
171 employees shall be carried into execution as provided by this charter. If this charter makes
172 no provision, such shall be carried into execution as provided by ordinance or as provided
173 by pertinent laws of the State of Georgia.

174 ARTICLE II.

175 GOVERNMENT STRUCTURE

176 SECTION 2.10.

177 City council creation; number; election.

178 The legislative authority of the government of this city, except as otherwise specifically
179 provided in this charter, shall be vested in a city council to be composed of a mayor and six
180 councilmembers. The mayor and councilmembers shall be elected in the manner provided
181 by this charter.

182 SECTION 2.11.

183 City councilmembers;
184 terms and qualifications for office.

185 (a) Except as otherwise provided in Article VIII of this charter for the initial terms of
186 office, the members of the city council shall serve for terms of four years and until their
187 respective successors are elected and qualified. The term of office of each member of the
188 city council shall begin on the first day of January immediately following the election of

189 such member unless general law authorizes or requires the term to begin at the first
190 organizational meeting in January or upon some other date. No person shall be eligible to
191 serve as mayor or councilmember unless that person shall have been a resident of the city
192 for 12 months prior to the date of the election of mayor or members of the city council;
193 each shall continue to reside therein during that person's period of service and to be
194 registered and qualified to vote in municipal elections of this city.

195 (b) City councilmembers shall be elected from the city at large.

196 SECTION 2.12.

197 Vacancy; filling of vacancies; suspensions.

198 (a) Vacancies. The office of mayor or councilmember shall become vacant upon such
199 person's failing or ceasing to reside in the city or upon the occurrence of any event
200 specified by the Constitution, Title 45 of the O.C.G.A., or such other applicable laws as are
201 or may hereafter be enacted.

202 (b) Filling of vacancies. A vacancy in the office of mayor or councilmember shall be
203 filled for the remainder of the unexpired term, if any, by appointment if less than 12
204 months remain in the unexpired term, otherwise by an election as provided for in Section
205 5.14 of this charter and Titles 21 and 45 of the O.C.G.A. or such other laws as are or may
206 hereafter be enacted.

207 (c) Suspension. Upon the suspension from office of mayor or councilmember in any
208 manner authorized by the general laws of the State of Georgia, the city council or those
209 remaining shall appoint a successor for the duration of the suspension. If the suspension
210 becomes permanent, then the office shall become vacant and shall be filled for the
211 remainder of the unexpired term, if any, as provided for in this charter.

212 SECTION 2.13.

213 Compensation and expenses.

214 (a) The mayor shall receive an initial salary of \$9,000.00 per year, paid in equal monthly
215 installments from the funds of the municipality. Each councilmember shall receive an
216 initial salary of \$8,000.00 per year, paid in equal monthly installments from the funds of
217 the municipality.

218 (b) The mayor and councilmembers may alter such compensation for their services as
219 provided by law.

220 SECTION 2.14.

221 Conflicts of interest; holding other offices.

222 (a) Elected and appointed officers of the city are trustees and servants of the residents of
223 the city and shall act in a fiduciary capacity for the benefit of such residents.

224 (b) Conflict of interest. No elected official, appointed officer, or employee of the city or
225 any agency or political entity to which this charter applies shall knowingly:

226 (1) Engage in any business or transaction or have a financial or other personal interest,
227 direct or indirect, which is incompatible with the proper discharge of that person's official
228 duties or which would tend to impair the independence of that person's judgment or
229 action in the performance of that person's official duties;

230 (2) Engage in or accept private employment or render services for private interests when
231 such employment or service is incompatible with the proper discharge of that person's
232 official duties or would tend to impair the independence of that person's judgment or
233 action in the performance of that person's official duties;

234 (3) Disclose confidential information, including information obtained at meetings which
235 are closed pursuant to Chapter 14 of Title 50 of the O.C.G.A., concerning the property,

236 government, or affairs of the governmental body by which that person is engaged without
237 proper legal authorization or use such information to advance the financial or other
238 private interest of that person or others;

239 (4) Accept any valuable gift, whether in the form of service, loan, thing, or promise,
240 from any person, firm, or corporation which to that person's knowledge is interested,
241 directly or indirectly, in any manner whatsoever, in business dealings with the
242 governmental body by which that person is engaged; provided, however, that an elected
243 official who is a candidate for public office may accept campaign contributions and
244 services in connection with any such campaign;

245 (5) Represent other private interests in any action or proceeding against this city or any
246 portion of its government; or

247 (6) Vote or otherwise participate in the negotiation or in the making of any contract with
248 any business or entity in which that person has a financial interest.

249 (c) Disclosure. Any elected official, appointed officer, or employee who shall have any
250 financial interest, directly or indirectly, in any contract or matter pending before or within
251 any department of the city shall disclose such interest to the city council. The mayor or any
252 councilmember who has a financial interest in any matter pending before the city council
253 shall disclose such interest and such disclosure shall be entered on the records of the city
254 council, and that person shall disqualify himself or herself from participating in any
255 decision or vote relating thereto. Any elected official, appointed officer, or employee of
256 any agency or political entity to which this charter applies who shall have any financial
257 interest, directly or indirectly, in any contract or matter pending before or within such
258 entity shall disclose such interest to the governing body of such agency or entity.

259 (d) Use of public property. No elected official, appointed officer, or employee of the city
260 or any agency or entity to which this charter applies shall use property owned by such
261 governmental entity for personal benefit, convenience, or profit except in accordance with
262 policies promulgated by the city council or the governing body of such agency or entity.

263 (e) Contracts voidable and rescindable. Any violation of this section which occurs with
264 the knowledge, express or implied, of a party to a contract or sale shall render such contract
265 or sale voidable at the option of the city council.

266 (f) Ineligibility of elected official. Except where authorized by law, neither the mayor nor
267 any councilmember shall hold any other elective or compensated appointive office in the
268 city or otherwise be employed by said government or any agency thereof during the term
269 for which that person was elected. No former councilmember and no former mayor shall
270 hold any compensated appointive office in the city until one year after the expiration of the
271 term for which that person was elected.

272 (g) Political activities of certain officers and employees. No appointed officer and no
273 employee of the city shall continue in such employment upon qualifying as a candidate for
274 nomination or election to any public office. No employee of the city shall continue in such
275 employment upon election to any public office in this city or any other public office which
276 is inconsistent, incompatible, or in conflict with the duties of the city employee. Such
277 determination shall be made by the mayor and city council either immediately upon
278 election or at any time such conflict may arise.

279 (h) Penalties for violation.

280 (1) Any city officer or employee who knowingly conceals such financial interest or
281 knowingly violates any of the requirements of this section shall be guilty of malfeasance
282 in office or position and shall be deemed to have forfeited that person's office or position.

283 (2) Any officer or employee of the city who shall forfeit that person's office or position
284 as described in paragraph (1) of this subsection shall be ineligible for appointment or
285 election to or employment in a position in the city government for a period of three years
286 thereafter.

287 SECTION 2.15.

288 Inquiries and investigations.

289 Following the adoption of an authorizing resolution, the city council may make inquiries and
290 investigations into the affairs of the city and conduct of any department, office, or agency
291 thereof and for this purpose may subpoena witnesses, administer oaths, take testimony, and
292 require the production of evidence. Any person who fails or refuses to obey a lawful order
293 issued in the exercise of these powers by the city council shall be punished as may be
294 provided by ordinance.

295 SECTION 2.16.

296 General power and authority of the city council.

297 Except as otherwise provided by law or this charter, the city council shall be vested with all
298 the powers of government of this city.

299 SECTION 2.17.

300 Organizational meetings.

301 Unless otherwise provided by ordinance, the city council shall hold an organizational
302 meeting on the first Tuesday in January of each even-numbered year. The meeting shall be
303 called to order by the city clerk and the oath of office shall be administered to the newly
304 elected members as follows:

305 "I do solemnly (swear) (affirm) that I will faithfully perform the duties of (mayor)
306 (councilmember) of this city and that I will support and defend the charter thereof as well
307 as the Constitution and laws of the State of Georgia and the United States of America."

308 SECTION 2.18.

309 Meetings.

310 (a) The city council shall hold regular meetings at such times and places as shall be
311 prescribed by ordinance.

312 (b) Special meetings of the city council may be held on call of the mayor or three members
313 of the city council. Notice of such special meeting shall be served on all other members
314 personally, or by telephone personally, at least 48 hours in advance of the meeting. Such
315 notice to councilmembers shall not be required if the mayor and all councilmembers are
316 present when the special meeting is called. Such notice of any special meeting may be
317 waived by a councilmember in writing before or after such a meeting and attendance at the
318 meeting shall also constitute a waiver of notice on any business transacted in such
319 councilmember's presence. Only the business stated in the call may be transacted at the
320 special meeting.

321 (c) All meetings of the city council shall be public to the extent required by law, and notice
322 to the public of special meetings shall be made as fully as is reasonably possible as
323 provided by Code Section 50-14-1 of the O.C.G.A. or other such applicable laws as are or
324 may hereafter be enacted.

325 SECTION 2.19.

326 Rules of procedure.

327 (a) The city council shall adopt its rules of procedure and order of business consistent with
328 the provisions of this charter and shall provide for keeping of a journal of its proceedings,
329 which shall be a public record.

330 (b) All committees and committee chairpersons and officers of the city council shall be
331 appointed by the mayor and shall serve at the pleasure of the mayor. The mayor shall have
332 the power to appoint new members to any committee at any time.

333 SECTION 2.20.

334 Quorum; voting.

335 The mayor and three councilmembers, or four councilmembers without the mayor, shall
336 constitute a quorum and shall be authorized to transact business of the city council. Voting
337 on the adoption of ordinances shall be by voice vote and the vote shall be recorded in the
338 journal, but any councilmember shall have the right to request a roll-call vote and such vote
339 shall be recorded in the journal. Except as otherwise provided in this charter, the affirmative
340 vote of four councilmembers shall be required for the adoption of any ordinance, resolution,
341 or motion. An abstention shall be counted as an affirmative vote.

342 SECTION 2.21.

343 Ordinance form; procedures.

344 (a) Every proposed ordinance should be introduced in writing and in the form required for
345 final adoption. No ordinance shall contain a subject which is not expressed in its title. The
346 enacting clause shall be "It is hereby ordained by the governing authority of the City of
347 Buckhead City..." and every ordinance shall so begin.

348 (b) An ordinance may be introduced by any councilmember and be read at a regular or
349 special meeting of the city council. Ordinances shall be considered and adopted or rejected
350 by the city council in accordance with the rules which it shall establish; provided, however,
351 that an ordinance shall not be adopted the same day it is introduced, except for emergency
352 ordinances provided for in Section 2.23 of this charter. Upon introduction of any

353 ordinance, the clerk shall as soon as possible distribute a copy to the mayor and to each
354 councilmember and shall file a reasonable number of copies in the office of the clerk and
355 at such other public places as the city council may designate.

356 SECTION 2.22.

357 Action requiring an ordinance.

358 Acts of the city council which have the force and effect of law shall be enacted by ordinance.

359 SECTION 2.23.

360 Emergencies.

361 (a) To meet a public emergency affecting life, health, property, or public peace, the city
362 council may convene on call of the mayor or three councilmembers and may promptly
363 adopt an emergency ordinance, but such ordinance may not levy taxes; grant, renew, or
364 extend a franchise; regulate the rate charged by any public utility for its services; or
365 authorize the borrowing of money except for loans to be repaid within 30 days. An
366 emergency ordinance shall be introduced in the form prescribed for ordinances generally,
367 except that it shall be plainly designated as an emergency ordinance and shall contain, after
368 the enacting clause, a declaration stating that an emergency exists and describing the
369 emergency in clear and specific terms. An emergency ordinance may be adopted, with or
370 without amendment, or rejected at the meeting at which it is introduced, but the affirmative
371 vote of at least four councilmembers shall be required for adoption. It shall become
372 effective upon adoption or at such later time as it may specify. Every emergency ordinance
373 shall automatically stand repealed 30 days following the date upon which it was adopted,
374 but this shall not prevent reenactment of the ordinance in the manner specified in this
375 section if the emergency still exists. An emergency ordinance may also be repealed by

376 adoption of a repealing ordinance in the same manner specified in this section for adoption
377 of emergency ordinances.

378 (b) Such meetings shall be open to the public to the extent required by law and notice to
379 the public of emergency meetings shall be made as fully as is reasonably possible in
380 accordance with Code Section 50-14-1 of the O.C.G.A. or such other applicable laws as
381 are or may hereafter be enacted.

382 SECTION 2.24.

383 Codes of technical regulations.

384 (a) The city council may adopt any standard code of technical regulations by reference
385 thereto in an adopting ordinance. The procedure and requirements governing such
386 adopting ordinance shall be as prescribed for ordinances generally except that: (1) the
387 requirements of subsection (b) of Section 2.21 of this charter for distribution and filing of
388 copies of the ordinance shall be construed to include copies of any code of technical
389 regulations, as well as the adopting ordinance; and (2) a copy of each adopted code of
390 technical regulations, as well as the adopting ordinance, shall be authenticated and recorded
391 by the clerk pursuant to Section 2.25 of this charter.

392 (b) Copies of any adopted code of technical regulations shall be made available by the
393 clerk for inspection by the public.

394 SECTION 2.25.

395 Signing; authenticating;
396 recording; codification; printing.

397 (a) The clerk shall authenticate by the clerk's signature and record in full in a properly
398 indexed book kept for that purpose all ordinances adopted by the city council.

399 (b) The city council shall provide for the preparation of a general codification of all the
400 ordinances of the city having the force and effect of law. The general codification shall be
401 adopted by the city council by ordinance and shall be published promptly, together with
402 all amendments thereto and such codes of technical regulations and other rules and
403 regulations as the city council may specify. This compilation shall be known and cited
404 officially as "The Code of the City of Buckhead City, Georgia." Copies of the code shall
405 be furnished to all officers, departments, and agencies of the city and made available for
406 purchase by the public at a reasonable price as fixed by the city council.

407 (c) The city council shall cause each ordinance and each amendment to this charter to be
408 printed promptly following its adoption, and the printed ordinances and charter
409 amendments shall be made available for purchase by the public at reasonable prices to be
410 fixed by the city council. Following publication of the first code under this charter and at
411 all times thereafter, the ordinances and charter amendments shall be printed in substantially
412 the same style as the code currently in effect and shall be suitable in form for incorporation
413 therein. The city council shall make such further arrangements as deemed desirable with
414 reproduction and distribution of any current changes in or additions to codes of technical
415 regulations and other rules and regulations included in the code.

416 SECTION 2.26.

417 City manager; appointment; qualifications; compensation.

418 The city council shall appoint a city manager, also known as "the manager," for an indefinite
419 term and shall fix the manager's compensation. The city manager shall be appointed solely
420 on the basis of that person's executive and administrative qualifications.

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SECTION 2.27.

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Removal of city manager.

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(a) The city council may remove the manager from office in accordance with the following

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procedures:

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(1) The city council shall adopt by affirmative vote of a majority of all its members a

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preliminary resolution which must state the reasons for removal and may suspend the

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manager from duty for a period not to exceed 45 days. A copy of the resolution shall be

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delivered promptly to the manager;

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(2) Within five days after a copy of the resolution is delivered to the manager, the

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manager may file with the city council a written request for a public hearing. This

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hearing shall be held within 30 days after the request is filed. The manager may file with

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the council a written reply not later than five days before the hearing; and

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(3) If the manager has not requested a public hearing within the time specified in

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paragraph (2) of this subsection, the city council may adopt a final resolution for removal,

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which may be made effective immediately, by an affirmative vote of a majority of all its

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members. If the manager has requested a public hearing, the city council may adopt a

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final resolution for removal, which may be made effective immediately, by an affirmative

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vote of a majority of all its members at any time after the public hearing.

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(b) The manager may continue to receive a salary until the effective date of a final

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resolution of removal.

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SECTION 2.28.

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Acting city manager.

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By letter filed with the city clerk, the city manager shall designate, subject to approval of the

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city council, a qualified city administrative officer to exercise the powers and perform the

445 duties of city manager during the city manager's temporary absence or physical or mental
446 disability. During such absence or disability, the city council may revoke such designation
447 at any time and appoint another officer of the city to serve until the city manager shall return
448 or the city manager's disability shall cease.

449 SECTION 2.29.

450 Powers and duties of the city manager.

451 The city manager shall be the chief administrative officer of the city. The city manager shall
452 be responsible to the city council for the administration of all city affairs placed in the city
453 manager's charge by or under this charter. As the chief administrative officer, the city
454 manager shall:

455 (1) Appoint and, when the city manager deems it necessary for the good of the city,
456 suspend or remove all city employees and administrative officers the city manager
457 appoints, except as otherwise provided by law or personnel ordinances adopted pursuant
458 to this charter. The city manager may authorize any department director or administrative
459 officer who is subject to the city manager's direction and supervision to exercise these
460 powers with respect to subordinates in that officer's department, office, or agency;

461 (2) Direct and supervise the administration of all departments, offices, and agencies of
462 the city, except as otherwise provided by this charter or by law;

463 (3) Attend all city council meetings except for closed meetings held for the purposes of
464 deliberating on the appointment, discipline, or removal of the city manager and have the
465 right to take part in discussion but the city manager may not vote;

466 (4) See that all laws, provisions of this charter, and acts of the city council, subject to
467 enforcement by the city manager or by officers subject to the city manager's direction and
468 supervision, are faithfully executed;

- 469 (5) Prepare and submit the annual operating budget and capital budget to the city
470 council;
- 471 (6) Submit to the city council and make available to the public a complete report on the
472 finances and administrative activities of the city as of the end of each fiscal year;
- 473 (7) Make such other reports as the city council may require concerning the operations
474 of city departments, offices, and agencies subject to the city manager's direction and
475 supervision;
- 476 (8) Keep the city council fully advised as to the financial condition and future needs of
477 the city, and make such recommendations to the city council concerning the affairs of the
478 city as the city manager deems desirable; and
- 479 (9) Perform other such duties as are specified in this charter or as may be required by the
480 mayor and city council.

481 SECTION 2.30.

482 Council interference with administration.

483 Except for the purpose of inquiries and investigations under Section 2.15 of this charter, the
484 city council or its members shall deal with city officers and employees who are subject to the
485 direction and supervision of the city manager solely through the city manager, and neither
486 the city council nor its members shall give orders to any such officer or employee, either
487 publicly or privately. The city council shall act in all matters as a body and no member shall
488 seek individually to influence the official acts of the city manager or any other officer or
489 employee of the city, or direct or request the appointment of any person to, or his or her
490 removal from, any office or position of employment, or to interfere in any way with the
491 performance of the duties by the city manager or other officers or employees.

492 SECTION 2.31.
493 Election of mayor; forfeiture.

494 The mayor shall be elected at large by the voters of the city and serve for a term of four years
495 and until a successor is elected and qualified. The mayor shall be a qualified elector of this
496 city and shall have been a resident of the city for 12 months prior to the date of election. The
497 mayor shall continue to reside in this city during the period of service. The mayor shall
498 forfeit the office on the same grounds and under the same procedure as for councilmembers.

499 SECTION 2.32.
500 Mayor pro tem.

501 The city council at the first regular meeting after the newly elected councilmembers have
502 taken office following each election shall elect a councilmember to serve as mayor pro tem.
503 The mayor pro tem shall be elected by a majority vote of the city council. The mayor pro
504 tem shall serve for a term of two years. The mayor pro tem shall assume the duties and
505 powers of the mayor during the mayor's physical or mental disability, suspension from office,
506 or absence. Any such disability of the mayor shall be declared by a majority vote of the city
507 council. The mayor pro tem shall sign all contracts and ordinances in which the mayor has
508 a disqualifying financial interest as provided in Section 2.14 of this charter. When acting as
509 mayor, the mayor pro tem shall be entitled to vote as a member of the council.

510 SECTION 2.33.
511 Powers and duties of mayor.

512 The mayor shall:
513 (1) Preside at all meetings of the city council;

- 514 (2) Be the head of the city for the purpose of service of process and for ceremonial
515 purposes, and be the official spokesperson for the city and the chief advocate of policy;
516 (3) Have the power to administer oaths and to take affidavits;
517 (4) Sign as a matter of course on behalf of the city all written and approved contracts,
518 ordinances, resolutions, and other instruments executed by the city which by law are
519 required to be in writing; and
520 (5) Perform such other duties as may be required by law, this charter, or by ordinance.

521 ARTICLE III.

522 ADMINISTRATIVE AFFAIRS

523 SECTION 3.10.

524 Administrative and service departments.

- 525 (a) Except as otherwise provided in this charter, the city council by ordinance shall
526 prescribe the functions or duties and establish, abolish, alter, consolidate, or leave vacant
527 all nonelective offices, positions of employment, departments, and agencies of the city as
528 necessary for the proper administration of the affairs and government of this city.
- 529 (b) Except as otherwise provided by this charter or by law, the directors of departments
530 and other appointed officers of the city shall be appointed solely on the basis of their
531 respective administrative and professional qualifications.
- 532 (c) All appointed officers and directors of departments shall receive such compensation
533 as prescribed by ordinance.
- 534 (d) There shall be a director of each department or agency who shall be its principal
535 officer. Each director shall, subject to the direction and supervision of the city manager, be
536 responsible for the administration and direction of the affairs and operations of that
537 director's department or agency.

538 (e) All appointed officers and directors under the supervision of the city manager shall be
539 nominated by the city manager with confirmation of appointment by the city council. All
540 appointed officers and directors shall be employees at will and subject to removal or
541 suspension at any time by the city manager unless otherwise provided by law or ordinance.

542 SECTION 3.11.

543 Boards, commissions, and authorities.

544 (a) The city council shall create by ordinance such boards, commissions, and authorities
545 to fulfill any investigative, quasi-judicial, or quasi-legislative function the city council
546 deems necessary and shall by ordinance establish the composition, period of existence,
547 duties, and powers thereof.

548 (b) All members of boards, commissions, and authorities of the city shall be appointed by
549 the mayor and council for such terms of office and in such manner as shall be provided by
550 ordinance, except where other appointing authority, terms of office, or manner of
551 appointment is prescribed by this charter or by law.

552 (c) The city council by ordinance may provide for the compensation and reimbursement
553 for actual and necessary expenses of the members of any board, commission, or authority.

554 (d) Except as otherwise provided by charter or by law, no member of any board,
555 commission, or authority shall hold any elective office in the city.

556 (e) Any vacancy on a board, commission, or authority of the city shall be filled for the
557 unexpired term in the manner prescribed in this charter for original appointment, except as
558 otherwise provided by this charter or by law.

559 (f) No member of a board, commission, or authority shall assume office until that person
560 has executed and filed with the clerk of the city an oath obligating that person to perform
561 faithfully and impartially the duties of that person's office; such oath shall be prescribed
562 by ordinance and administered by the mayor.

563 (g) All members of boards, commissions, or authorities of the city serve at will and may
564 be removed at any time by the mayor and council unless otherwise provided by law.

565 (h) Except as otherwise provided by this charter or by law, each board, commission, or
566 authority of the city shall elect one of its members as chairperson and one member as vice
567 chairperson and may elect as its secretary one of its own members or may appoint as
568 secretary an employee of the city. Each board, commission, or authority of the city
569 government may establish such bylaws, rules, and regulations, not inconsistent with this
570 charter, ordinances of the city, or law, as it deems appropriate and necessary for the
571 fulfillment of its duties or the conduct of its affairs. Copies of such bylaws, rules, and
572 regulations shall be filed with the clerk of the city.

573 SECTION 3.12.

574 City attorney.

575 The mayor and council shall appoint a city attorney, together with such assistant city
576 attorneys as may be authorized, and shall provide for the payment of such attorney or
577 attorneys for services rendered to the city. The city attorney shall be responsible for
578 providing for the representation and defense of the city in all litigation in which the city is
579 a party; may be the prosecuting officer in the municipal court; shall attend the meetings of
580 the city council as directed; shall advise the mayor and council and other officers and
581 employees of the city concerning legal aspects of the city's affairs; and shall perform such
582 other duties as may be required by virtue of such person's position as city attorney.

583 SECTION 3.13.

584 City clerk.

585 The mayor and council shall appoint a city clerk who shall not be a councilmember. The city
586 clerk shall be custodian of the official city seal and city records; maintain city council records
587 required by this charter; and perform such other duties as may be required by the city
588 council.

589 SECTION 3.14.

590 Position classification and pay plans.

591 The city manager shall be responsible for the preparation of a position classification and pay
592 plan which shall be submitted to the city council for approval. Such plan may apply to all
593 employees of the city and any of its agencies, departments, boards, commissions, or
594 authorities. When a pay plan has been adopted, the city council shall not increase or decrease
595 the salary range applicable to any position except by amendment of such pay plan. For
596 purposes of this section, all elected and appointed city officials are not city employees.

597 SECTION 3.15.

598 Personnel policies.

599 All employees serve at will and may be removed from office at any time unless otherwise
600 provided by ordinance.

601 ARTICLE IV.
602 JUDICIAL BRANCH

603 SECTION 4.10.
604 Creation; name.

605 There shall be a court to be known as the Municipal Court of the City of Buckhead City.

606 SECTION 4.11.
607 Chief judge; associate judge.

608 (a) The municipal court shall be presided over by a chief judge and such part-time,
609 full-time, or stand-by judges as shall be provided by ordinance.

610 (b) No person shall be qualified or eligible to serve as a judge on the municipal court
611 unless that person shall have attained the age of 21 years and shall be a member of the State
612 Bar of Georgia and shall possess all qualifications required by law. All judges shall be
613 appointed by the city council and shall serve a term as provided by law and until a
614 successor is appointed and qualified.

615 (c) Compensation of the judges shall be fixed by ordinance.

616 (d) Judges may be removed from office as provided by law.

617 (e) Before assuming office, each judge shall take an oath, given by the mayor, that such
618 judge will honestly and faithfully discharge the duties of the judge's office to the best of
619 the judge's ability and without fear, favor, or partiality. The oath shall be entered upon the
620 minutes of the city council journal required in Section 2.19 of this charter.

621 SECTION 4.12.

622 Convening.

623 The municipal court shall be convened at regular intervals as provided by ordinance.

624 SECTION 4.13.

625 Jurisdiction; powers.

626 (a) The municipal court shall try and punish violations of this charter, all city ordinances,
627 and such other violations as provided by law.

628 (b) The municipal court shall have authority to punish those in its presence for contempt,
629 provided that such punishment shall not exceed \$200.00 or ten days in jail.

630 (c) The municipal court may fix punishment for offenses within its jurisdiction not
631 exceeding a fine of \$1,000.00 or imprisonment for 180 days or both such fine and
632 imprisonment or may fix punishment by fine, imprisonment, or alternative sentencing, as
633 now or hereafter provided by law.

634 (d) The municipal court shall have authority to establish a schedule of fees to defray the
635 cost of operation and shall be entitled to reimbursement of the cost of meals, transportation,
636 and caretaking of prisoners bound over to superior courts for violations of state law.

637 (e) The municipal court shall have authority to establish bail and recognizances to ensure
638 the presence of those charged with violations before such court and shall have discretionary
639 authority to accept cash or personal or real property as surety for the appearance of persons
640 charged with violations. Whenever any person shall give bail for that person's appearance
641 and shall fail to appear at the time fixed for trial, that person's bond shall be forfeited by
642 the judge presiding at such time and an execution issued thereon by serving the defendant
643 and the defendant's sureties with a rule nisi at least two days before a hearing on the rule
644 nisi. In the event that cash or property is accepted in lieu of bond for security for the

645 appearance of a defendant at trial, and if such defendant fails to appear at the time and
646 place fixed for trial, the cash so deposited shall be on order of the judge declared forfeited
647 to the city, or the property so deposited shall have a lien against it for the value forfeited
648 which lien shall be enforceable in the same manner and to the same extent as a lien for city
649 property taxes.

650 (f) The municipal court shall have the same authority as superior courts to compel the
651 production of evidence in the possession of any party; to enforce obedience to its orders,
652 judgments, and sentences; and to administer such oaths as are necessary.

653 (g) The municipal court may compel the presence of all parties necessary to a proper
654 disposal of each case by the issuance of summonses, subpoenas, and warrants which may
655 be served as executed by any officer as authorized by this charter or by law.

656 (h) Each judge of the municipal court shall be authorized to issue warrants for the arrest
657 of persons charged with offenses against any ordinance of the city, and each judge of the
658 municipal court shall have the same authority as a magistrate of the state to issue warrants
659 for offenses against state laws committed within the city.

660 SECTION 4.14.

661 Certiorari.

662 The right of certiorari from the decision and judgment of the municipal court shall exist in
663 all criminal cases and ordinance violation cases, and such certiorari shall be obtained under
664 the sanction of a judge of the Superior Court of Fulton County under the laws of the State of
665 Georgia regulating the granting and issuance of writs of certiorari.

666 SECTION 4.15.

667 Rules for court.

668 With the approval of the city council, the judge shall have full power and authority to make
669 reasonable rules and regulations necessary and proper to secure the efficient and successful
670 administration of the municipal court; provided, however, that the city council may adopt in
671 part or in toto the rules and regulations applicable to municipal courts. The rules and
672 regulations made or adopted shall be filed with the city clerk, shall be available for public
673 inspection, and, upon request, a copy shall be furnished to all defendants in municipal court
674 proceedings at least 48 hours prior to such proceedings.

675 ARTICLE V.

676 ELECTIONS AND REMOVAL

677 SECTION 5.10.

678 Applicability of general law.

679 All primaries and elections shall be held and conducted in accordance with Chapter 2 of
680 Title 21 of the O.C.G.A., the "Georgia Election Code," as now or hereafter amended.

681 SECTION 5.11.

682 Regular elections; time for holding.

683 Except as otherwise provided in Article VIII of this charter for the initial elections, there
684 shall be a municipal general election biennially in odd-numbered years on the Tuesday next
685 following the first Monday in November. There shall be elected the mayor and three
686 councilmembers at one election and at every other election thereafter. The remaining three

687 councilmember seats shall be filled at the election alternating with the first election so that
688 a continuing body is created.

689 SECTION 5.12.
690 Nonpartisan elections.

691 Political parties shall not conduct primaries for city offices and all names of candidates for
692 city offices shall be listed without party labels.

693 SECTION 5.13.
694 Election by plurality.

695 The candidate receiving a plurality of the votes cast for any city office shall be elected.

696 SECTION 5.14.
697 Special elections; vacancies.

698 In the event that the office of mayor or councilmember shall become vacant as provided in
699 Section 2.12 of this charter, the city council or those remaining shall order a special election
700 to fill the balance of the unexpired term of such official; provided, however, that, if such
701 vacancy occurs within 12 months of the expiration of the term of that office, the city council
702 or those members remaining shall appoint a successor for the remainder of the term. In all
703 other respects, the special election shall be held and conducted in accordance with Chapter 2
704 of Title 21 of the O.C.G.A., the "Georgia Election Code," as now or hereafter amended.

705 SECTION 5.15.
706 Other provisions.

707 Except as otherwise provided by this charter, the city council shall, by ordinance, prescribe
708 such rules and regulations as it deems appropriate to fulfill any options and duties under
709 Chapter 2 of Title 21 of the O.C.G.A., the "Georgia Election Code."

710 SECTION 5.16.
711 Removal of officers.

712 (a) A councilmember, the mayor, or other appointed officers provided for in this charter
713 shall be removed from office for any one or more of the causes provided in Title 45 of the
714 O.C.G.A. or such other applicable laws as are or may hereafter be enacted.

715 (b) Removal of an officer pursuant to subsection (a) of this section shall be accomplished
716 by one of the following methods:

717 (1) Following a hearing at which an impartial panel shall render a decision. In the event
718 an elected officer is sought to be removed by the action of the city council, such officer
719 shall be entitled to a written notice specifying the ground or grounds for removal and to
720 a public hearing which shall be held not less than ten days after the service of such
721 written notice. The city council shall provide by ordinance for the manner in which such
722 hearings shall be held. Any elected officer sought to be removed from office as provided
723 in this section shall have the right of appeal from the decision of the city council to the
724 Superior Court of Fulton County. Such appeal shall be governed by the same rules as
725 govern appeals to the superior court from the probate court; or

726 (2) By an order of the Superior Court of Fulton County following a hearing on a
727 complaint seeking such removal brought by any resident of the City of Buckhead City.

728 ARTICLE VI.
729 FINANCE

730 SECTION 6.10.
731 Property tax.

732 The city council may assess, levy, and collect an ad valorem tax on all real and personal
733 property within the corporate limits of the city that is subject to such taxation by the state and
734 county. This tax is for the purpose of raising revenues to defray the costs of operating the
735 city government, of providing governmental services, for the repayment of principal and
736 interest on general obligations, and for any other public purpose as determined by the city
737 council in its discretion.

738 SECTION 6.11.
739 Millage rate; due dates; payment methods.

740 The city council by ordinance shall establish a millage rate for the city property tax, a due
741 date, and the time period within which these taxes must be paid. The city council by
742 ordinance may provide for the payment of these taxes by installments or in one lump sum,
743 as well as authorize the voluntary payment of taxes prior to the time when due.

744 SECTION 6.12.
745 Occupation and business taxes.

746 The city council by ordinance shall have the power to levy such occupation or business taxes
747 as are not denied by law. The city council may classify businesses, occupations, or

748 professions for the purpose of such taxation in any way which may be lawful and may
749 compel the payment of such taxes as provided in Section 6.18 of this charter.

750 SECTION 6.13.

751 Licenses; permits; fees.

752 The city council by ordinance shall have the power to require businesses or practitioners
753 doing business in this city to obtain a permit for such activity from the city and pay a
754 regulatory fee for such permit as provided by general law. Such fees shall reflect the total
755 cost to the city of regulating the activity and, if unpaid, shall be collected as provided in
756 Section 6.18 of this charter.

757 SECTION 6.14.

758 Franchises.

759 (a) The city council shall have the power to grant franchises for the use of this city's streets
760 and alleys for the purposes of railroads, street railways, telephone companies, electric
761 companies, electric membership corporations, cable television and other
762 telecommunications companies, gas companies, transportation companies, and other
763 similar organizations. The city council shall determine the duration, terms, whether the
764 same shall be exclusive or nonexclusive, and the consideration for such franchises;
765 provided, however, that no franchise shall be granted for a period in excess of 35 years and
766 no franchise shall be granted unless the city receives just and adequate compensation
767 therefor. The city council shall provide for the registration of all franchises with the city
768 clerk in a registration book kept by the city clerk. The city council may provide by
769 ordinance for the registration within a reasonable time of all franchises previously granted.

770 (b) If no franchise agreement is in effect, the city council has the authority to impose a tax
771 on gross receipts for the use of this city's streets and alleys for the purposes of railroads,
772 street railways, telephone companies, electric companies, electric membership
773 corporations, cable television and other telecommunications companies, gas companies,
774 transportation companies, and other similar organizations.

775 SECTION 6.15.

776 Service charges.

777 The city council by ordinance shall have the power to assess and collect fees, charges, and
778 tolls for services provided or made available within and outside the corporate limits of the
779 city for the total cost to the city of providing or making available such services. If unpaid,
780 such charges shall be collected as provided in Section 6.18 of this charter.

781 SECTION 6.16.

782 Special assessments.

783 The city council by ordinance shall have the power to assess and collect the cost of
784 constructing, reconstructing, widening, or improving any public way, street, sidewalk,
785 curbing, gutters, sewers, or other utility mains and appurtenances from the abutting property
786 owners. If unpaid, such charges shall be collected as provided in Section 6.18 of this charter.

787 SECTION 6.17.

788 Construction; other taxes.

789 This city shall be empowered to levy any other tax or fee allowed now or hereafter by law,
790 and the specific mention of any right, power, or authority in this article shall not be construed
791 as limiting in any way the general powers of this city to govern its local affairs.

792 SECTION 6.18.

793 Collection of delinquent taxes and fees.

794 The city council by ordinance may provide generally for the collection of delinquent taxes,
795 fees, or other revenue due the city under Sections 6.10 through 6.17 of this charter by
796 whatever reasonable means as are not precluded by law. This shall include providing for the
797 dates when the taxes or fees are due; late penalties or interest; issuance and execution of
798 fi. fas.; creation and priority of liens; making delinquent taxes and fees personal debts of the
799 persons required to pay the taxes or fees imposed; revoking city permits for failure to pay any
800 city taxes or fees; and providing for the assignment or transfer of tax executions.

801 SECTION 6.19.

802 General obligation bonds.

803 The city council shall have the power to issue bonds for the purpose of raising revenue to
804 carry out any project, program, or venture authorized under this charter or the laws of the
805 state. Such bonding authority shall be exercised in accordance with the laws governing bond
806 issuance by municipalities in effect at the time said issue is undertaken.

807 SECTION 6.20.

808 Revenue bonds.

809 Revenue bonds may be issued by the city council as state law now or hereafter provides.

810 Such bonds are to be paid out of any revenue produced by the project, program, or venture

811 for which they were issued.

812 SECTION 6.21.

813 Short-term loans.

814 The city may obtain short-term loans and must repay such loans not later than December 31

815 of each year, unless otherwise provided by law.

816 SECTION 6.22.

817 Lease-purchase contracts.

818 The city may enter into multiyear lease, purchase, or lease-purchase contracts for the

819 acquisition of goods, materials, real and personal property, services, and supplies, provided

820 the contract terminates without further obligation on the part of the municipality at the close

821 of the calendar year in which it was executed and at the close of each succeeding calendar

822 year for which it may be renewed. Contracts must be executed in accordance with the

823 requirements of Code Section 36-60-13 of the O.C.G.A., or other such applicable laws as are

824 or may hereafter be enacted.

825 SECTION 6.23.

826 Fiscal year.

827 The city council shall set the fiscal year by ordinance. This fiscal year shall constitute the
828 budget year and the year for financial accounting and reporting of each and every office,
829 department, agency, and activity of the city government.

830 SECTION 6.24.

831 Budget ordinance.

832 The city council shall provide an ordinance on the procedures and requirements for the
833 preparation and execution of an annual operating budget, a capital improvement plan, and
834 a capital budget, including requirements as to the scope, content, and form of such budgets
835 and plans. The city council shall also comply with the budgeting and auditing provisions of
836 Chapter 81 of Title 36 of the O.C.G.A.

837 SECTION 6.25.

838 Operating budget.

839 On or before a date fixed by the city council but not later than 60 days prior to the beginning
840 of each fiscal year, the city manager shall submit to the city council a proposed operating
841 budget for the ensuing fiscal year. The budget shall be accompanied by a message from the
842 city manager containing a statement of the general fiscal policies of the city, the important
843 features of the budget, explanations of major changes recommended for the next fiscal year,
844 a general summary of the budget, and other pertinent comments and information. The
845 operating budget and the capital budget provided for in Section 6.29 of this charter, the

846 budget message, and all supporting documents shall be filed in the office of the city clerk and
847 shall be open to public inspection.

848 SECTION 6.26.

849 Action by city council on budget.

850 (a) The councilmembers may amend the operating budget proposed by the city manager,
851 except that the budget as finally amended and adopted must provide for all expenditures
852 required by state law or by other provisions of this charter and for all debt service
853 requirements for the ensuing fiscal year. The total appropriations from any fund shall not
854 exceed the estimated fund balance, reserves, and revenues.

855 (b) The city council by ordinance shall adopt the final operating budget for the ensuing
856 fiscal year not later than December 15 of each year. If the city council fails to adopt the
857 budget by said date, the amounts appropriated for operation for the then current fiscal year
858 shall be deemed adopted for the ensuing fiscal year on a month-to-month basis, with all
859 items prorated accordingly, until such time as the city council adopts a budget for the
860 ensuing fiscal year. Adoption of the budget shall take the form of an appropriations
861 ordinance setting out the estimated revenues in detail by sources and making appropriations
862 according to fund and by organizational unit, purpose, or activity as set out in the budget
863 preparation ordinance adopted pursuant to Section 6.24 of this charter.

864 (c) The amount set out in the adopted operating budget for each organizational unit shall
865 constitute the annual appropriation for such, and no expenditure shall be made or
866 encumbrance created in excess of the otherwise unencumbered balance of the
867 appropriations or allotment thereof to which it is chargeable.

868 SECTION 6.27.

869 Levy of taxes.

870 The city council shall levy by ordinance such taxes as are necessary. The taxes and tax rates
871 set by such ordinance shall be such that reasonable estimates of revenues from such levy
872 shall at least be sufficient, together with other anticipated revenues, fund balances, and
873 applicable reserves, to equal the total amount appropriated for each of the several funds set
874 forth in the annual operating budget for defraying the expenses of the general government
875 of this city.

876 SECTION 6.28.

877 Changes in appropriations.

878 The city council by ordinance may make changes in the appropriations contained in the
879 current operating budget at any regular meeting or special or emergency meeting called for
880 such purpose, but any additional appropriations may be made only from an existing
881 unexpended surplus.

882 SECTION 6.29.

883 Capital improvements.

884 (a) On or before the date fixed by the city council, but not later than 60 days prior to the
885 beginning of each fiscal year, the city manager shall submit to the city council a proposed
886 capital improvements plan with a recommended capital budget containing the means of
887 financing the improvements proposed for the ensuing fiscal year. The city council shall
888 have power to accept, with or without amendments, or reject the proposed plan and budget.
889 The city council shall not authorize an expenditure for the construction of any building,

890 structure, work, or improvement unless the appropriations for such project are included in
891 the capital budget, except to meet a public emergency as provided in Section 2.23 of this
892 charter.

893 (b) The city council shall adopt by ordinance the final capital budget for the ensuing fiscal
894 year not later than December 15 of each year. No appropriation provided for in a prior
895 capital budget shall lapse until the purpose for which the appropriation was made shall
896 have been accomplished or abandoned; provided, however, that the mayor may submit
897 amendments to the capital budget at any time during the fiscal year, accompanied by
898 recommendations. Any such amendments to the capital budget shall become effective only
899 upon adoption by ordinance.

900 SECTION 6.30.

901 Audits.

902 There shall be an annual independent audit of all city accounts, funds, and financial
903 transactions by a certified public accountant selected by the city council. The audit shall be
904 conducted according to generally accepted auditing principles. Any audit of any funds by
905 the state or federal governments may be accepted as satisfying the requirements of this
906 charter. Copies of annual audit reports shall be available at printing costs to the public.

907 SECTION 6.31.

908 Procurement and property management.

909 No contract with the city shall be binding on the city unless:

910 (1) It is in writing;

911 (2) It is drawn by or submitted and reviewed by the city attorney and, as a matter of
912 course, is signed by the city attorney to indicate such drafting or review; and

913 (3) It is made or authorized by the city council and such approval is entered in the city
914 council journal of proceedings pursuant to Section 2.19 of this charter.

915 SECTION 6.32.

916 Purchasing.

917 The city council shall by ordinance prescribe procedures for a system of centralized
918 purchasing for the city.

919 SECTION 6.33.

920 Sale and lease of property.

921 (a) The city council may sell and convey or lease any real or personal property owned or
922 held by the city for governmental or other purposes as now or hereafter provided by law.

923 (b) The city council may quitclaim any rights it may have in property not needed for public
924 purposes upon report by the mayor and adoption of a resolution, both finding that the
925 property is not needed for public or other purposes and that the interest of the city has no
926 readily ascertainable monetary value.

927 (c) Whenever in opening, extending, or widening any street, avenue, alley, or public place
928 of the city a small parcel or tract of land is cut off or separated by such work from a larger
929 tract or boundary of land owned by the city, the city council may authorize the mayor to
930 sell and convey said cut-off or separated parcel or tract of land to an abutting or adjoining
931 property owner or owners where such sale and conveyance facilitates the highest and best
932 use of the abutting owner's property. Included in the sales contract shall be a provision for
933 the rights of way of said street, avenue, alley, or public place. Each abutting property
934 owner shall be notified of the availability of the property and given the opportunity to
935 purchase said property under such terms and conditions as set out by ordinance. All deeds

936 and conveyances heretofore and hereafter so executed and delivered shall convey all title
937 and interest the city has in such property, notwithstanding the fact that no public sale after
938 advertisement was or is hereafter made.

939 SECTION 6.34.

940 Apportionment of revenue.

941 Except as otherwise agreed pursuant to Chapter 70 of Title 36 of the O.C.G.A., the city is
942 authorized to pay all revenues collected by Fulton County on behalf of the city to the county
943 in exchange for continuation of services during the transition period provided in Section 8.11
944 of this charter and beyond, with the exception of the following revenues, which shall stay
945 with the city:

- 946 (1) New revenues from utility franchise fees;
947 (2) Fines collected in municipal court; and
948 (3) Revenues generated from any additional millage of up to 1 mill above the millage
949 rate imposed in the county special service district.

950 ARTICLE VII.

951 GENERAL PROVISIONS

952 SECTION 7.10.

953 Bonds for officials.

954 The officers and employees of this city, both elected and appointed, shall execute such surety
955 or fidelity bonds in such amounts and upon such terms and conditions as the city council
956 shall from time to time require by ordinance or as may be provided by law.

957 SECTION 7.11.
958 Construction and definitions.

- 959 (a) Section captions in this charter are informative only and are not to be considered as a
960 part thereof.
961 (b) The word "shall" is mandatory and the word "may" is permissive.
962 (c) The singular shall include the plural, the masculine shall include the feminine, and vice
963 versa.

964 ARTICLE VIII.
965 REFERENDUM AND INITIAL ELECTIONS

966 SECTION 8.10.
967 Referendum and initial election.

968 (a) The election superintendent of Fulton County shall call a special election for the
969 purpose of submitting this Act to the qualified voters of the proposed City of Buckhead
970 City for approval or rejection. The superintendent shall set the date of such election for the
971 Tuesday after the first Monday in November, 2022. The superintendent shall issue the call
972 for such election at least 30 days prior to the date thereof. The superintendent shall cause
973 the date and purpose of the election to be published once a week for two weeks
974 immediately preceding the date thereof in the official organ of Fulton County. The ballot
975 shall have written or printed thereon the words:

976 "() YES Shall the Act incorporating the City of Buckhead City in Fulton County
977 () NO according to the charter contained in the Act be approved?"

978 All persons desiring to vote for approval of the Act shall vote "Yes," and those persons
979 desiring to vote for rejection of the Act shall vote "No." If more than one-half of the votes

980 cast on such question are for approval of the Act, it shall become of full force and effect
981 as provided in Section 8.11 of this charter, otherwise it shall be void and of no force and
982 effect. The initial expense of such election shall be borne by Fulton County. Within two
983 years after the elections if the incorporation is approved, the City of Buckhead City shall
984 reimburse Fulton County for the actual cost of printing and personnel services for such
985 election and for the initial election of the mayor and councilmembers pursuant to this
986 charter. It shall be the duty of the superintendent to hold and conduct such election. It
987 shall be his or her further duty to certify the result thereof to the Secretary of State.

988 (b) For the purposes of the referendum election provided for in subsection (a) of this
989 section and for the purposes of the special election of the City of Buckhead City to be held
990 on the third Tuesday of June, 2023, the qualified electors of the City of Buckhead City
991 shall be those qualified electors of Fulton County residing within the corporate limits of the
992 City of Buckhead City as described by Appendix A of this charter. At subsequent
993 municipal elections, the qualified electors of the City of Buckhead City shall be determined
994 pursuant to the authority of Chapter 2 of Title 21 of the O.C.G.A. known as the "Georgia
995 Election Code."

996 (c) Only for the purposes of holding and conducting the referendum election provided for
997 in subsection (a) of this section and holding the special election of the City of Buckhead
998 City to be held on the third Tuesday of June, 2023, the election superintendent of Fulton
999 County is vested with the powers and duties of the election superintendent of the City of
1000 Buckhead City and the powers and duties of the governing authority of the City of
1001 Buckhead City.

SECTION 8.11.

1002
1003

Effective dates and transition.

1004 (a) The provisions of this Act necessary for the referendum election provided for in
1005 Section 8.10 of this charter shall become effective immediately upon this Act's approval
1006 by the Governor or upon its becoming law without such approval.

1007 (b) Those provisions of this Act necessary for the special primary and special election
1008 provided for in Section 8.13 of this charter shall be effective upon the certification of the
1009 results of the referendum election provided for by Section 8.10 of this charter if this Act
1010 is approved at such referendum election.

1011 (c) Except as provided in Section 8.10 of this charter, the remaining provisions of this Act
1012 shall become of full force and effect for all purposes at 12:00 Midnight on June 30, 2023,
1013 except that the initial mayor and councilmembers shall take office immediately following
1014 their election and by action of a quorum may prior to 12:00 Midnight on June 30, 2023,
1015 meet and take actions binding on the city.

1016 (d) A period of time will be needed for an orderly transition of various government
1017 functions from Fulton County to the City of Buckhead City. Accordingly there shall be a
1018 transition period beginning on the date the initial mayor and councilmembers take office
1019 under this charter, and ending at 12:00 Midnight on December 31, 2025. During such
1020 transition period, all provisions of this charter shall be effective as law, but not all
1021 provisions of this charter shall be implemented.

1022 (e) During such transition period, Fulton County shall continue to provide within the
1023 territorial limits of the city all government services and functions which Fulton County
1024 provided in that area during the years 2021 and 2022 and at the same actual cost, except
1025 to the extent otherwise provided in this section; provided, however, that upon at least 60
1026 days' prior written notice to Fulton County by the City of Buckhead City, responsibility for
1027 any such service or function shall be transferred to the City of Buckhead City. During the

1028 transition period, the city shall remain within the Fulton County special services district,
1029 but shall be removed from such district at the conclusion of such period. Beginning
1030 December 1, 2023, the City of Buckhead City shall collect taxes, fees, assessments, fines
1031 and forfeitures, and other moneys within the territorial limits of the city in the same manner
1032 as authorized immediately prior to the effective date of this section; provided, however,
1033 that upon at least 60 days' prior written notice to Fulton County by the City of Buckhead
1034 City, the authority to collect any tax, fee, assessment, fine or forfeiture, or other moneys
1035 shall remain with Fulton County after December 1, 2023, until such time as Fulton County
1036 receives subsequent notice from the City of Buckhead City that such authority shall be
1037 transferred to the City of Buckhead City.

1038 (f) During the transition period, the governing authority of the City of Buckhead City:

1039 (1) Shall hold regular meetings and may hold special meetings as provided in this
1040 charter;

1041 (2) May enact ordinances and resolutions as provided in this charter;

1042 (3) May amend this charter by home rule action as provided by general law;

1043 (4) May accept gifts and grants;

1044 (5) May borrow money and incur indebtedness to the extent authorized by this charter
1045 and general law;

1046 (6) May levy and collect an ad valorem tax for calendar years 2023 and 2024;

1047 (7) May establish a fiscal year and budget;

1048 (8) May create, alter, or abolish departments, boards, offices, commissions, and agencies
1049 of the city; appoint and remove officers and employees; and exercise all necessary or
1050 appropriate personnel and management functions; and

1051 (9) May generally exercise any power granted by this charter or general law, except to
1052 the extent that a power is specifically and integrally related to the provision of a
1053 governmental service, function, or responsibility not yet provided or carried out by the
1054 city.

1055 (g) Except as otherwise provided in this section, during the transition period, the
1056 Municipal Court of the City of Buckhead City shall not exercise its jurisdiction. During the
1057 transition period, all ordinances of Fulton County shall remain applicable within the
1058 territorial limits of the city and the appropriate court or courts of Fulton County shall retain
1059 jurisdiction to enforce such ordinances. However, by mutual agreement and concurrent
1060 resolutions and ordinances if needed Fulton County and the City of Buckhead City may
1061 during the transition period transfer all or part of such regulatory authority and the
1062 appropriate court jurisdiction to the City of Buckhead City. Any transfer of jurisdiction to
1063 the City of Buckhead City during or at the end of the transition period shall not in and of
1064 itself abate any judicial proceeding pending in Fulton County or the pending prosecution
1065 of any violation of any ordinance of Fulton County.

1066 (h) During the transition period, the governing authority of the City of Buckhead City may
1067 at any time, without the necessity of any agreement by Fulton County, commence to
1068 exercise its planning and zoning powers; provided, however, that the city shall give the
1069 county notice of the date on which the city will assume the exercise of such powers. Upon
1070 the governing authority of the City of Buckhead City commencing to exercise its planning
1071 and zoning powers, the Municipal Court of the City of Buckhead City shall immediately
1072 have jurisdiction to enforce the planning and zoning ordinances of the city. The provisions
1073 of this subsection shall control over any conflicting provisions of any other subsection of
1074 this section.

1075 (i) Effective upon the termination of the transition period, subsections (b) through (h) of
1076 this section shall cease to apply except for the last sentence of subsection (g) which shall
1077 remain effective. Effective upon the termination of the transition period, the City of
1078 Buckhead City shall be a full functioning municipal corporation and subject to all general
1079 laws of this state.

1080 SECTION 8.12.

1081 Directory nature of dates.

1082 It is the intention of the General Assembly that this Act be construed as directory rather than
1083 mandatory with respect to any date prescribed in this Act. If it is necessary to delay any
1084 action called for in this Act for providential cause or any other reason, it is the intention of
1085 the General Assembly that the action be delayed rather than abandoned. Any delay in
1086 performing any action under this Act, whether for cause or otherwise, shall not operate to
1087 frustrate the overall intent of this Act. Without limiting the generality of the foregoing it is
1088 specifically provided that:

1089 (1) If it is not possible to hold the referendum election provided for in Section 8.10 of
1090 this charter on the date specified in that section, then such referendum shall be held as
1091 soon thereafter as is reasonably practicable; and

1092 (2) If it is not possible to hold the first election provided for in Section 8.13 of this
1093 charter on the date specified in that section, then there shall be a special primary and a
1094 special election for the initial members of the governing authority to be held as soon
1095 thereafter as is reasonably practicable, and the commencement of the initial terms of
1096 office shall be delayed accordingly.

1097 SECTION 8.13.

1098 Special election.

1099 (a) The first election for mayor and councilmembers shall be a special election held on the
1100 third Tuesday of June, 2023. At such election, the first mayor and councilmembers shall
1101 be elected to serve for the initial terms of office specified in subsections (b) and (c) of this
1102 section. Thereafter, the time for holding regular municipal elections shall be on the
1103 Tuesday next following the first Monday in November of each odd-numbered year

1104 beginning in 2025. The successors to the first mayor and initial councilmembers and future
1105 successors shall take office at the first organizational meeting in January immediately
1106 following their election and shall serve for terms of four years and until their respective
1107 successors are elected and qualified.

1108 (b) Three initial councilmembers shall serve a term of office of two years and until their
1109 respective successors are elected and qualified. The other three initial councilmembers
1110 shall serve a term of office of four years and until their respective successors are elected
1111 and qualified. Thereafter, successors to such initial members shall serve four-year terms
1112 of office and until their respective successors are elected and qualified.

1113 (c) The mayor of the City of Buckhead City shall be elected by a majority vote of the
1114 qualified electors of the city at large. The mayor shall serve a term of four years and until
1115 his or her successor is elected and qualified and successors to the mayor shall serve
1116 four-year terms of office and until their successors are elected and qualified.

1117 ARTICLE IX.
1118 GENERAL REPEALER

1119 SECTION 9.10.
1120 General repealer.

1121 All laws and parts of laws in conflict with this Act are repealed.

1122

APPENDIX A

1123

LEGAL DESCRIPTION

1124

CITY OF BUCKHEAD CITY, GEORGIA

1125 User: SD021

1126 Plan Name: BuckheadCity-2021

1127 Plan Type: Local

1128 District BUCKHEADCITY

1129 County Fulton GA

1130 VTD: 12106L - 06L

1131 Block 000500:

1132 3012

1133 VTD: 12107A - 07A

1134 VTD: 12107B - 07B

1135 VTD: 12107C - 07C

1136 VTD: 12107D - 07D

1137 VTD: 12107E - 07E

1138 VTD: 12107F - 07F

1139 VTD: 12107G - 07G

1140 VTD: 12107H - 07H

1141 VTD: 12107J - 07J

1142 VTD: 12107K1 - 07K1

1143 Block 000500:

1144 3000

1145 Block 009102:
1146 2000 2002 2005
1147 VTD: 12107K2 - 07K2
1148 VTD: 12107M1 - 07M1
1149 VTD: 12107M2 - 07M2
1150 VTD: 12107N - 07N
1151 VTD: 12108A - 08A
1152 VTD: 12108B - 08B
1153 Block 009900:
1154 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011
1155 1013 1014 1015 1016 2000 2001 2002 2003 4000 4001 4002 4003
1156 4005 4006 4007 4008 4009 4010 4011 4012 4013
1157 Block 010206:
1158 1022
1159 Block 010211:
1160 1003 1004 1009 1010 1011 1013 1014 1015 1016 1017 2011 2012
1161 2014 2015 2016 2017 2018 2019 2028 2029 2030 2033 2034
1162 VTD: 12108C - 08C
1163 VTD: 12108D - 08D
1164 VTD: 12108E - 08E
1165 VTD: 12108F - 08F
1166 VTD: 12108G - 08G
1167 VTD: 12108H - 08H
1168 VTD: 12108J - 08J
1169 VTD: 12108K - 08K
1170 VTD: 12108L - 08L
1171 VTD: 12108M - 08M

1172 VTD: 12108N - 08N

1173 VTD: 12108P - 08P

1174 Block 008902:

1175 2012

1176 VTD: 12109A - 09A

1177 Block 008904:

1178 3012 3013 3014

1179 VTD: 12109F - 09F

1180 VTD: 12109G - 09G

1181 Block 008902:

1182 4000 4008

1183 For the purposes of such plan, BuckheadCity-2021:

1184 (1) The term "VTD" shall mean and describe the same geographical boundaries as
1185 provided in the report of the Bureau of the Census for the United States decennial census
1186 of 2010 for the State of Georgia. The separate numeric designations in a district
1187 description which are underneath a "VTD" heading shall mean and describe individual
1188 blocks within a VTD as provided in the report of the Bureau of the Census for the United
1189 States decennial census of 2010 for the State of Georgia; and

1190 (2) Except as otherwise provided in the description of any district, whenever the
1191 description of any district refers to a named city, it shall mean the geographical
1192 boundaries of that city as shown on the census maps for the United States decennial
1193 census of 2010 for the State of Georgia.

1194

APPENDIX B

1195

CERTIFICATE AS TO MINIMUM STANDARDS

1196

FOR INCORPORATION OF A NEW MUNICIPAL CORPORATION

1197

I, Representative Todd Jones, Georgia State House of Representatives from the 25th District

1198

and the author of this bill introduced at the 2021 session of the General Assembly of Georgia,

1199

which grants an original municipal charter to the City of Buckhead City, do hereby certify

1200

that this bill is in compliance with the minimum standards required by Chapter 31 of Title

1201

36 of the O.C.G.A. in that the area embraced within the original incorporation in this bill is

1202

in all respects in compliance with the minimum standards required by Chapter 31 of Title 36

1203

of the O.C.G.A. This certificate is executed to conform to the requirements of Code Section

1204

36-31-5 of the O.C.G.A.

1205

So certified this _____ day of _____, 2021.

1206

1207

1208

Honorable Todd Jones

1209

Representative, 25th District

1210

Georgia State House of Representatives