

Sharon Springs Alliance Feasibility Study Summary

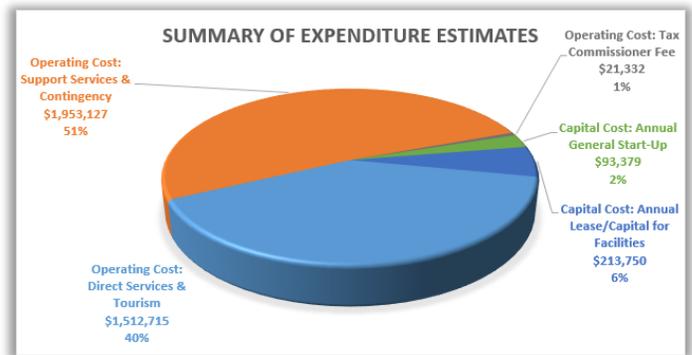
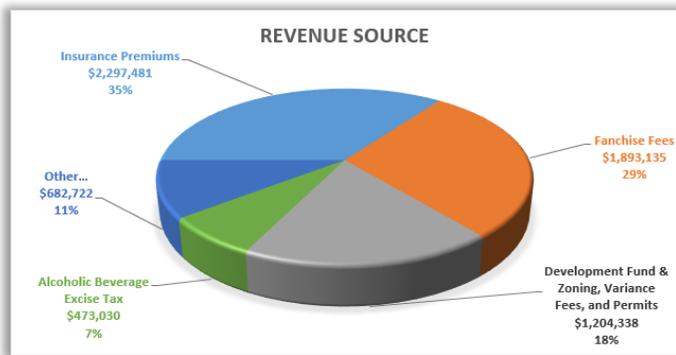
Sharon Springs Alliance announces completion of the Carl Vinson Institute feasibility study for the proposed city in South Forsyth. The study, 100% funded through resident contributions, confirms a new limited services city (City Light) in the southern part of Forsyth County is viable. The independent third party study shows the expected revenue to exceed or equal the expected costs of providing the proposed services. The following are the proposed services for the new limited services city: **Planning and Zoning, Code Enforcement, & Solid Waste.**

The study concluded the proposed city would be funded 1) without any large tax burdens to citizens, and 2) without the need to increase property taxes or use LOST funds.

The Carl Vinson Institute stated, *“We are **confident** that looking at currently available revenues and analyzing comparable government municipal government expenditures that our study reflects a realistic assessment of likely fiscal feasibility. Based on our analysis, we find that likely available revenue exceed likely expenditures for the services identified to be provided, and therefore **conclude that a city comprised of the Sharon Springs study area is fiscally feasible.**”*

Summary of Estimated Revenues and Estimated Expenditures ¹	Study Area (Sharon Springs)
Total Annual Expenditures	\$3,794,304
Total Annual Revenues	\$6,550,705
Total Revenues exceeding Expenditures	\$2,756,401

The study examined the revenue streams available to the proposed city of Sharon Springs, the largest being ‘franchise fees’, ‘development fund & zoning and variance fees and permits’, ‘alcoholic beverage excise taxes’, and ‘insurance premium tax distributions’. To identify projected expenditures for the proposed services, the Carl Vinson Institute modeled like cost structures from Peachtree Corners and Milton for ‘planning and zoning’ and ‘code enforcement’ while determining that solid waste can be provided entirely through the operations of the service with no expected increase to service charges for residents. Additionally, the Carl Vinson Institute reviewed community development services, basic administrative costs, as well as capital costs associated with those services and administration.



In establishing that a limited services city is fiscally feasible for the proposed city of Sharon Springs, this creates the opportunity to address the prominent concerns of the residents of the community by locally controlling Planning and Zoning and Code Enforcement.

“The work of the Carl Vinson Institute not only validates the feasibility of the city, but reestablishes what community leaders in Forsyth County have been saying all along,” said Phillip Barlag, Chairman of the Sharon Springs Alliance, *“for years, the residents of unincorporated Forsyth County have wanted to build a strong sense of community where business and family flourish, taxes remain low and honesty in government prevails. The time to achieve that is now. The time for Sharon Springs is now.”*

For more information, please view the full study and press release on the Sharon Springs Alliance website at www.sharonspringsga.org or www.facebook.com/sharonspringsga

¹ Tables and Charts extracted from “A Study of Fiscal Feasibility for a Proposed City of Sharon Springs” – Carl Vinson Institute of Government, February 2015