



City of Cartersville

P.O Box 1390 – 10 Public Square – Cartersville, Georgia 30120

Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org

COUNCILPERSONS:

Matt Santini – Mayor
Calvin Cooley – Mayor Pro Tem
Gary Fox
Kari Hodge
Cary Roth
Jayce Stepp
Taff Wren

AGENDA

Council Chambers, Third Floor of City Hall– 7:00
PM – 7/2/2020
Work Session – 6:00PM

CITY MANAGER:

Tamara Brock

CITY ATTORNEY:

David Archer

CITY CLERK:

Meredith Ulmer

I. Opening of Meeting

- Invocation
- Pledge of Allegiance
- Roll Call

II. Regular Agenda

A. Public Hearing - 2nd Reading of Zoning/Annexation Requests

1. AZ20-01 De-Annexation at 5450 Hwy 20 (Clarence Brown Conference Center) 1.67 acres. Applicant- Bartow County (Pages 1 - 23)

[Attachments](#)

2. AZ20-02 De-Annexation on Bates Rd. (Parcel # C120-0001-002). 55.2 acres. Applicant: Albert E. Meek (Pages 24 - 45)

[Attachments](#)

3. Z20-01 Rezoning at 26 Overlook Pkwy from R-20/G-C to MF-14. 27.7 acres. Applicant: CF Real Estate Services, LLC (Pages 46 - 69)

[Attachments](#)

B. Resolutions

1. Swimming Pool Requirements (Pages 70 - 73)

[Attachments](#)

2. FEMA & GEMA Grant Applications (Pages 74 - 75)

[Attachments](#)

C. Contracts/Agreements

1. Intergovernmental Agreement with DDA (Pages 76 - 84)

[Attachments](#)

2. Annual Fees for Target Solutions Training Software (Pages 85 - 87)

[Attachments](#)

D. Engineering Services

1. AC Mitigation for Williams Transco Dalton Expansion (Pages 88 - 89)

[Attachments](#)

E. Bid Award/Purchases

1. Property, Casualty & Workers Compensation Insurance Renewals (Pages 90 - 92)

[Attachments](#)

2. Engine for 2014 Dodge Charger Patrol Vehicle (Pages 93 - 94)

[Attachments](#)

3. Rogers Station Water Main - Jim Allen Easement (Pages 95 - 98)

[Attachments](#)

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES OFFICE, ADA COORDINATOR, 48 HOURS IN ADVANCE OF THE MEETING AT 770-387-5616.



City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM

AZ20-01 De-Annexation at 5450 Hwy 20 (Clarence Brown Conference Center) 1.67 acres. Applicant-
Bartow County

SubCategory:	Public Hearing - 2nd Reading of Zoning/Annexation Requests
Department Name:	Planning and Development
Department Summary Recommendation:	<p>Bartow County is requesting the de-annexation of a 1.673 acre tract designated as Tract 2 on the plat. This tract was part of the 20.2 acres that was originally annexed into the city in 2010 for the Clarence Brown Conference Center. In October 2019, a developer purchased the adjacent property to the west from the Board of Regents. The property was rezoned to County PUD (Planned Urban Development). The requested de-annexation will aid the proposed development.</p> <p>Planning Commission recommends approval, 4-0.</p>
City Manager's Remarks:	This is a second reading to de-annex this parcel and the Planning Commission recommended approval, 4-0.
Financial/Budget Certification:	
Legal:	
Associated Information:	

ZONING & DE-ANNEXATION SYNOPSIS

Petition Number(s): AZ20-01

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Bartow County Government
Representative: Karl Lutjens, Southland Engineering
Total Acreage: 1.673 acres

LAND USE INFORMATION

Current Zoning: G-C (General Commercial)
Proposed Zoning: County PUD (Planned Urban Development)
Proposed Use: Planned Development

Current Zoning of Adjacent Property:

North: County A-1 (Agriculture)(Highlands College)
South: County A-1 and PUD
East: County A-1
West: County PUD

For All Tracts:

District: 4th **Section:** 3rd
Land Lots: 97 and 98
Ward: 6 **Council Member:** Taff Wren

The Future Development Plan designates the subject properties as: Highlands

The Future Land Use Map designates adjacent or nearby city properties as: Public/Institutional

ANALYSIS

City Departments Reviews

Electric: *Takes no exception*

Fibercom: *Takes no exception*

Fire: *No comments received*

Gas: *Takes no exception*

Public Works: *No comments received.*

Water and Sewer: *Takes no exception*

Public comments:

5/28/2020: Ms. Redwine, 92 Roving Rd. General Inquiry.

REQUEST SUMMARY:

The original application requested that two tracts be de-annexed, Tract 1 and Tract 2 on the submitted plat. After investigating a zoning map discrepancy, it has been determined that Tract 1 is not in the city limits; therefore, staff has amended the application to show that only Tract 2, 1.673 acres, should be considered for de-annexation.

Bartow County is requesting the de-annexation of a 1.673 acre tract designated as Tract 2 on the submitted plat. This tract was part of the 20.2 acres that was originally annexed into the city in 2010 for the Clarence Brown Conference Center development per case no. AZ10-02. The 20.2 acre site was approved for annexation on 9/16/10 and zoned P-I (Public Institutional). The zoning was changed from P-I to G-C (General Commercial) per the 2016 annual zoning map amendment.

In October 2019, a developer purchased the adjacent property to the west from the Board of Regents. The property was rezoned to County PUD (Planned Urban Development). The requested de-annexation will supposedly aid the proposed development, but it cuts a detention pond in half that currently serves the conference center site. No direction has been provided about the effects of the de-annexation of the pond on the conference center site.

STANDARDS FOR EXERCISE OF ZONING POWERS.

- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The County PUD district currently exists on County property to the west.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will not create an isolated district.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed county zoning should not adversely affect the existing use of the Clarence Brown Conference Center.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
The proposed tract is mostly occupied by a detention pond for the conference center site.
- E. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The county zoning proposal should not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools;
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The de-annexation and county zoning may conform to the land use plan for the area.
- G. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
The zoning proposal could have an adverse environmental effect for drainage due to the conference center detention pond.
- H. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*
No additional conditions are known.

RECOMMENDATION

If there are no negative impacts to the function of the Clarence Brown Conference Center stormwater detention system, then staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:

Recommends Approval 4-0

October 6, 2010

CLERK'S CERTIFICATE

I, Connie Keeling, the duly appointed and qualified, City Clerk of the City of Cartersville, Georgia, do hereby certify that the following is a true and exact copy of Ordinance No. 25-10 pertaining to the annexation of property owned by Bartow County. Property contains 20.2 acres and is located at State Route 20 and Roving Road.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Cartersville, Georgia, this the 6th day of October 2010.

(SEAL)

Connie Keeling
/s/ Connie Keeling
Connie Keeling
City Clerk

Item # 1

Ordinance
of the
City of Cartersville, Georgia
Ordinance No. 25-10
Petition No. AZ10-02

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, that all that certain tract of land owned by Bartow County. Property is located State Route 20 and Roving Road. Said property contains 20.2 acres located in the 4th District, 3rd Section, Land Lot(s) 47, 48, 97, 98 as shown on the attached plat Exhibit "A". Annexation will be duly noted on the official zoning map of the City of Cartersville, Georgia.

BE IT AND IT IS HEREBY ORDAINED.

First Reading this the 2nd day of September 2010.

ADOPTED this the 16th day of September 2010. Second Reading.

/s/ **Matthew J. Santini**
Matthew J. Santini
Mayor

ATTEST:

/s/ **Connie Keeling**
Connie Keeling
City Clerk

Item # 1

October 6, 2010

CLERK'S CERTIFICATE

I, Connie Keeling, the duly appointed and qualified, City Clerk of the City of Cartersville, Georgia, do hereby certify that the following is a true and exact copy of Ordinance No. 26-10 pertaining to the zoning of property owned by Bartow County. Property contains 20.2 acres and is located at State Route 20 and Roving Road.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Cartersville, Georgia, this the 6th day of October 2010.

(SEAL)

Connie Keeling
/s/ Connie Keeling
Connie Keeling
City Clerk

Item # 1

Ordinance
of the
City of Cartersville, Georgia
Ordinance No. 26-10
Petition No. AZ10-02

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, that all that certain tract of land owned by Bartow County. Property is located State Route 20 and Roving Road. Said property contains 20.2 acres located in the 4th District, 3rd Section, Land Lot(s) 47, 48, 97, 98 as shown on the attached plat Exhibit "A". Property is hereby rezoned from County A-1 (Agricultural) to P-I (Public Institutional). Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

BE IT AND IT IS HEREBY ORDAINED.

First Reading this the 2nd day of September 2010.

ADOPTED this the 16th day of September 2010. Second Reading.

/s/ Matthew J. Santini
Matthew J. Santini
Mayor

ATTEST:

/s/ Connie Keeling
Connie Keeling
City Clerk

GENERAL NOTES

1. ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,000+ FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 510,658 FEET.
4. EQUIPMENT USED: TOPCON 3005W, TOTAL STATION, WITH DATA COLLECTOR.
5. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
6. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE SURVEY AND THE EXISTING UTILITY LINE LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL COORDINATE CLOSELY WITH THESE UTILITY COMPANIES AS NECESSARY REGARDING MODIFICATIONS TO EXISTING SYSTEMS OR ADAPTATIONS FOR NEW SERVICE CONNECTIONS. AN INITIAL DESIGN UNDERGROUND UTILITY REQUEST WAS PLACED ON SEPT. 19, 2008, TICKET NUMBER 09188-004-048, FOR ALL UTILITIES ADJOINING THE SUBJECT PROPERTY. A FOLLOW-UP REQUEST WAS PLACED ON SEPT. 30, 2008, REFERENCING THE ORIGINAL REQUEST. UTILITIES SHOWN ON SURVEY REPRESENT DATA FOUND IN THE FIELD AND FROM G.L.S. INFORMATION.
7. WETLAND DELINEATIONS SHOWN ON SURVEY ARE FROM DATA FOUND IN THE FIELD FROM OTHERS.

TRACT ONE
20.234 ACRES
ANNEXED

TRACT TWO
2.000 ACRES
NOT ANNEXED

Attachment number 1 in Page 9 of 22

LINE	LENGTH	BEARING
L1	80.65	S60°34'42"E
L2	71.18	S00°25'57"W
L3	48.93	S30°51'08"W
L4	24.60	N12°43'17"E
L5	101.43	N28°53'10"E
L6	38.12	N15°56'50"E
L7	74.34	N15°14'58"E
L8	50.00	N83°12'26"W
L9	12.45	N12°43'17"E
L10	58.93	N12°16'58"E
L11	74.79	N13°14'52"E
L12	14.80	S18°34'03"E

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	221.02'	1945.36'	220.90'	S30°47'29"W
C2	13.63'	474.67'	13.63'	S07°57'09"W
C3	17.05'	524.67'	17.05'	S07°43'26"W

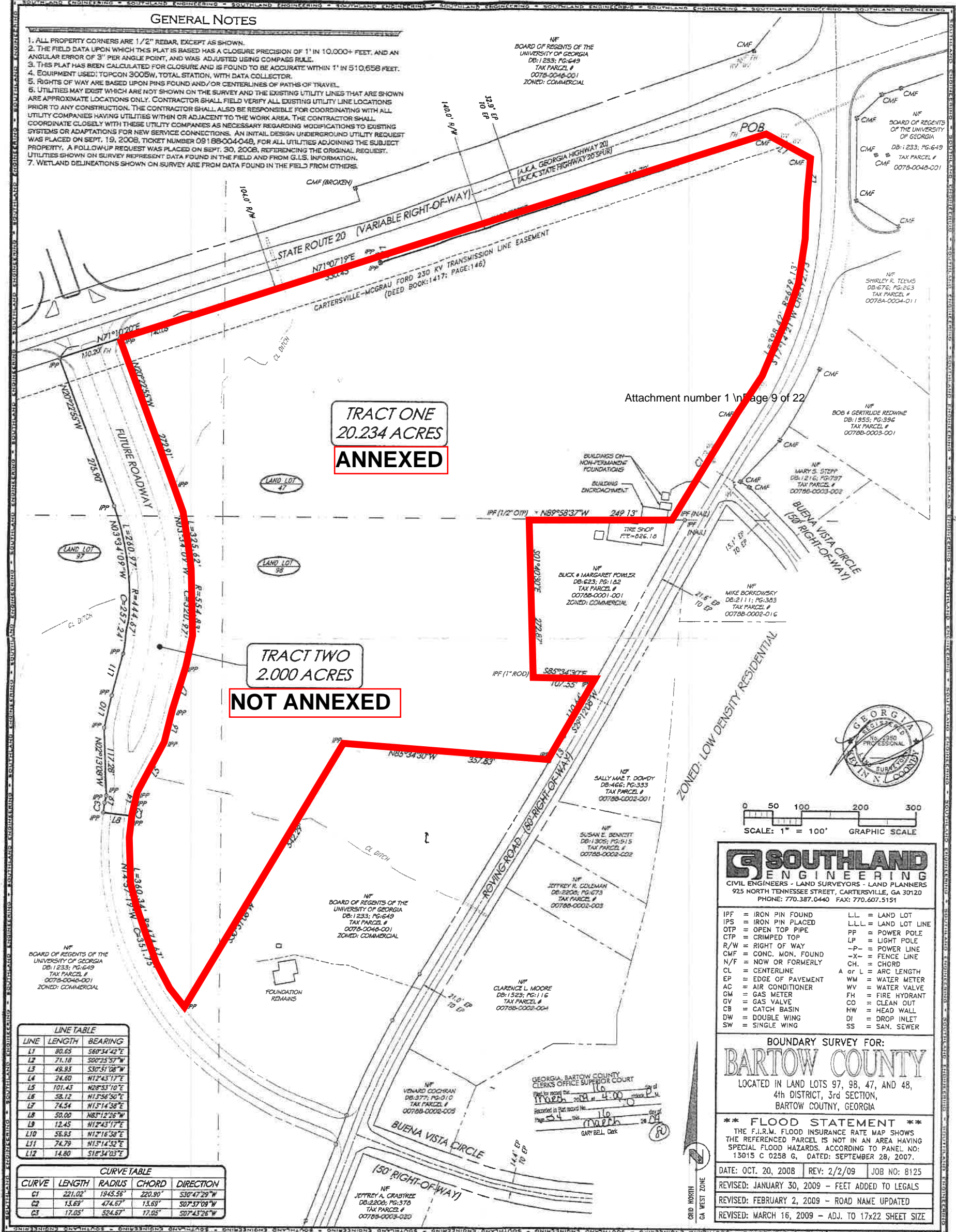
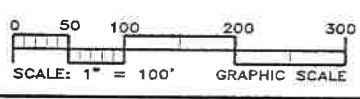
SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
925 NORTH TENNESSEE STREET, CARTERSVILLE, GA 30120
PHONE: 770.387.0440 FAX: 770.607.5151

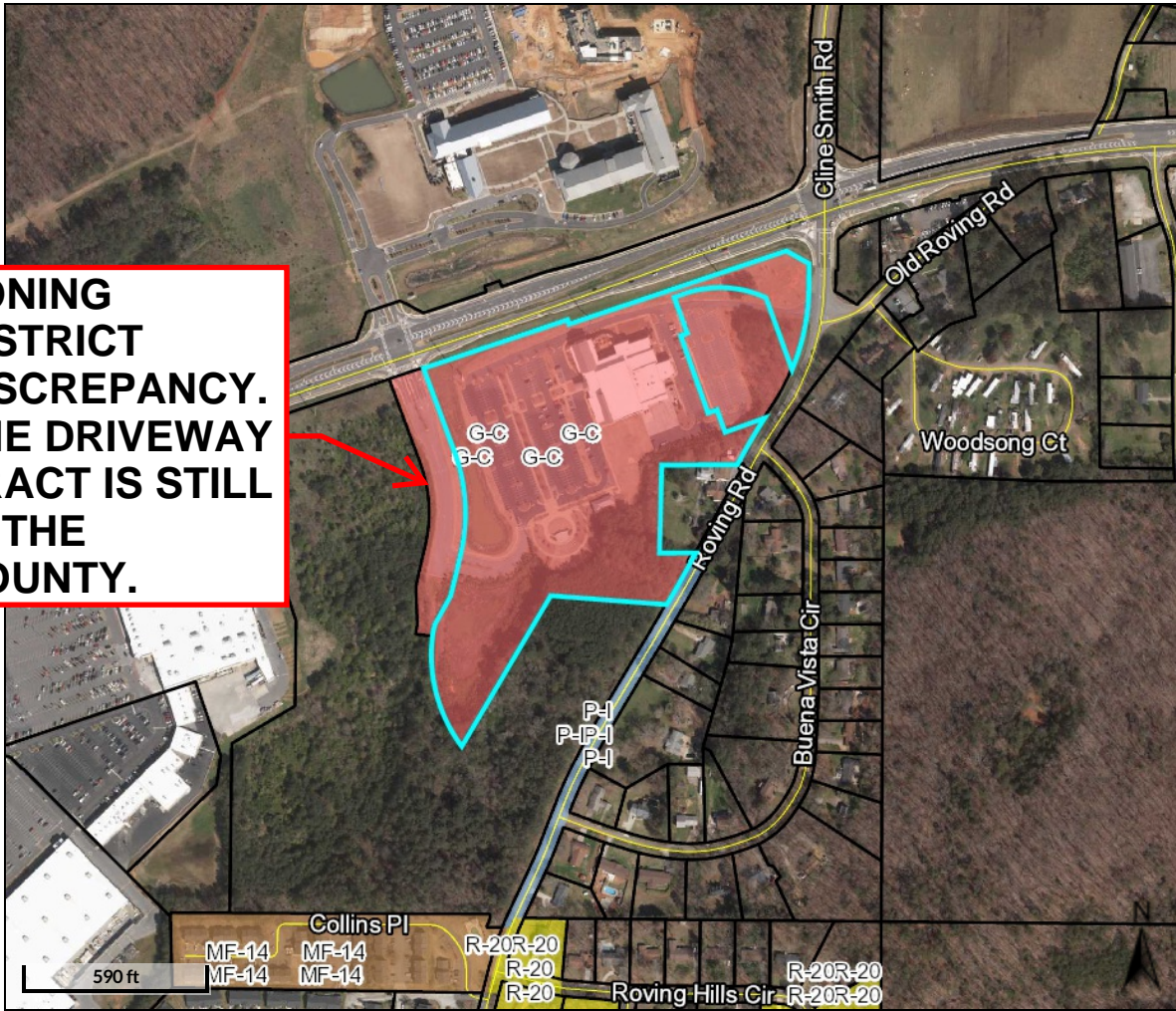
- IPF = IRON PIN FOUND
- IPS = IRON PIN PLACED
- OTP = OPEN TOP PIPE
- CTP = CRIMPED TOP
- R/W = RIGHT OF WAY
- CMF = CONC. MON. FOUND
- N/F = NOW OR FORMERLY
- CL = CENTERLINE
- EP = EDGE OF PAVEMENT
- AC = AIR CONDITIONER
- GM = GAS METER
- GV = GAS VALVE
- CB = CATCH BASIN
- DW = DOUBLE WING
- SW = SINGLE WING
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- PP = POWER POLE
- LP = LIGHT POLE
- P- = POWER LINE
- X- = FENCE LINE
- CH = CHORD
- A or L = ARC LENGTH
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- CO = CLEAN OUTFALL
- HW = HEAD WALL
- DI = DROP INLET
- SS = SAN. SEWER

BOUNDARY SURVEY FOR:
BARTOW COUNTY
LOCATED IN LAND LOTS 97, 98, 47, AND 48,
4th DISTRICT, 3rd SECTION,
BARTOW COUNTY, GEORGIA

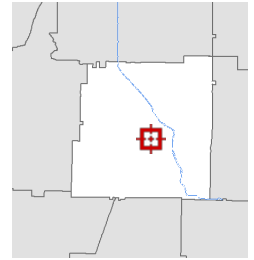
**** FLOOD STATEMENT ****
THE F.I.R.M. FLOOD INSURANCE RATE MAP SHOWS THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO PANEL NO: 13015 C 0258 G, DATED: SEPTEMBER 28, 2007.

DATE: OCT. 20, 2008 REV: 2/2/09 JOB NO: 8125
REVISED: JANUARY 30, 2009 - FEET ADDED TO LEGALS
REVISED: FEBRUARY 2, 2009 - ROAD NAME UPDATED
REVISED: MARCH 16, 2009 - ADJ. TO 17x22 SHEET SIZE






































Overview



Legend

-  Parcels
-  Roads
- Cartersville Zoning**
-  AG
-  DBD
-  G-C
-  G-C*
-  H-I
-  H-I*
-  L-I
-  L-I*
-  M-U
-  M-U*
-  MF-14
-  MF-14*
-  MN
-  O-C
-  O-C*
-  P-D
-  P-D*
-  P-I
-  P-S
-  P-S*
-  R-10
-  R-10*
-  R-15
-  R-15*
-  R-20
-  R-20*
-  R-7
-  R-7*
-  R-D
-  RA-12
-  RA-12*

Parcel ID C095-0006-001
 Sec/Twp/Rng n/a
 Property Address 5450 HWY 20
 Cartersville

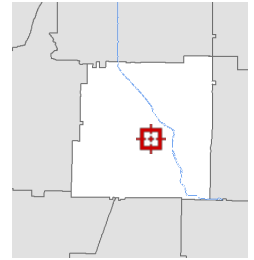
Alternate ID 44719
 Class Exempt
 Acreage 17.67

Owner Address BARTOW COUNTY
 135 W CHEROKEE AVE STE 126
 CARTERSVILLE GA 30120

Item # 1



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0078-0048-003	Alternate ID	48066	Owner Address	THUNDERBIRD HOLDINGS LLC
Sec/Twp/Rng	n/a	Class	Commercial		1303 HIGHTOWER ROAD
Property Address	HWY 20	Acreage	27.34		SUITE 205
	Bartow County				ATLANTA GA 30350
District	Bartow County				
Brief Tax Description	LL47 ETAL LD4 S3 GEORGIA HIGHLANDS COLLEGE				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/1/2020
 Last Data Uploaded: 5/29/2020 11:38:44 PM

Developed by 

TRACT 2 TO BE DE-ANNEXED

Deannexation

Application for Annexation/ Zoning
City of Cartersville

Case Number: A220-01
Date Received: 4/21/2020

Public Hearing Dates:

Planning Commission 6/9/2020 5:30pm City Council 6/18/2020 7:00pm 2nd City Council 7/2/2020 7:00pm

Applicant Bartow County Office Phone 770.387.5030
 (printed name)
 Address 135 W. Cherokee Ave. St. 126 Mobile/ Other Phone _____
 City CARTERSVILLE State GA Zip 30120 Email Karl@southlandengineers.com
Karl Lutjens Phone (Rep) 770.387.0440
 Representative's printed name (if other than applicant) Email (Rep) Karl@southlandengineers.com
[Signature] Applicant Signature Pete Olson, County Chairman
 Representative Signature
 Signed, sealed and delivered in presence of _____ My commission expires: 01-24-2021
[Signature] Notary Public

* Titleholder Bartow County Phone 770.387.5030
 (titleholder's printed name)
 Address 135 W. Cherokee Ave. St. 126 Email olsonp@bartowga.org
 Signature Pete Olson, County Chairman
 Signed, sealed, delivered in presence of _____ My commission expires: 01-24-2021
[Signature] Notary Public

Present Zoning District G-C Requested Zoning N/A
 Acreage 1.904 Land Lot(s) 97+98 District(s) 4 Section(s) 3
 Location of Property: 5450 Hwy 20, Cartersville
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: De-annexing to combine with an existing property
already in the county.
 (attach additional statement as necessary)

* Attach additional notarized signatures as needed on separate application pages.

Item # 1

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number: AZ 20-01

Item # 1

Tax Map Parcel(s) # <u>0078-0048-002</u> <u>0095-0000-001</u>		Voting Ward(s) <u>6- Taffuham</u>
Current Land Use <u>Comm-Mixed Use</u>	Current Zoning <u>G-C</u>	
Proposed Land Use <u>N/A</u>	Proposed Zoning <u>N/A</u>	
Number of Dwelling Units <u>N/A</u>	Number of Occupants <u>N/A</u>	
Owner Occupied? Yes _____ No _____		
Number of School-aged Children _____	Grade Level(s) of School-aged Children _____	
School(s) to be attended: _____		
Current Utility Service Providers (Check Service provider or list if Other)		
Water: _____ City <input checked="" type="checkbox"/> _____ County _____ Well/ Other		
Sewer: _____ City <input checked="" type="checkbox"/> _____ County _____ Septic/ Other		
Natural Gas: <input checked="" type="checkbox"/> _____ City _____ Other (List) _____		
Electricity: <input checked="" type="checkbox"/> _____ City <input checked="" type="checkbox"/> _____ GA Power _____ Greystone _____ Other (List) _____		

CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: 07-20-2020

Date Two Years Prior to Application: 07-20-2018

Date Five Years Prior to Application: 07-20-2015

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

Item # 1

	YES	NO
Mayor: Matt Santini	_____	✓
Council Member:		
Ward 1- Kari Hodge	_____	✓
Ward 2- Jayce Stepp	_____	✓
Ward 3- Cary Roth	_____	✓
Ward 4- Calvin Cooley	_____	✓
Ward 5- Gary Fox	_____	✓
Ward 6- Taff Wren	_____	✓
Planning Commission		
Greg Culverhouse	_____	✓
Harrison Dean	_____	✓
Lamar Pendley	_____	✓
Lamar Pinson	_____	✓
Travis Popham	_____	✓
Jeffery Ross	_____	✓
Stephen Smith	_____	✓

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

 Signature Date
 Peter Olson
 Print Name

SURVEYOR'S CERTIFICATE

That the undersigned, a Georgia Registered Land Surveyor, on behalf of the above Annexation/ zoning applicant do certify the following:

- 1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.
- 2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.
- 3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.
- 4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.
- 5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

Item # 1

04-20-2020
Date



ZONING ADMINISTRATOR:

1. Case Number: AZ 20-01
2. Yes No N/A

The above property complies with the City of Cartersville minimum size requirements to construct a building or structure occupiable by persons or property under the policies, ordinance, or regulations of the City of Cartersville.

3. Survey attached? Y
5-4-2020
Date

Dail Hafun
Zoning Administrator















City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM

AZ20-02 De-Annexation on Bates Rd. (Parcel # C120-0001-002). 55.2 acres. Applicant: Albert E. Meek

SubCategory:	Public Hearing - 2nd Reading of Zoning/Annexation Requests
Department Name:	Planning and Development
Department Summary Recommendation:	<p>The applicant is requesting to de-annex 55.23 acres of a 101 acre lot (Tax Parcel C120-0001-002) recently purchased to provide additional buffer and privacy for his property at 412 Bates Rd. If de-annexed, a conservation easement may also be established for additional protection. The de-annexation and rezoning as County A-1 should remove the zoning conditions of the Carter Grove Planned Development.</p> <p>Planning Commission recommends approval, 4-0.</p>
City Manager's Remarks:	This is a second reading to de-annex this parcel and the Planning Commission recommended approval, 4-0.
Financial/Budget Certification:	
Legal:	
Associated Information:	

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ20-02

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Albert E. Meek

Representative: Bob Terrell

Location: Bates Rd (Tax ID. C120-0001-002). Between Puckett Rd and Greenridge Rd.

Total Acreage: Approx. 101.85 acres for parcel. 55.23 acres to be De-annexed.

LAND USE INFORMATION

Current Zoning: P-D (Carter Grove Planned Development)

Proposed Zoning: County A-1 (Agricultural)

Proposed Use: Undeveloped/ Residential

Current Zoning of Adjacent Property:

North: County A-1 and RE1 (Rural Estate)

South: P-D (Carter Grove Planned Development) and County (A-1)

East: P-D (Carter Grove Planned Development) and County (A-1)

West: P-D (Carter Grove Planned Development) and County (A-1)

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 1180, 1181 & 1196

Ward: 3 **Council Member:** Cary Roth

The Future Development Plan designates the subject property as: City properties designated as Neotraditional Neighborhood.

The Future Land Use Map designates adjacent or nearby city properties as: City properties- Low-Medium Density Residential. County Properties- Rural Estate.

ANALYSIS

City Departments Reviews

Electric: Takes no exception

Fibercom: Takes no exception

Fire: Takes no exception

Gas: Takes no exception

Public Works: No comments received.

Water and Sewer: Takes no exception. Bartow County service area

Bartow County Water: No comments received.

Public Comments as of 6-2-2020:

6-1: Jim Bay. General Inquiry.

5-26: John Newman. 215 Bates Rd. General inquiry.

5-22: Tom Lewis. 436 Bates Rd. General inquiry.

5-21: Ms. Sue Corbin. 430 Bates Rd. General Inquiry.

REQUEST SUMMARY:

The applicant recently purchased the 101 acre tract identified as Tax Parcel C120-0001-002 to provide additional buffer and privacy to his residential property at 412 Bates Rd. The applicant would like to de-annex 55.23 acres of the 101 acres and may establish a Conservation Easement for additional protection and personal benefit.

The de-annexation and rezoning as County A-1 should remove the zoning conditions of the Carter Grove Planned Development. The County will make that determination. The A-1 designation would limit the amount of development, if any, and continue to protect and preserve the surrounding properties.

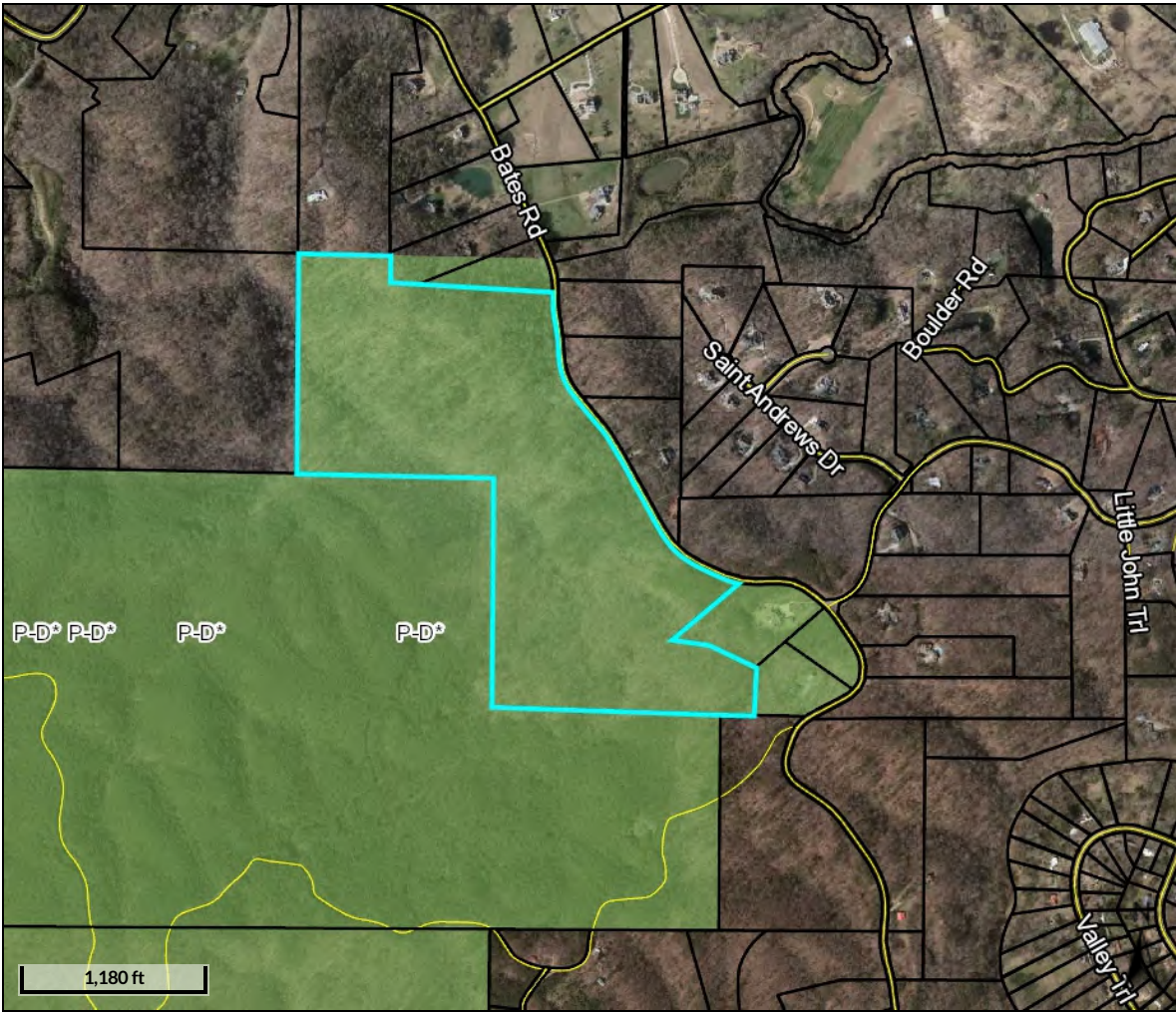
STANDARDS FOR EXERCISE OF ZONING POWERS.

- A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
No changes to the current use are expected.
- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will not create an isolated district.
- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The remaining lot and zoning should not adversely affect the existing use of adjacent property.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
As currently zoned, the remaining tract would continue to be designated for single-family residential under the Carter Grove P-D zoning. The proposed de-annexed tract would maintain a low density and/ or conservation designation under the County's A-1 zoning.
- E. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The zoning proposal should not result in a use that will have an excessive or burdensome use of streets, transportation facilities, utilities or schools. Implementing a conservation easement would add an additional layer of protection.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The de-annexation would still conform to the city and county's land use plan for the area.
- G. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
The de-annexation and zoning proposal should not have an adverse environmental effect compared to the existing land use of the P-D district.
- H. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*
No other conditions are known.

STAFF RECOMMENDATION: *Staff recommends approval.*

PLANNING COMMISSION RECOMMENDATION:





























Recommends Approval, 4-0



Overview



Legend

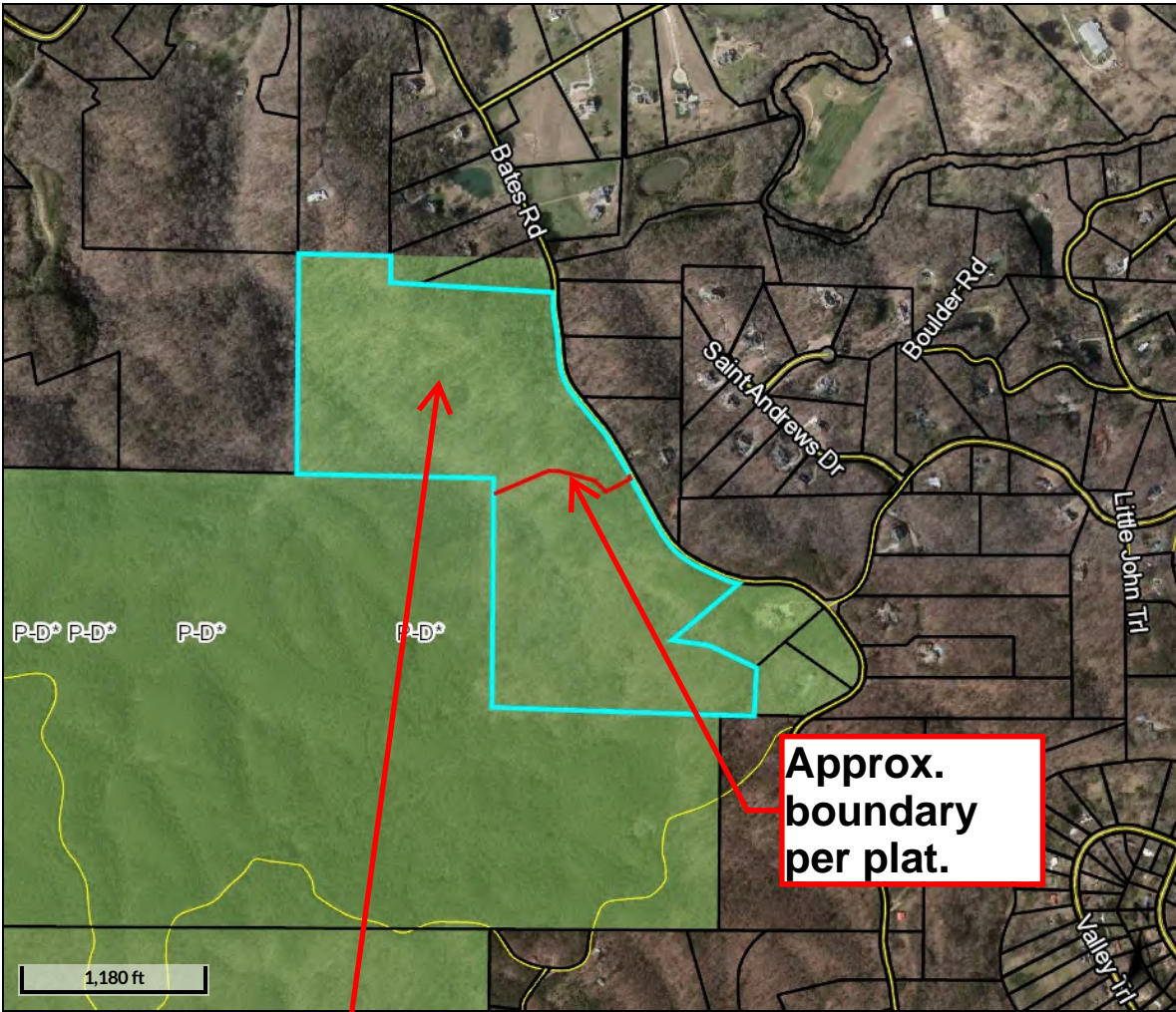
-  Parcels
-  Roads
- Cartersville Zoning**
-  AG
-  DBD
-  G-C
-  G-C*
-  H-I
-  H-I*
-  L-I
-  L-I*
-  M-U
-  M-U*
-  MF-14
-  MF-14*
-  MN
-  O-C
-  O-C*
-  P-D
-  P-D*
-  P-I
-  P-S
-  P-S*
-  R-10
-  R-10*
-  R-15
-  R-15*
-  R-20
-  R-20*
-  R-7
-  R-7*
-  R-D
-  RA-12
-  RA-12*

Parcel ID C 120-0001-002
 Sec/Twp/Rng n/a
 Property Address BATES RD
 Cartersville

Alternate ID 38636
 Class Agricultural
 Acreage 101.85

Owner Address CARTER GROVE (ATLANTA) ASLI VI
 923 N PENNSYLVANIA AVE
 WINTER PARK FL 32789


































Item # 2



Overview



Legend

-  Parcels
-  Roads
- Cartersville Zoning**
-  AG
-  DBD
-  G-C
-  G-C*
-  H-I
-  H-I*
-  L-I
-  L-I*
-  M-U
-  M-U*
-  MF-14
-  MF-14*
-  MN
-  O-C
-  O-C*
-  P-D
-  P-D*
-  P-I
-  P-S
-  P-S*
-  R-10
-  R-10*
-  R-15
-  R-15*
-  R-20
-  R-20*
-  R-7
-  R-7*
-  R-D
-  RA-12
-  RA-12*

**Approx.
boundary
per plat.**

**LOT TO BE
DE-ANNEXED**

Parcel ID C 120-0001-002
 Sec/Twp/Rng n/a
 Property Address BATES RD
 Cartersville

Alternate ID 38636
 Class Agricultural
 Acreage 101.85

Owner Address CARTER GROVE (ATLANTA) ASLI VI
 923 N PENNSYLVANIA AVE
 WINTER PARK FL 32789

Item # 2



BARTOW COUNTY

Steve Taylor, Sole Commissioner

CERTIFIED MAIL # 7006 3450 0001 5974 6687

June 2, 2020

Mr. David Hardegree
Planning Department
City of Cartersville
P.O. Box 1390
Cartersville, GA 30120

RE: Request to de-annex approximately 55.236 acres
located on Bates Road (Tax Parcel # C120-0001-002)

David:

This office has reviewed the above referenced de-annexation request and finds no objection to the application. This tract is adjacent to county property that is currently zoned A-1 (Agriculture) and identified on the County's Future Land Use Map as Agricultural.

Sincerely,

A handwritten signature in black ink that reads "Steve Taylor".

STEVE TAYLOR
Sole Commissioner
Bartow County

CB/kg

- c. Brandon Johnson, Zoning Department
- Joe Sutton, Bartow County Road Department
- Cheryl Billard, Voter Registration
- Jarrod Roberts, Tax Assessor
- Melissa Lasebikan, GIS Department

Item # 2

Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ 20-02
Date Received: 4-28-2020

DE-ANNEXATION

Public Hearing Dates:

Planning Commission June 9th 5:30pm 1st City Council June 18th 7:00pm 2nd City Council July 2nd 7:00pm

Applicant Albert E Meek (printed name) Office Phone 404 643 0505*
 Address 412 Bates Rd Mobile/ Other Phone (Bob Terrell mobile)
 City Cartersville State GA Zip 30130 Email _____
 Representative's printed name (if other than applicant) Bobby L Terrell Phone (Rep) _____
 Representative Signature [Signature] Email (Rep) boblterrell@bellsoath.net
 Applicant Signature [Signature]
 Signed, sealed and delivered in presence of:
[Signature] Notary Public
CONNIE S. KNOX
NOTARY PUBLIC
 My commission expires **December 30, 2020**

Item # 2

* Titleholder Albert E Meek (titleholder's printed name) Phone 770-386-8258
 Address 412 Bates Rd Email AlMeek@yahoo.com
 Signature [Signature]
 Signed, sealed, delivered in presence of:
[Signature] Notary Public
CONNIE S. KNOX
NOTARY PUBLIC
 My commission expires **December 30, 2020**

Present Zoning District PUD Requested Zoning N/A
 Acreage 55.73 Land Lot(s) 1180-1181-1196 4th District(s) _____ Section(s) 3rd
 Location of Property: C170-0001-002 (Northern Half) Bates Rd Northwest
 (street address, nearest intersections, etc.) OF GREEN RIDGE RD
 Reason for Rezoning Request: DE-ANNEXATION Intersection.

 (attach additional statement as necessary)

* Attach additional notarized signatures as needed on separate application pages.

Zoning Analysis for Annexation/ Zoning

Specifics of Proposed Use

Case Number AZ-20-02 DeAnnex

Tax Map Parcel(s) # <u>C120-0001-002</u>	Voting Ward(s) <u>3 - Cary Roth</u>
Current Land Use <u>UNDEV.</u>	Current Zoning <u>P-UD (CARTER GROVE)</u>
Proposed Land Use _____	Proposed Zoning _____
Number of Dwelling Units <u>0</u>	Number of Occupants _____
Owner Occupied? Yes _____ No _____	
Number of School-aged Children _____	Grade Level(s) of School-aged Children _____
School(s) to be attended: _____	
Current Utility Service Providers (Check Service provider or list if Other)	
Water: _____ City <input checked="" type="checkbox"/> County _____ Well/ Other	
Sewer: _____ City _____ County <input checked="" type="checkbox"/> Septic/ Other	
Natural Gas: _____ City <input checked="" type="checkbox"/> Other (List) _____	
Electricity: _____ City _____ GA Power <input checked="" type="checkbox"/> Greystone _____	
	<input checked="" type="checkbox"/> Other (List) <u>Not sure.</u>

Item # 2

CAMPAIGN DISCLOSURE REPORT
FOR REZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: 4-28-2020

Date Two Years Prior to Application: 4-28-2018


Date Five Years Prior to Application: 4-28-2015

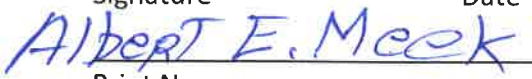
1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

Item # 2

	YES	NO
Mayor: Matt Santini	_____	<input checked="" type="checkbox"/>
Council Member:		
Ward 1- Kari Hodge	_____	<input checked="" type="checkbox"/>
Ward 2- Jayce Stepp	_____	<input checked="" type="checkbox"/>
Ward 3- Cary Roth	_____	<input checked="" type="checkbox"/>
Ward 4- Calvin Cooley	_____	<input checked="" type="checkbox"/>
Ward 5- Gary Fox	_____	<input checked="" type="checkbox"/>
Ward 6- Taff Wren	_____	<input checked="" type="checkbox"/>
Planning Commission		
Greg Culverhouse	_____	<input checked="" type="checkbox"/>
Harrison Dean	_____	<input checked="" type="checkbox"/>
Lamar Pendley	_____	<input checked="" type="checkbox"/>
Lamar Pinson	_____	<input checked="" type="checkbox"/>
Travis Popham	_____	<input checked="" type="checkbox"/>
Jeffery Ross	_____	<input checked="" type="checkbox"/>
Stephen Smith	_____	<input checked="" type="checkbox"/>

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.



 Signature Date Apr. 9, 2020


 Print Name

SURVEYOR'S CERTIFICATE

That the undersigned, a Georgia Registered Land Surveyor, on behalf of the above Annexation/ zoning applicant do certify the following:

- 1) That the attached survey contains no fewer than four surveyed map regulation points and recorded with the Georgia Coordinate System of 1985.
- 2) That the attached survey shows the boundaries of the area being annexed and the existing boundaries of the area being annexed and the existing boundaries of the annexing municipality between the points at which these boundaries close, if applicable.
- 3) That the attached survey meets the requirements of O.C.G.A. 15-6-67 and Section 180-7-01 Technical Standards for Property Survey, Rules and Regulations of the State of Georgia.
- 4) That the map demarcation of the map registration points are well distributed along, within, or near the boundary of the annexed area.
- 5) That at least one-eighth of the aggregate external boundary or fifty (50) feet of the area to be annexed, whichever is less, either abuts directly on the municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by other lands owned by the municipal corporation, by lands owned by this State, or by the definite width of any street or street right of way; any creek or river; any right of way of a railroad or other public service corporation, which divides the municipal boundary from any area proposed to be annexed.

Item # 2

5-1-20
Date


Georgia Registered Land Surveyor



ZONING ADMINISTRATOR:

1. Case Number: AZ 20-02 De-Annex
2. Yes No N/A.

The above property complies with the City of Cartersville minimum size requirements to construct a building or structure occupiable by persons or property under the policies, ordinance, or regulations of the City of Cartersville.

3. Survey attached? Y w/ Description
5/4/2020
Date Daryl Halagan
Zoning Administrator



3595 Canton Road
 Suite 116, PMB 272
 Marietta, GA 30066
 Ph. (678) 355-9905
 Fax (678) 355-9805
 www.frontlinesurveying.com

LEGAL DESCRIPTION - 55.23 ACRES


ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1180, 1181, and 1196 of the 4th District, 3rd Section, of Bartow County, Georgia and being more particularly described as follows:

BEGINNING point of common intersection of Land Lots 1125, 1126, 1179, & 1180, (Iron Pin Found, #4 Re-Bar) thence following said common land lot line of Land Lots 1125 and 1180, proceed South 89°36'39" East a distance of 720.33 feet to a point Iron Pin Found, #4 Re-Bar; Thence proceed South 89°33'42" East a distance of 165.46 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South 89°37'53" East a distance of 822.67 feet to a point, said point being on the westerly right-of-way of Bates Road (40' R/W); Thence leaving said common land lot line, following said westerly right-of-way of Bates Road, proceed along a curve to the right a distance of 32.69 feet, said curve having a radius of 594.54 feet and being subtended by a chord bearing South 03°01'38" East a chord distance of 32.69 feet to a point; Thence proceed South 01°26'57" East a distance of 77.94 feet to a point; Thence proceed South 06°23'55" East a distance of 354.18 feet to a point; Thence proceed along a curve to the left a distance of 263.42 feet, said curve having a radius of 444.66 feet and being subtended by a chord bearing South 23°22'03" East a chord distance of 259.59 feet to a point; Thence proceed South 40°20'21" East a distance of 181.20 feet to a point; Thence proceed along a curve to the right a distance of 204.33 feet, said curve having a radius of 1240.43 feet and being subtended by a chord bearing South 35°37'12" East a chord distance of 204.10 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed along a curve to the right a distance of 42.43 feet, said curve having a radius of 1240.43 feet and being subtended by a chord bearing South 29°55'16" East a chord distance of 42.42 feet to a point; Thence proceed South 28°56'29" East a distance of 157.58 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 28°56'29" East a distance of 200.00 feet to a point; Thence leaving said westerly right-of-way of Bates Road, proceed South 61°03'32" West a distance of 100.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 67°24'11" West a distance of 70.58 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 48°25'01" West a distance of 142.80 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 72°10'17" West a distance of 312.75 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 87°49'01" West a distance of 93.68 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 72°30'35" West a distance of 302.28 feet to a point; Thence proceed along a curve to the right a distance of 17.95 feet, said curve having a radius of 100.00 feet and being subtended by a chord bearing South 77°39'05" West a chord distance of 17.92 feet to a point; Thence proceed 82°47'35" West a chord distance of 127.68 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being on the common land lot line of Land Lots 1196 and 1197; Thence following said common land lot line, proceed North 00°22'16" West a distance of 126.64 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being the common intersection of Land Lots 1180, 1181, 1196, and 1197; Thence leaving said common land lot intersection, following the common land lot line of Land Lots 1180 and 1197, proceed South 89°37'44" West a distance of 1211.20 feet to a point (Iron Pin Found, 1 inch Open Top), said pint is the common intersection of Land Lots 1179, 1180, 1197, and 1198; Thence leaving said common land lot intersection, following the common land lot line of Land Lots 1179 and

1180, proceed North 00°28'51" East a distance of 1,239.35 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 55.23 acres of land (2,405,866 Square feet), more or less, described as Area To Be De-Annexed on a survey by Frontline Surveying & Mapping, Inc., job number 70618, dated 04/01/2020, last revised 04/28/2020.



Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

2018-2028 Comprehensive Plan

BARTOW COUNTY FUTURE LAND USE MAP

LAND USE LEGEND

 Incorporated/City Limits

 Rural Estate

 Agriculture/Forestry

 Low Density Residential

 Medium/High Density Residential

 Residential/Mixed Use

 Commercial

 Commercial/Mixed Use

 Industrial

 Mining

 Parks/Conservation

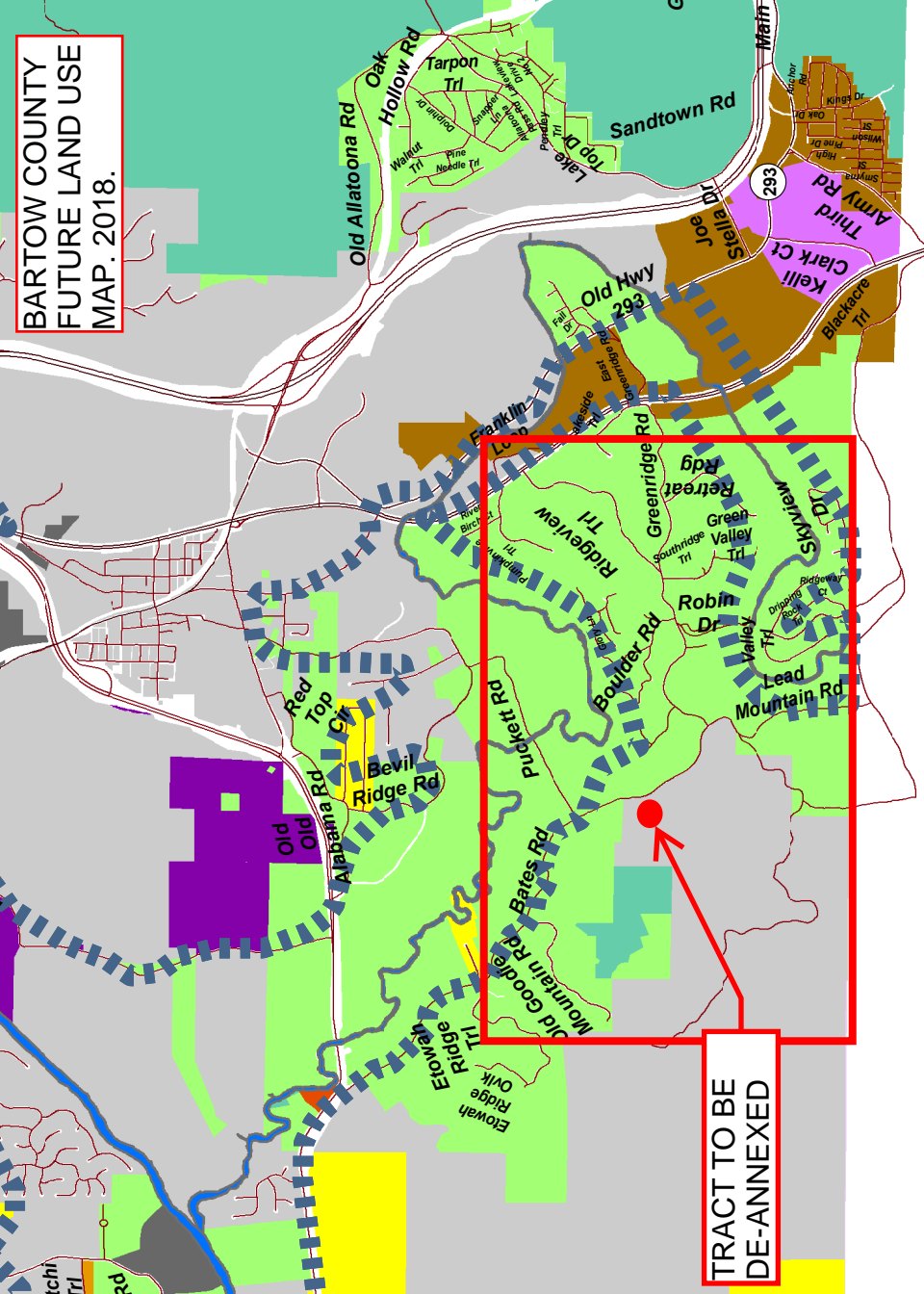
 Public/Institutional

 Etowah Valley Historic District

DATE OF ADOPTION:

April 11, 2018

**BARTOW COUNTY
FUTURE LAND USE
MAP, 2018.**



**TRACT TO BE
DE-ANNEXED**

CARTERSVILLE, GEORGIA

Future Development Map

Character Areas of the Future Development Map

-  Civic Village
-  Community Parks, Recreation, and Conservation
-  Community Village Center
-  Downtown Business District
-  Highlands
-  Highway Commercial
-  Historic Neighborhood
 - Atco Mill Historic Village
 - Cherokee - Cassville Historic District
 - Olde Town Historic District
 - West End Historic District
-  Main Street Overlay District
-  Mining
-  Mixed-Use Activity Center
-  Neotraditional Neighborhood
-  Neighborhood Living
-  North Towne Revitalization Area
-  Parkway Corridor
-  Suburban Living
-  Summer Hill
-  Tellus Interchange Commercial
-  Tennessee Street Corridor
-  Transitional Use Area
-  Workplace Center

CITY OF CARTERSVILLE FUTURE DEVELOPMENT MAP



**TRACT TO BE
DE-ANNEXED**

**NEOTRADITIONAL
NEIGHBORHOOD**

BARTOW COUNTY
PAULDING COUNTY

CITY OF CARTERSVILLE

Future Land Use

Classification



Low and Medium Density Residential



High Density Residential



Commercial



Commercial - Mixed Use



Industrial



Community Parks / Recreation / Conservation

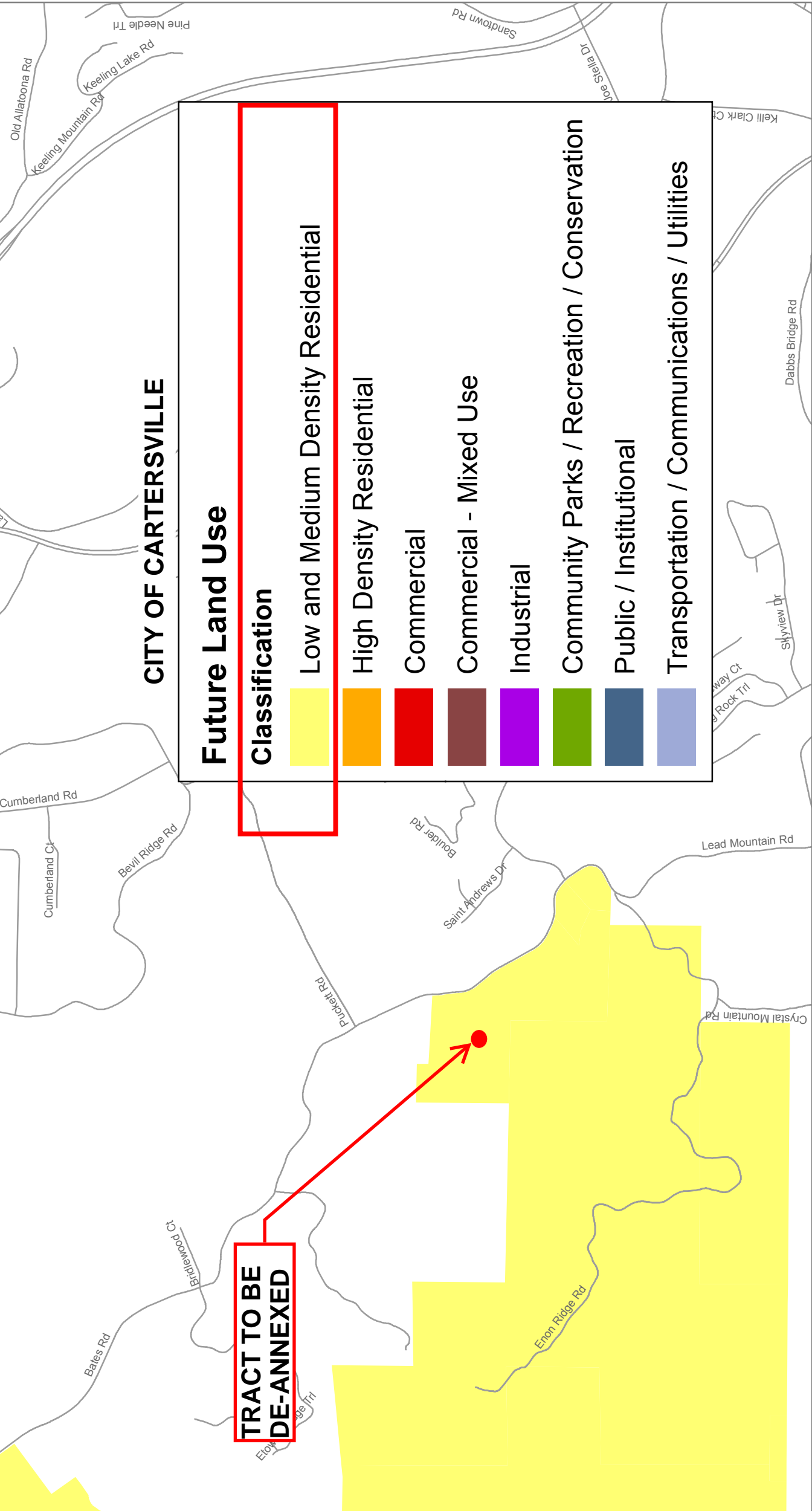


Public / Institutional



Transportation / Communications / Utilities

**TRACT TO BE
DE-ANNEXED**









City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM

Z20-01 Rezoning at 26 Overlook Pkwy from R-20/G-C to MF-14. 27.7 acres. Applicant: CF Real Estate Services, LLC

SubCategory:	Public Hearing - 2nd Reading of Zoning/Annexation Requests
Department Name:	Planning and Development
Department Summary Recommendation:	<p>The applicant requests the rezoning of 27.71 acres from G-C and R-20 to MF-14 for the construction of 210 apartment units housed within (7) buildings. An amenities area with a clubhouse is also planned. Overlook Pkwy would be extended in order to construct this project. All utilities are in place along Overlook Pkwy. The proposal includes only one and two bedroom units with approximately (107) 1-bedroom units and (103) 2-bedroom units, 51% and 49% respectively. The MF-14 district allows a density of 14 units per gross acre. At 210 units, the density for the site would be 7.6 units per gross acre.</p> <p>Planning Commission recommends approval with a condition to limit the development to one and two bedroom units only, 4-1 vote.</p>
City Manager's Remarks:	This is a second reading to rezone this parcel and the Planning Commission recommended approval with a condition to limit the development to one and two bedroom units only with a 4-1 vote.
Financial/Budget Certification:	
Legal:	
Associated Information:	

ZONING SYNOPSIS

Petition Number(s): **Z20-01**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **CF Real Estate Services, LLC**

Representative: **Brett Oliver, CF Real Estate Services, LLC**

Property Owner: **Overlook Investment group, LLC**

Property Location: **26 Overlook Pkwy (C108-0002-008)**

Access to the Property: **E. Main Street and Overlook Pkwy**

Site Characteristics:

Tract Size: Acres: **27.71** District: **4th** Section: **3rd** LL(S): **329, 330**

Ward: **1** Council Member: **Kari Hodge**

LAND USE INFORMATION

Current Zoning: **G-C (General Commercial) & R-20 (Single Family Residential)**
 Proposed Zoning: **MF-14 (Multi-Family Residential)**
 Proposed Use: **Multi-Family Residential**

Current Zoning of Adjacent Property:

North: **O-C (Office- Commercial) and R-20**
 South: **O-C, G-C and R-20**
 East: **R-20**
 West: **O-C and MN (Mining)**

The Future Development Plan designates the subject property as: **Main Street**

The Future Land Use Map designates the subject property as: **Commercial**

ZONING ANALYSIS

Site History:

Z13-04. Rezone 33.67 acres from O-C (Office Commercial) to G-C. Approved 10-3-13.

Project Summary:

The applicant requests the rezoning of 27.71 acres from G-C and R-20 to MF-14 for the construction of 210 apartment units housed within (7) buildings- an average of 30 units per building. An amenities area with a clubhouse is also planned.

The project site is located on both sides of Overlook Pkwy, directly east of I-75 at E. Main Street. A TRU hotel is currently under construction with access from Overlook Pkwy. A portion of Overlook Pkwy was constructed to connect to the driveway of TRU Hotel. Overlook Pkwy would be extended in order to construct this project. All utilities are in place along Overlook Pkwy.

The proposal includes only one and two bedroom units with approximately (107) 1-bedroom units and (103) 2-bedroom units, 51% and 49% respectively. The one and two bedroom units are ideal for working professionals who commute and desire quick access to I-75 and the shopping and dining options along the E. Main St. corridor to downtown.

Passive recreation exists at the Pine Mountain trail head with connections to the Army Corp of Engineers' park areas near the Lake Allatoona dam.

Regarding density, the MF-14 designation allows for 14 units per gross acre. At 210 units, the density for the site would be 7.6 units per gross acre. For comparison, the Avonlea Apartments at 950 E. Main St. have 228 units on 16.68 acres. The density is 13.7 units/ acre.

The Future Development Map identifies the area as Main Street Overlay which supports the design objectives of the Main Street Overlay District. Development strategies are not addressed, but defer to the elements of the Main Street Overlay District and the underlying zoning standards.

The Future Land Use Map identifies the proposed site as Commercial (without a residential component). The future land use map identifies the west side of I-75 as Commercial- Mixed Use which includes residential components. The proposed project site has been expected to develop with interstate related businesses (i.e hotels, convenience stores, restaurants), but the proposed use may be appropriate given the current and proposed land use on the west side of the interstate and the construction of only 1 and 2 bedroom units.

City Department Comments

Electric: No comments received.

Fibercom: Takes No Exception

Fire: Z20-01- Cartersville Fire Department takes no exceptions to the rezoning request provided all adopted codes, ordinances, and development regulations are able to be met, including a minimum water demand of 1250 gpm @ 20 psi for 20 minutes.

Gas: Takes No Exception

Public Works: No comments received.

Water and Sewer: The Cartersville Water Department “Takes No Exception” to the requested rezoning, but per the attached comments, the Owner/Developer is responsible for development of a water a sewer layout in compliance with Cartersville Development Regulations

Cartersville School District:

David, I hope all is well. I had a chance to look at the property and also speak with the folks involved with the project. Quick question(s)...what is G-C and what was the original plan for this land?

As far as the development, my understanding is that the development is all 1 and 2 bedrooms which would have a minimal impact on us if it is completed as stated. As always, the things I would ask to be considered is before approval is how does this project align with the other projects that have been previously approved. Are we setting ourselves up for steady growth or are we setting up for rapid growth where we don't know the unintended consequences or possible constraints on our services? We are working on addressing the capacity issues at our schools but COVID-19 has definitely put a a delay in some of our future plans.

Public Comments:

5/28: Rob Jordan. General Inquiry. See also letter of support (email), attached.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
Property to the north and east is undeveloped and zoned R-20 (Single Family residential). Property to the south is occupied by TRU Hotel and Komatsu. Land uses to the west, across I-75, are office-commercial and retail oriented. All current uses and zoning seem compatible.
2. *The suitability of the subject property for the zoned purposes.*
The property is suitable for the zoned purposes.
3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The proposed development would introduce a housing product that seems to be in demand. The current owner desires to sell the property.
4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned; however, the owner has had a difficult time attracting companies that fit the Commercial-Interstate business model (convenience stores, restaurants, hotels).
5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The zoning proposal would permit a use that is suitable in view of the use of the adjacent residentially zoned and commercial use properties.
6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*
The zoning proposal should not have an adverse effect on adjacent property owners or property use.
7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*
The zoning proposal does not conform to the Future Land Use Map if considering apartments to be a housing development. If apartments are viewed as a business that leases tenant space, then the commercial designation may be appropriate. A more appropriate land use map category may be "Commercial- Mixed Use" which is designated along E. Main Street west of I-75. Commercial-Mixed Use allows for a variety of housing choices mixed with commercial uses.

8. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
Development resulting from an approved zoning proposal would be required to meet all local, state, and federal environmental regulations.
9. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
The proposed use should not burden existing streets, transportation facilities, utilities or schools. Water service is not available above the 1100 ft. elevation.
10. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*
There are no known conditions.

STAFF RECOMMENDATION:

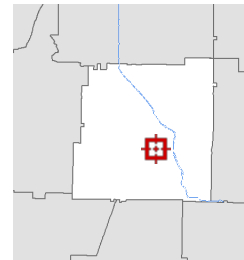
Staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:

Approved with condition to limit develop to 1 and 2 bedroom units only. 4-1



Overview



Legend

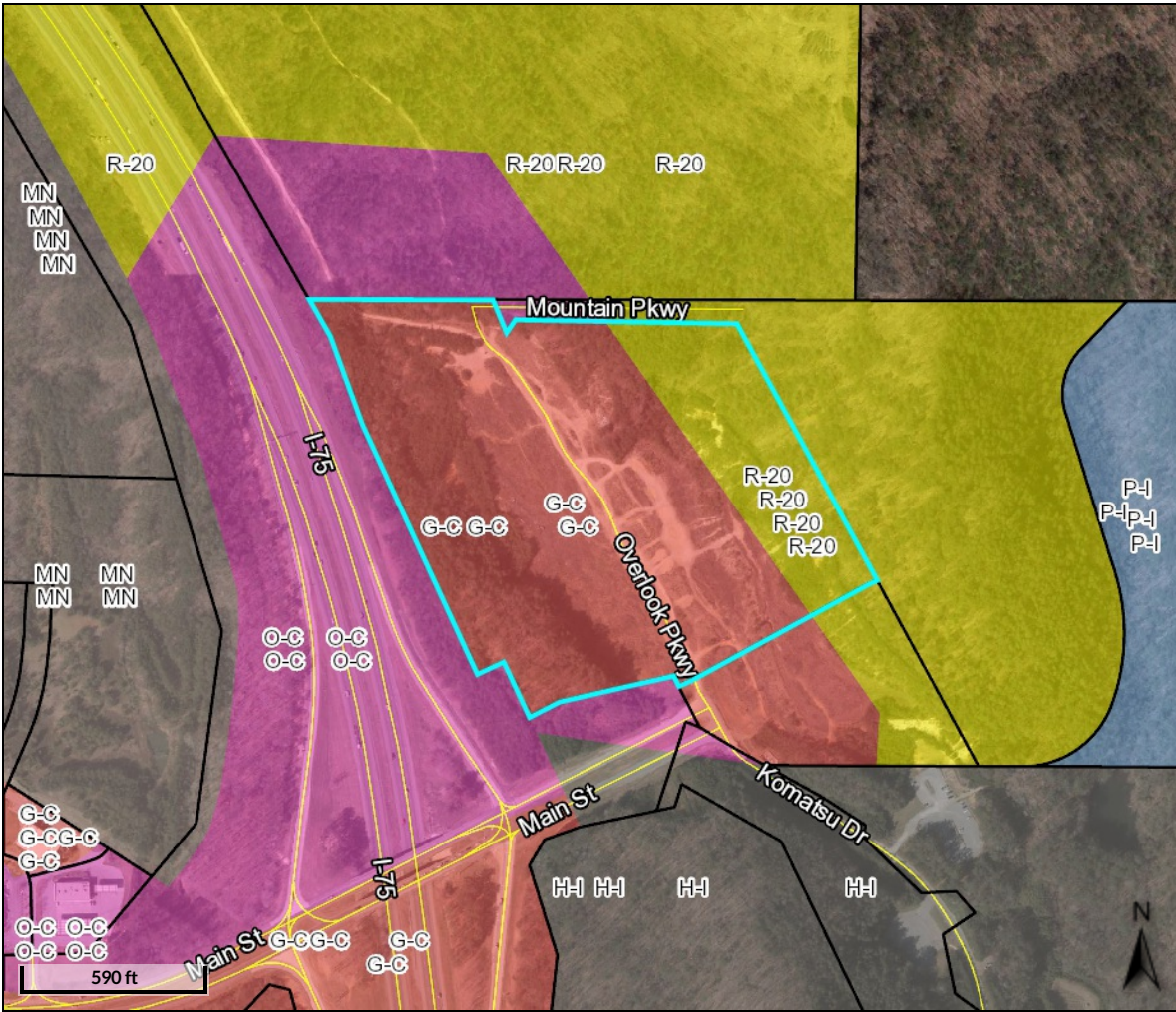
-  Parcels
-  Roads

Parcel ID	C 108-0002-008	Alternate ID	38139	Owner Address	OVERLOOK INVESTMENT GROUP LLC
Sec/Twp/Rng	n/a	Class	Commercial		258 W WASHINGTON ST
Property Address	26 OVERLOOK PKWY	Acres	27.71		MADISON GA 30650
	Cartersville				
District	Cartersville				
Brief Tax Description	LL 328 329 330 D 4 S 3 The Canyon at Overlook				
	<i>(Note: Not to be used on legal documents)</i>				

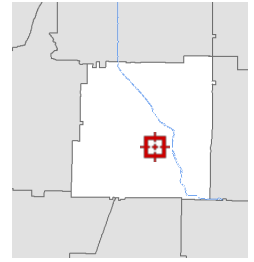
Date created: 4/27/2020

Last Data Uploaded: 4/24/2020 9:35:52 PM


































 Developed by 



Overview



Legend

-  Parcels
-  Roads
- Cartersville Zoning**
-  AG
-  DBD
-  G-C
-  G-C*
-  H-I
-  H-I*
-  L-I
-  L-I*
-  M-U
-  M-U*
-  MF-14
-  MF-14*
-  MN
-  O-C
-  O-C*
-  P-D
-  P-D*
-  P-I
-  P-S
-  P-S*
-  R-10
-  R-10*
-  R-15
-  R-15*
-  R-20
-  R-20*
-  R-7
-  R-7*
-  R-D
-  RA-12
-  RA-12*

Parcel ID C108-0002-008
 Sec/Twp/Rng n/a
 Property Address 26 OVERLOOK PKWY
 Cartersville

Alternate ID 38139
 Class Commercial
 Acreage 27.71

Owner Address OVERLOOK INVESTMENT GROUP LLC
 258 W WASHINGTON ST
 MADISON GA 30650

Item # 3

CARTERSVILLE, GEORGIA

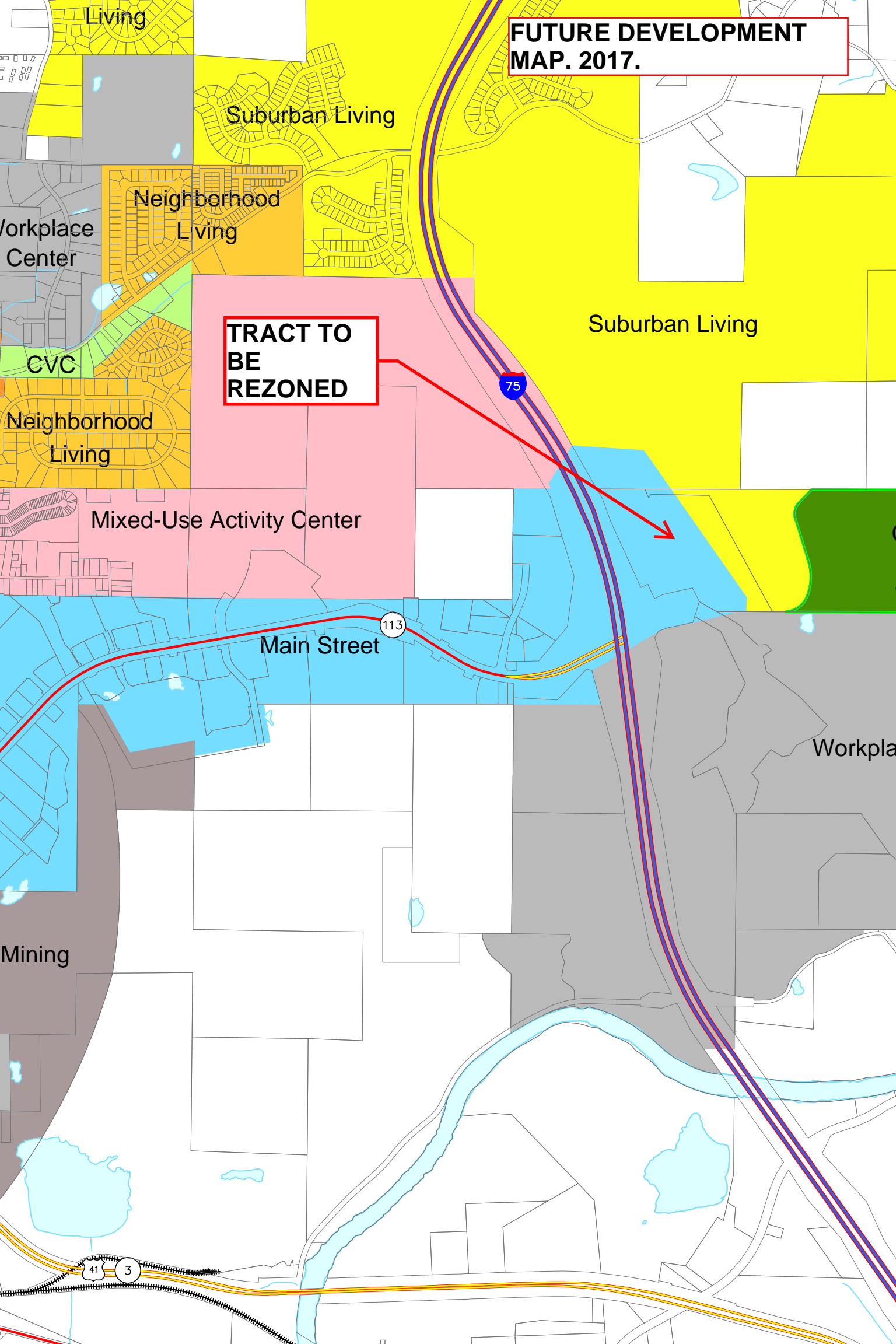
Future Development Map

Character Areas of the Future Development Map

-  Civic Village
-  Community Parks, Recreation, and Conservation
-  Community Village Center
-  Downtown Business District
-  Highlands
-  Highway Commercial
-  Historic Neighborhood
 - Atco Mill Historic Village
 - Cherokee - Cassville Historic District
 - Olde Town Historic District
 - West End Historic District
-  Main Street Overlay District
-  Mining
-  Mixed-Use Activity Center
-  Neotraditional Neighborhood
-  Neighborhood Living
-  North Towne Revitalization Area
-  Parkway Corridor
-  Suburban Living
-  Summer Hill
-  Tellus Interchange Commercial
-  Tennessee Street Corridor
-  Transitional Use Area
-  Workplace Center

**FUTURE DEVELOPMENT
MAP. 2017.**

**TRACT TO
BE
REZONED**



Workplace Center

Suburban Living

Neighborhood Living

Suburban Living

CVC

75

Neighborhood Living

Mixed-Use Activity Center

113

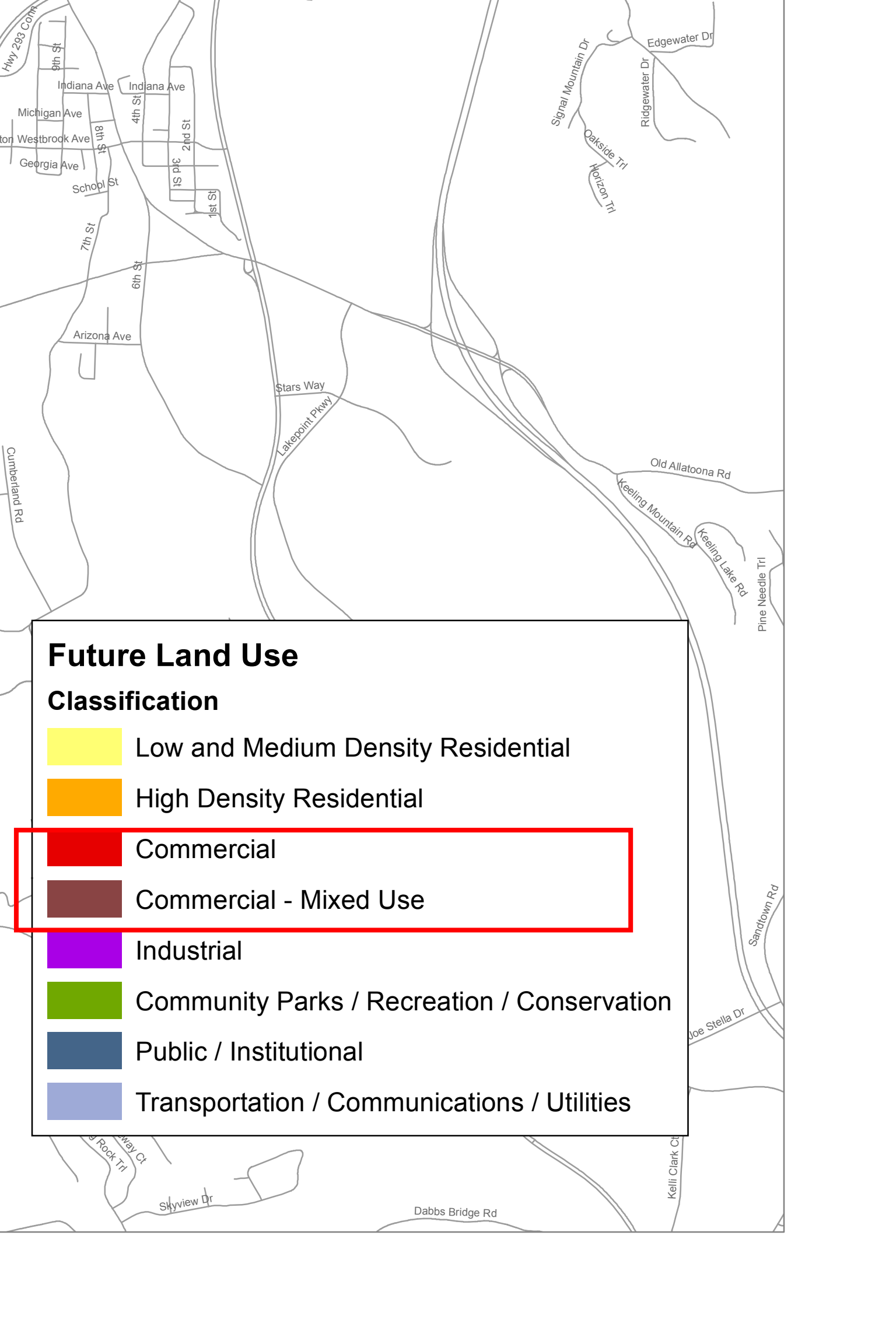
Main Street

Workpla

Mining







41

3



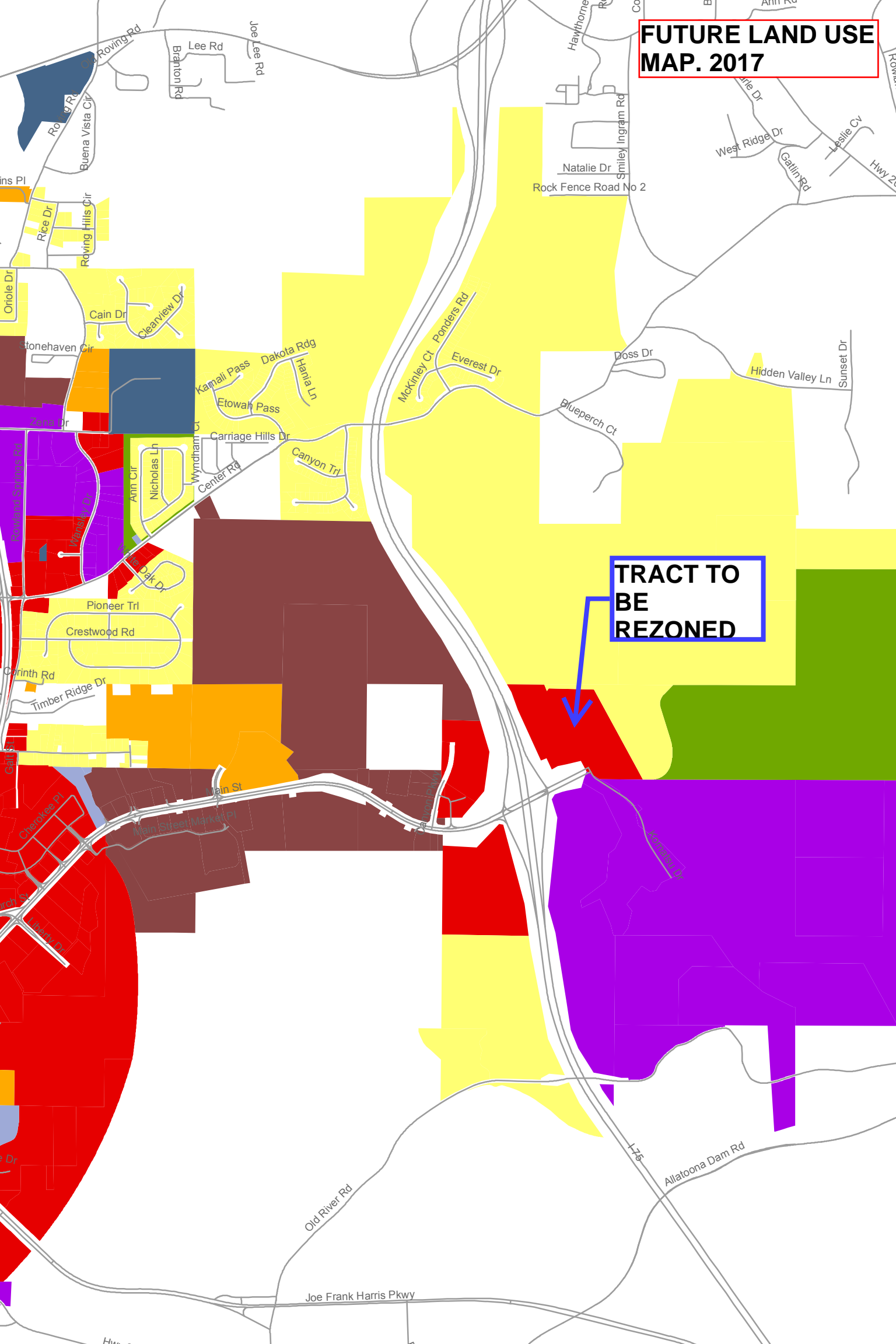
Future Land Use

Classification

-  Low and Medium Density Residential
-  High Density Residential
-  Commercial
-  Commercial - Mixed Use
-  Industrial
-  Community Parks / Recreation / Conservation
-  Public / Institutional
-  Transportation / Communications / Utilities

**FUTURE LAND USE
MAP. 2017**

**TRACT TO
BE
REZONED**

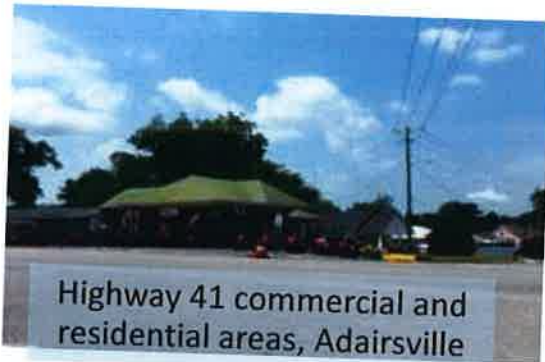


Future Land Use Category: Mixed Use Commercial

Found in: Bartow County, Adairsville, Cartersville, Emerson

This includes Zoning Districts predominantly General Commercial, Neighborhood Commercial, or Office/Institutional, while allowing for a range of residential densities. All residential districts are allowed, from single-family conventional, manufactured and industrialized housing, townhomes, multi-family housing ranging from duplexes to apartment buildings, and manufactured home parks (minimum size of 10 acres and only in specific

districts as well as all permitted commercial and office uses. The Commercial/Mixed Use area is used to delineate areas where commercial and residential uses occur side by side. The use allows residential character to remain. However, this is primarily a commercial oriented land use, with overall 60% of the developments being of a commercial or office nature and 40% being residential in nature. Development or redevelopment should be consistent in the overall 60% commercial/ 40% residential balance of uses, even if one development or parcel is predominantly commercial or residential. This is a car-oriented land use category; efforts should be undertaken using Complete Streets policies to increase safe pedestrian access from the home to the store,



Highway 41 commercial and residential areas, Adairsville

office, or school. Land use within the Lake Allatoona-Glade Road Urban Redevelopment Area includes mixed use commercial areas encouraging balanced growth.



Tennessee St. Mixed Use Corridor, Cartersville

Item # 3

Application for Rezoning
City of Cartersville


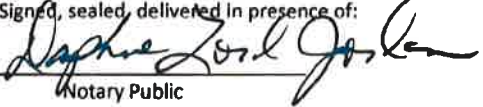

Case Number: Z 20-01
Date Received: 4-27-2020

Public Hearing Dates:

Planning Commission June 9th 5:30pm 1st City Council June 18th 7:00pm 2nd City Council July 2nd 7:00pm

Applicant CF Real Estate Services, LLC Office Phone 678-296-6967
(printed name)
Address 710 Peachtree St. NE, STE 100 Mobile/ Other Phone _____
City Atlanta State GA Zip 30308 Email boliver@cfres.com
Brett Oliver Phone (Rep) 678-296-6967
Representative's printed name (if other than applicant) Email (Rep) boliver@cfres.com
 Representative Signature  Applicant Signature
Signed, sealed and delivered in presence of: My commission expires: 02/24/2023
 Notary Public
P PATEL
Notary Public, Cobb County, Georgia
My Commission Expires Feb 24, 2023

Item # 3

* Titleholder Overlook Investment Group, LLC Phone (706) 342-9807
(titleholder's printed name)
Address 358 W. Washington St. Madison, GA 30650 Email choldingsincequal.com
Signature 
Signed, sealed, delivered in presence of: My commission expires: _____
 Notary Public


Present Zoning District E-O G-C/R-20 Requested Zoning MF-14
Acreage 27.71 Land Lot(s) 329, 330 District(s) 014th Section(s) 3rd
Location of Property: 26 Overlook Parkway
(street address, nearest intersections, etc.)
Reason for Rezoning Request: To allow for construction of multifamily housing in accordance with highest-and-best use of the property
(attach additional statement as necessary)

* Attach additional notarized signatures as needed on separate application pages.

**LIST OF ADJACENT PROPERTY OWNERS
(Not required if City mails public notices)**

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the property sought to be rezoned:

	<u>NAME</u>	<u>ADDRESS</u>	
1.	Shera Lynn Sanford & Billy Wilson	855 Hwy 293 SE, Cartersville, GA 30121	
2.	Charles Bartenfeld Prop LLC & Robert Jordan, LLC & Etal	4200 Northside Pkwy Bld. #3, Atlanta, GA 30327	
3.	Cartersville Hotel Group, LLC	200 Northpoint Pkwy, Acworth, GA 30102	
4.			Item # 3
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)

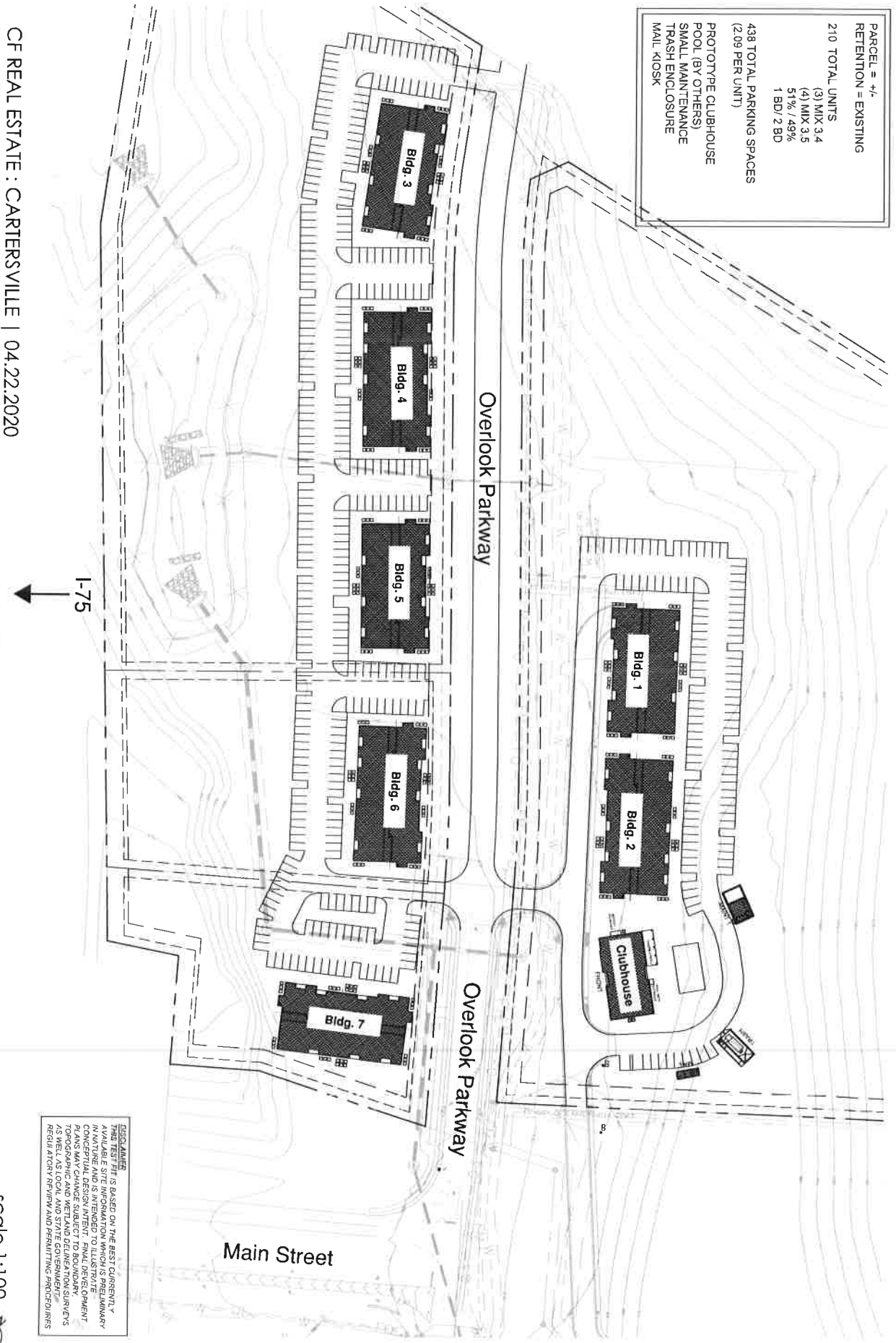
C # Item 1

PARCEL = +/-
 RETENTION = EXISTING

210 TOTAL UNITS
 (3) MIX 3.4
 (4) MIX 3.5
 51% / 49%
 1 BD / 2 BD

438 TOTAL PARKING SPACES
 (2.09 PER UNIT)

PROTOTYPE CLUBHOUSE
 POOL (BY OTHERS)
 SMALL MAINTENANCE
 TRASH ENCLOSURE
 MAIL KIOSK



DISCLAIMER
 THIS PLAN IS BASED ON THE BEST CURRENTLY AVAILABLE INFORMATION AND IS INTENDED TO ILLUSTRATE THE CONCEPTUAL DESIGN INTENT. FINAL DEVELOPMENT PLANS MAY CHANGE SUBJECT TO BOUNDARY, ZONING, AND REGULATORY REVIEW AND PERMITTING PROCEDURES AS WELL AS DESIGN AND DELIVERY CHANGES.

Scale 1:100

CF REAL ESTATE : CARTERSVILLE | 04.22.2020

From: Brett Oliver <boliver@cfres.com>
Sent: Wednesday, June 3, 2020 11:03 AM
To: David Hardegree <dhardegree@cityofcartersville.org>
Cc: Jeffrey Royal <jeroyal@gmail.com>; Dave Lemco <dlemco@cfres.com>
Subject: [External]Fwd: Z20-01

CAUTION : This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

I wanted to share the below statement from Robert Jordan who is part of the ownership group to the north of us showing their support. Is this something that could be made part of your report and part of the hearing on Tuesday? Thanks so much,

Brett O.

Brett Oliver

Partner & Director of Development

 **CF REAL ESTATE SERVICES**
710 Peachtree St NE, Suite 100
Atlanta, GA 30308
678.296.6967 mobile
www.cfres.com

----- Forwarded message -----

From: Robert Jordan <rjordan@rjordancompany.com>
Date: Tue, Jun 2, 2020 at 3:17 PM
Subject: Z20-01
To: Brett Oliver <boliver@cfres.com>

Hi Brett –

I am writing as the representative of the ownership of the 339 acre tract known as “Center Rd”. Parcel ID C108-00002-003 – which is adjacent to the 28 acre parcel known as 26 Overlook Parkway which is under zoning application case # Z20-01. We are in support of the zoning application and conceptual site plan for multi-family housing that we have reviewed.

Best regards,

Rob Jordan
404-441-1618

From: Brett Oliver <boliver@cfres.com>
Sent: Tuesday, June 2, 2020 12:57 PM
To: Jordan, Rob <Rob.Jordan@colliers.com>
Subject: Fwd: [External]Zoom Info

Rob,

Just got this from Cartersville on the Planning Commission meeting. If you all are willing, it would be wonderful to get a short statement of support of the rezoning that we could send to David Hardegree prior to the hearing and have available to the commissioners. That way you all don't have to be present but we could demonstrate some solidarity. Let me know what you think.

Brett O.

Brett Oliver

Partner & Director of Development

 **CF REAL ESTATE SERVICES**
710 Peachtree St NE, Suite 100
Atlanta, GA 30308
678.296.6967 mobile
www.cfres.com

----- Forwarded message -----

From: David Hardegree <dhardegree@cityofcartersville.org>
Date: Tue, Jun 2, 2020 at 12:49 PM
Subject: RE: [External]Zoom Info
To: Brett Oliver <boliver@cfres.com>
Cc: Jeffrey Royal <jeroyal@gmail.com>, Dave Lemco <dlemco@cfres.com>

PLANNING COMMISSION MEETING

TUESDAY, JUNE 9TH, 5:30 P.M. ZOOM MEETING ONLY

Zoom Meeting link: <https://us02web.zoom.us/j/81698883327>

Meeting ID: 816 9888 3327

Call-in Numbers: 1-301-715-8592 or 1-646- 876- 9923

David Hardegree

From: Tony Patel <tonypatel1@aol.com>
Sent: Tuesday, June 9, 2020 5:19 PM
To: David Hardegree
Subject: [External]Fwd: Cartersville Rezone Hearing - Statement of Support for Application

CAUTION : This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Cartersville Planning Commission, c/o David Hardigree, Planning & Development Department

Subject: Pending MF-14 Rezone Application for 26 Overlook Parkway in Cartersville

To Whom It May Concern,

I represent Cartersville Hotel Group, LLC, the owner/operator of the soon-to-open Hilton Tru hotel on Overlook Parkway, which adjoins the 29 acres (+/-) property which has recently been proposed for rezoning to Multifamily from General Commercial. After reviewing the application materials, including proposed site plan and building renderings, as well as discussing with representatives of the applicant, our company strongly supports approval of the rezone and feels it will have a positive impact on our business, the surrounding area, and the community of Cartersville as a whole. With our unique knowledge of this property, we agree that the proposed apartment development would be the highest-and-best use for the property.

Please vote to approve this application so that we can continue to grow and improve this end of Main Street in Cartersville.

Warm Regards,

Tony Patel







City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM
Swimming Pool Requirements

SubCategory:	Resolutions
Department Name:	Planning and Development
Department Summary Recommendation:	This resolution authorizes staff to submit a proposed ordinance amendment to DCA for review and comment. The amendment would require pool owners with a lockable cover to also install a fence around the pool area. In the 2018 Edition of the International Swimming Pool and Spa Code, the requirement for fencing is waived, if the pool owner has a lockable safety cover.
City Manager's Remarks:	This resolution would allow staff to submit a proposed ordinance to DCA for review and comment concerning swimming pool requirements that relate to fencing versus a lockable cover. Your approval of the resolution is recommended.
Financial/Budget Certification:	
Legal:	
Associated Information:	

RESOLUTION NO: _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AUTHORIZING THE SENDING OF THE ATTACHED ORDINANCE TO THE DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW AND COMMENTS

WHEREAS, the City of Cartersville, through the Planning and Development Director and Building Official, are requesting changes to the requirements of the 2018 Edition of the International Swimming Pool and Spa Code, through the adoption of an Ordinance, a copy of which is attached hereto as Exhibit A;” and

WHEREAS, the Ordinance attached hereto as Exhibit “A” is required to be sent to the Department of Community Affairs for review and comment, before the Mayor and Council can consider said Ordinance making changes to the requirements of the 2018 Edition of the International Swimming Pool and Spa Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA, AS FOLLOWS:

that the Ordinance attached hereto as Exhibit “A” be forwarded to the Department of Community Affairs as required for their review and comment.

BE IT AND IT IS HEREBY RESOLVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, this ____ day of _____, 2020.

ATTEST:

/s/ _____
Meredith Ulmer, City Clerk
City of Cartersville, Georgia

/s/ _____
Matthew J. Santini, Mayor
City of Cartersville, Georgia

Ordinance no. _____

WHEREAS, in the 2018 Edition of the International Swimming Pool and Spa Code, the requirement for fencing is waived, if they have a lockable safety cover; and

WHEREAS, the Planning and Development Director and Building Official of the City of Cartersville request that the Mayor and City Council modify the requirement of the 2018 Edition of the International Swimming Pool and Spa Code, to require fencing due to the fact that individuals may not always close the pool covers when they are not present, and the fact that swimming pools are an attraction nuisance to children, which unfortunately, if not supervised, can lead to drowning; and

WHEREAS, it is requested that this Ordinance be sent to the Department of Community Affairs for their review, prior to the consideration of the Mayor and City Council; and

WHEREAS, this Ordinance was sent to the Department of Community Affairs on the _____ day of _____, 2020, and comments were received back on the _____ day of _____, 2020, and considered _____ to the adoption thereof.

Now be it and it is hereby ORDAINED by the Mayor and City Council of the City of Cartersville, that the CITY OF CARTERSVILLE CODE OF ORDINANCES. CHAPTER 6. Buildings and Building Regulations. Article VIII. Swimming Pools. Section 6-162. Same-Insertions, deletions and changes is hereby amended by deleting said Section 6-162 in its entirety and replacing it with the following:

1.

Sec. 6-162. - Same—Insertions, deletions and changes.

(a) In the International Swimming Pool and Spa Code, 2018 Edition, the words "building department" shall mean the planning and development department.

(b) That SECTION 305. BARRIER REQUIREMENTS. Section 305.1 of the International Swimming Pool and Spa Code, 2018 Edition is hereby amended by deleting the exception for swimming pools, the amended Section 305.1 shall be as follows:

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346, the areas where those spas or hot tubs are located shall not be required to comply with Sections 305.2 through 305.7.

2.

It is the intention of the city council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of Cartersville, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
MEREDITH ULMER, CITY CLERK



City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM
FEMA & GEMA Grant Applications

SubCategory:	Resolutions
Department Name:	Administration
Department Summary Recommendation:	<p>This resolution is authorizing the filing of an application by the City of Cartersville with the Federal Emergency Management Agency (FEMA) requesting funding for costs related to activities conducted to address immediate threats to life, public health, and safety as a result of the COVID-19 pandemic.</p> <p>Approval of the resolution will authorize the Mayor to execute and file an application on behalf of the City of Cartersville with FEMA and the Georgia Emergency Management Agency (GEMA).</p>
City Manager's Remarks:	Your approval of this resolution is recommended.
Financial/Budget Certification:	
Legal:	
Associated Information:	

Resolution No. _____**RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUESTING FUNDING FOR COSTS RELATED TO ACTIVITIES CONDUCTED TO ADDRESS IMMEDIATE THREATS TO LIFE, PUBLIC HEALTH, AND SAFETY AS A RESULT OF THE COVID-19 PANDEMIC**

WHEREAS, the Federal Emergency Management Agency (FEMA) is authorized to make grants to states, tribes, or territories that receive and administer Public Assistance awards related to emergency protective measures conducted as a result of the COVID-19 pandemic, an ongoing disaster with an incident start date of January 20, 2020; and

WHEREAS, the Georgia Emergency Management Agency (GEMA) is authorized to receive and administer such Public Assistance awards to sub-recipient state, local, tribal, and territorial governments, or eligible private nonprofits; and

WHEREAS, the City of Cartersville has declared a local state of emergency and is eligible to receive Public Assistance awards to help mitigate, prevent, and minimize injury to life, public health, and safety as a result of the COVID-19 pandemic.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, IN THE STATE OF GEORGIA (REFERENCED BELOW “APPLICANT”), AS FOLLOWS:

1. That Matthew J. Santini, in his official capacity as Mayor, is authorized to execute and file an application on behalf of the Applicant, a city government, with the Federal Emergency Management Agency/Georgia Emergency Management Agency (FEMA/GEMA),
2. That the Mayor is authorized to execute and file such applications and assurances or any other documents required by the FEMA/GEMA,
3. That the Mayor is authorized to execute a grant contract agreement on behalf of the Applicant with the FEMA/GEMA,
4. That the City of Cartersville, while making application to or receiving grants from the FEMA/GEMA, will comply with state and federal statutes, regulations, executive orders, and administrative requirements as required by said agencies.

BE IT AND IT IS HEREBY RESOLVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE, this ____ day of _____, 2020.

ATTEST:

/s/ _____
Meredith Ulmer, City Clerk
City of Cartersville, Georgia

/s/ _____
Matthew J. Santini, Mayor
City of Cartersville, Georgia



City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM
Intergovernmental Agreement with DDA

SubCategory:	Contracts/Agreements
Department Name:	Administration
Department Summary Recommendation:	For the past 8 to 10 years, the DDA has been operating under the City as a department within the General Fund. The City's auditor has discussed this with staff and recommended that the DDA be structured as a separate entity, which is how the City Charter reads. Per these discussions, an Intergovernmental Agreement has been created and is recommended for your approval.
City Manager's Remarks:	The Intergovernmental Agreement between the City and DDA is recommended for your approval.
Financial/Budget Certification:	
Legal:	
Associated Information:	

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made between the City of Cartersville, a municipal corporation of the State of Georgia (hereinafter, referred to as the “City”) and the Downtown Development Authority of Cartersville, Georgia (hereinafter referred to as the “DDA”).

WITNESSETH

WHEREAS, the City is a municipal corporation of the State of Georgia under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other governmental entities; and

WHEREAS, the DDA is a public body organized under the laws and Constitution of the State of Georgia; and was determined by the City Council for the City of Cartersville, Georgia, in July 1981, to be necessary to be activated to fulfill the need to develop and promote for the public good and general welfare projects for any industrial, commercial, business, office, parking, public or other use which revitalizes and redevelops the central business district of the City of Cartersville, Georgia, and promotes trade, commerce, industry and employment opportunities within the City of Cartersville, Georgia; and

WHEREAS, the City recognizes the ongoing importance of the DDA in fostering a vibrant downtown central business district as being necessary to promote the public’s general health, safety, and welfare; and

WHEREAS, the City recognizes that the DDA is dependent on the City for operational support in order to carry out the objectives for which the City activated the DDA;

NOW THEREFORE, in consideration of the mutual consents and promises hereinafter contained, and in accordance with Article IX, Section III, Paragraph I of the Constitution of the State of Georgia, IT IS HEREBY AGREED AS FOLLOWS:

1. RECITALS. The foregoing recitals, each being true, are made a part of this Agreement by reference.

2. TERM. The term of this Agreement shall be one (1) year commencing on July 1, 2020 and ending on June 30, 2021 and is automatically renewable for up to five (5) additional one (1) year terms, unless notice is given prior to December 1, of the current term that said Agreement is not renewed.

3. CITY'S OBLIGATION.

a. The City shall provide annual funding based on the approved budget for that fiscal year to cover the personnel, operations and capital expenses of the DDA. The City's approved annual funding will be provided to the DDA on a quarterly basis in July, October, January and April of each fiscal year.

b. As long as annual funds are available, the City will provide staffing for the DDA with the following personnel. One full-time employee will be provided to serve as the Director of the DDA, and two part-time employees, one (1) as Marketing and Promotions Coordinator and one (1) Welcome Center Coordinator.

c. The City shall provide personnel services from other departments of the City as needed including, though not limited to, Police, Fire and Public Works, as they relate to City or DDA sponsored events, and other services and activities provided by DDA for the community.

d. The City will provide office space at the Depot located at 1 Friendship Plaza, Cartersville to provide a Welcome Center and other services for the DDA and the Board. This will also include regular janitorial services to the DDA at the Depot, including additional services as necessary to accommodate festivals and special events, as well as to address any public health concerns that might be encountered.

e. The City will provide assistance with temporary staffing and infrastructure, such as barricades or bleachers, from the Police Department, the Public Works Department, and/or the Parks and Recreation Department for DDA and/or City sponsored events.

f. The City will provide assistance with capital projects, infrastructure maintenance, landscaping, holiday decorations, and other downtown related considerations at the instruction of the city manager, or assistant city manager, and in agreement with the DDA.

5. DDA Obligations:

a. The DDA shall provide an annual budget to the Cartersville City Council, to be approved by Council on an annual basis.

b. The DDA must establish a separate bank account for operating funds provided by the City with two signatures required for check issuance. At least one member of the DDA Board will be required to sign each check that is issued from this account. If a vendor is paid electronically, at least one member of the DDA Board will be required to sign the invoice paperwork, before an electronic payment is made.

c. The DDA must establish a separate bank account for the Business Improvement District (BID) funds to be transferred by the City upon collection. At least one member of the DDA Board will be required to sign each check that is issued from this account. If a vendor is paid electronically, at least one member of the DDA Board will be required to sign the invoice paperwork, before an electronic payment is made.

d. The DDA must provide all bookkeeping functions and establish an electronic method to record all revenues and expenses in accordance with generally accepted accounting standards.

- e. The DDA shall coordinate promotions and economic development of the central business district in partnership with local stakeholders and community members. The DDA will also administer the Main Street Program on behalf of the City and assist with carrying out public and private projects in accordance with the Redevelopment Powers Law and the long-range planning priorities of the City.
- f. The DDA will provide supervision and rental oversight for public areas and festivals as authorized by the Mayor and City Council, or as otherwise authorized by Ordinance.
- g. The DDA through the annual funding by the City will provide and obtain the training necessary for staff and Board members, to fulfill the DDA's service delivery requirements with the City, such as with accounting or financial duties, and to fulfill the professional development requirements of the Georgia Main Street Program/Department of Community Affairs.
- h. In addition to obligations to the City in accordance with any City personnel policy, the Director shall regularly report to and take direction from DDA's Board of Directors with regards to daily operations and activities; including, but not limited to, regular financial reporting and expense approvals which shall be submitted to the City and DDA Board.
- i. The DDA Director shall comply with City personnel policy standards and shall supervise employees in accordance with all City personnel policies.
- j. The DDA will be responsible for providing an audit of its operations as required by governmental accounting standards and State requirements.
- k. The DDA shall obtain insurance coverage for directors and officers, and coverage for all events sponsored by the DDA.
- l. The DDA will process all vendor invoices in a timely manner including the city's invoice to reimburse for salary and benefits.

6. **ADVISING ROLE.** From time to time the City may ask the DDA to prepare studies and reports with or without consulting with the Cartersville Planning and Development Office regarding existing and future utilization of the Downtown Business District. Any expenses related to preparation of these studies will be covered by the City. These studies are merely advisory and the City has no obligations to implement them.

7. **GOVERNING LAW.** This Contract and the rights and obligations of the parties hereto (including third party beneficiaries) shall be governed, construed, and interpreted according to the laws of the State of Georgia.

8. **ENTIRE AGREEMENT.** This Contract expresses the entire understanding and all agreements between the parties hereto.

9. **SEVERABILITY.** If any provision of this Contract shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Contract shall not affect the remaining portions of this Contract or any part thereof.

10. **SURVIVAL OF WARRANTIES.** All agreements, representations, and warranties of the parties hereunder, or made in writing by or on behalf of them in connection with the

transactions contemplated hereby, shall survive the execution and delivery hereof, regardless of any investigation or other action taken by any person relying thereon.

11. COUNTERPARTS. This Contract may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

12. AMENDMENTS IN WRITING. No waiver, amendment, release, or modification of this Contract shall be established by conduct, custom, or course of dealing, but solely by an instrument in writing only executed by the parties hereto in accordance with the Resolution.

13. NOTICES. Except as otherwise specifically provided herein, any notices, demands, approvals, consents, requests, and other communications hereunder shall be in writing and shall be deemed given when the writing is delivered in person or five days after being mailed, if mailed, by certified mail, return receipt requested, postage prepaid, to the County and the Authority, respectively, at the addresses shown below or at such other addresses as may be furnished by the County or the Authority in writing from time to time.

CITY: P.O. Box 1390
1 North Erwin Street
Cartersville, GA 30120
Attention: City Manager

DDA: P.O. Box 1390
1 Friendship Plaza
Cartersville, GA 30120
Attention: DDA Director

14. LIMITATION OF RIGHTS. Nothing in this Contract, express or implied, shall give to any person, other than the parties hereto and their successors and assigns hereunder, any benefit or any legal or equitable right, remedy, or claim under this Contract.

15. FEDERAL REQUIREMENTS FOR PROJECTS FUNDED STATE OR FEDERAL FUNDS. During the performance of this contract, the DDA for itself, its assignee's and

successors in interest (hereinafter referred to as the DDA) agrees to comply with State and/or Federal requirements as provided in the funding document.

16. IMMIGRATION REFORM COMPLIANCE REQUIREMENT. During the entire duration of this Agreement, DDA and its agents shall remain in compliance with Georgia Security and Immigration Compliance Act of 2007 and Georgia code § 13-10-91 and § 50-36-1, as amended.

17. OPEN RECORDS ACT. The DDA acknowledges that all records relating to this Agreement and the services to be provided under the contract may be a public record subject to Georgia Open Records Act (O.C.G.A. § 50-18-70, et. Seq.). DDA shall cooperate fully in responding to such request and make all records, not exempt, available for inspection and copying as provided by law.

18. JURISDICTION. The terms of this Agreement shall be construed and interpreted under, and all respective rights and duties of the parties shall be governed by, the laws of the State of Georgia. Venue and jurisdiction for any disputes or litigation related thereto shall be the Bartow County Superior Court.

IN WITNESS WHEREOF the parties hereto have made and executed this Agreement as of the day and year written below.

This ____ day of _____, 2020.

CITY OF CARTERSVILLE:

Matthew J. Santini
Mayor

ATTEST:

City Clerk

This ____ day of _____, 2020.

DOWNTOWN DEVELOPMENT AUTHORITY OF CARTERSVILLE, GEORGIA:

Chairman

ATTEST:

Secretary



City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM

Annual Fees for Target Solutions Training Software

SubCategory:	Contracts/Agreements
Department Name:	Fire
Department Summary Recommendation:	Respectfully request approval of a budgeted item for training. This is the annual fees for Target Solutions which is a software and records management system that maintains all of the training records for Cartersville Fire Department, reports for ISO and Georgia Firefighters Standards and Training Council. In addition to record retention, it provides digital training opportunities as part of a blended classroom and virtual training program for Fire, Haz Mat, Drivers Training and EMT. The cost of this program is \$7178.58 and it is a budgeted item. We appreciate your positive consideration for this item.
City Manager's Remarks:	This is a budgeted item. Your approval of this annual renewal fee for the Target Solutions Training Software is recommended.
Financial/Budget Certification:	This is a budgeted item.
Legal:	N/A
Associated Information:	N/A



Invoice

#INV6542

6/11/2020

TargetSolutions Learning LLC
4890 W. Kennedy Blv.
Tampa, FL 33609
866-546-1212 x1084
invoicing@vectorsolutions.com

Bill To

Cartersville Fire Department
PO Box 1390
Cartersville GA 30120
United States

Due Date: 7/11/2020

Contract	Customer ID	Salesperson ID	Payment Terms
	0014100000i4BDQAA2	Amber Wade	Net 30

Billing Frequency	Billing Start Date	Billing End Date	PO #
Annually	7/3/2020	7/2/2021	

Quantity	Item	Rate	Amount
74	TSPREMIER Fire, EMS, OSHA, Driver Training and HR Courses Fire, EMS, OSHA, Driver Training and HR Courses	91.67	\$6,783.58
1	TSMINTFEES Annual Maitinance Fee Annual Maitinance Fee	395	\$395.00

Subtotal \$7,178.58

Tax (0%) \$0.00

Total \$7,178.58

For a copy of our W-9: <http://www.vectorsolutions.com/w9/TSw9-19.pdf>

Remittance Information:

Remit Checks To:

Target Solutions Learning, LLC
Dept 2071
PO Box 122071
Dallas, TX 75312-2071
United States

Courier Deposits (FedEx, UPS, etc.):

** Deposits received by courier may not
post same day **
TargetSolutions Learning LLC
893974
1501 North Plano Rd STE 100
Richardson, TX 75081-249

Electronic Transfers Only:

Silicon Valley Bank3003 Tasman Drive
Santa Clara, CA 95054

SWIFT code SVBKUS6S
Routing # 121140399
Account # 3301236221

We Accept VISA, MasterCard and American Express

If you would like to make payment via credit card, please contact our A/R dept. at: (866) 546-1212 Ext. 1084

Upon expiration of the initial or any Renewal Term of your Client Agreement, access to the Services may remain active for thirty (30) days solely for purpose of Company's record keeping (the "Expiration Period"). Unless otherwise provided in your Client Agreement, any access to or usage of the



TargetSolutions

Invoice

#INV6542

6/11/2020

TargetSolutions Learning LLC
4890 W. Kennedy Blv.
Tampa, FL 33609
866-546-1212 x1084
invoicing@vectorsolutions.com

Services following the Expiration Period shall be deemed Client's renewal of the Agreement under the same terms and conditions.



City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM

AC Mitigation for Williams Transco Dalton Expansion

SubCategory:	Engineering Services
Department Name:	Gas System
Department Summary Recommendation:	The Williams/Transco Dalton Expansion is adjacent to an existing Georgia Power high-voltage transmission lines. It is good engineering practice to study the interference and effects that may be caused by locating piping and appurtenances near high-voltage transmission lines. Ark Engineering has provided services and worked with the city satisfactorily in the past and they are familiar with the project. Therefore, I recommend the City award this proposal totaling \$11,710.00 which includes installation of the electrical grounding and gradient mat system.
City Manager's Remarks:	This is a budgeted item and a step toward completing the Transco line. Your approval of Ark Engineering to install the electrical grounding and gradient mat system is recommended.
Financial/Budget Certification:	This is a budgeted item.
Legal:	N/A
Associated Information:	

Memorandum

To: Michael Hill, Gas System Director *via email*

cc: Michael Dickson, Assistant Director *via email*

From: Brian Friery, Gas System Engineer

Date: June 11, 2020

RE: AC Mitigation
Natural Gas System Expansion
Williams/Transco Dalton Expansion Delivery Point
Cartersville Project No. CP-16-001

As you know, the location of the above referenced project is adjacent to existing Georgia Power high-voltage transmission lines. It is good engineering practice to study the interference and effects that may be caused by locating piping and appurtenances near high-voltage transmission lines. We, therefore, contracted with the same firm that Williams/Transco utilized to perform their electrical interference analysis, Ark Engineering & Technical Services, Inc. of Braintree, Massachusetts, since they were familiar with the site location and study. Based on a completed ac mitigation study, Ark Engineering & Technical Services, Inc. provided the City an electrical grounding system and gradient matt installation design to mitigate the effects of the existing high-voltage transmission lines. Since the construction and installation of an electrical grounding and gradient matt system is well outside the scope of the day to day operations of the Gas System's capabilities, we requested a proposal from Ark Engineering & Technical Services, Inc. to complete the construction and installation as a professional service. Attached is a proposal in the amount of \$11,710.00 to complete the construction and installation of the electrical grounding and gradient matt system.

As you know, the ac mitigation study, design, construction and installation is part of the overall budget for this project. As you further know, Ark Engineering & Technical Services, Inc. has satisfactorily completed the electrical interference analysis and ac mitigation design for Williams/Transco at this same location. Since Ark Engineering & Technical Services, Inc. is familiar with this project and performed the design services for us, I recommend the City award this proposal to Ark Engineering & Technical Services, Inc. of Braintree, Massachusetts construction and installation of the electrical grounding and gradient matt system.

As previously recommended by the City Attorney's office, the proposal includes a statement of compliance with the Georgia Security and Immigration Compliance Act of 2007 and Georgia code §13-10-91 and §50-36-1.



City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM

Property, Casualty & Workers Compensation Insurance Renewals

SubCategory:	Bid Award/Purchases
Department Name:	Administration
Department Summary Recommendation:	<p>The city has received the annual renewal from our insurance agents, Apex and Watkins Insurance Agency, through our current carriers, Travelers Insurance and Liberty Mutual Insurance. The premium has increased from \$668,030 for FY19-20 to \$733,242 for FY20-21. The increase of \$65,212 and is mostly due to a \$47,496 increase in the automobile liability and physical damage coverage. Other line items within the overall coverages also had some increases. Apex and Terry Watkins sent out proposals to other carriers for competitive bids, but the other carriers declined to bid due to loss history. For FY20-21, I recommend approval of the renewal premium from Travelers and Liberty Mutual in the amount of \$733,242.</p> <p>Since July 20, 2007, the city has been self-insured with a high deductible for workers compensation coverage. This means that the city pays the first dollar of every workers compensation claim up to \$500,000. Through the promotion of a safe work environment and city departments conducting safety training meetings, the city has had low insurance claims. Midwest Casualty Company provides insurance coverage for any claims that may exceed the \$500,000 deductible. There is a proposed increase in premium of \$3,542 and is due to higher payroll costs and an increase from the insurance company. The renewal premium for Midwest Casualty Company is \$67,989 and is recommended for your approval.</p>
City Manager's Remarks:	Your approval of the Property, Casualty and Workers Compensation Insurance Renewal is recommended.
Financial/Budget Certification:	This is a budgeted item.
Legal:	
Associated Information:	

Travelers and Liberty Mutual Coverage Summary
2019 - 2020

COVERAGE	EXPIRING PREMIUM	PROPOSED PREMIUM	CARRIER	EXPIRING LIMITS	PROPOSED LIMITS	NOTES	EXPIRING DEDUCTIBLE	PROPOSED DEDUCTIBLE
GENERAL LIABILITY Products/Completed Operations Personal & Advertising Injury Damage to Premises Rented to You Failure to Supply Sewage Back-Up Sexual Abuse	\$51,640 Included Included Included Included Included Included	\$51,212 Included Included Included Included Included Included	Travelers Travelers Travelers Travelers Travelers Travelers	\$1,000,000/\$2,000,000 \$2,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	\$1,000,000/\$2,000,000 \$2,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	Each Occurrence/ General Aggregate Aggregate Each Occurrence	\$25,000 \$25,000 \$25,000 \$25,000 \$25,000 \$25,000 \$25,000	\$25,000 \$25,000 \$25,000 \$25,000 \$25,000 \$25,000 \$25,000
PUBLIC OFFICIALS ERRORS & OMISSIONS Retro Date: 6/30/1998 Limited Special Expenses - Key Employees Defense Expenses Reimbursement for Injunctive Relief	\$26,230 Included Included Included	\$24,748 Included Included Included	Travelers Travelers Travelers	\$1,000,000/\$2,000,000 - \$50,000 \$10,000	\$1,000,000/\$2,000,000 - \$50,000 \$10,000	Each Wrongful Act/Aggregate	\$25,000 - 10% 10%	\$25,000 - 10% 10%
EMPLOYMENT PRACTICES LIABILITY Retro Date: 6/30/1998	\$28,965 Included	\$34,637 Included	Travelers Travelers	\$1,000,000/\$2,000,000 -	\$1,000,000/\$2,000,000 -	Each Wrongful Act/Aggregate	\$25,000 -	\$25,000 -
LAW ENFORCEMENT LIABILITY	\$38,793	\$42,496	Travelers	\$1,000,000/\$2,000,000	\$1,000,000/\$2,000,000	Each Wrongful Act/Aggregate	\$25,000	\$25,000
EMPLOYEE BENEFITS LIABILITY Retro Date: 6/30/1998	\$381 Included	\$381 Included	Travelers Travelers	\$1,000,000/\$3,000,000 -	\$1,000,000/\$3,000,000 -	Each Offense/Aggregate	\$1,000 -	\$1,000 -
AUTOMOBILE LIABILITY Uninsured/ Underinsured Motorist Hired Auto Non-Owned Auto Medical Payments Number of Units with Liability	\$187,571 Included Included Included Included Included	\$225,548 Included Included Included Included Included	Travelers Travelers Travelers Travelers Travelers Travelers	\$1,000,000 \$75,000 Covered Covered \$5,000 335	\$1,000,000 \$75,000 Covered Covered \$5,000 335	Any Auto Includes Trailers	\$25,000 \$25,000 \$25,000 \$25,000 \$0 -	\$25,000 \$25,000 \$25,000 \$25,000 \$0 -
AUTOMOBILE PHYSICAL DAMAGE Comprehensive/Collision	\$58,874 Included	\$68,393 Included	Travelers Travelers	\$16,600,905 \$16,600,905	\$16,600,905 \$16,600,905		\$1,000/\$1,000	\$1,000/\$1,000
PROPERTY Blanket Real Property Blanket Personal Property Blanket Business Income/Extra Expense	\$228,715 Included Included Included	\$235,605 Included Included Included	Liberty Mutual Liberty Mutual Liberty Mutual	\$146,854,077 \$25,200,800 \$100,000	\$147,448,634 \$25,370,800 \$100,000	Agreed Amount/Replacement Cost	\$10,000 \$10,000 72 Hours	\$10,000 \$10,000 72 Hours
FLOOD COVERAGE	Included	Included	Liberty Mutual	\$5,000,000	\$5,000,000	Per Occurrence/Aggregate	\$100,000	\$100,000
EARTHQUAKE COVERAGE	Included	Included	Liberty Mutual	\$5,000,000	\$5,000,000	Per Occurrence/Aggregate	\$100,000	\$100,000
EQUIPMENT BREAKDOWN Expediting Expenses Hazardous Substances Perishable Goods CFC Refrigerants	Included Included Included Included	Included Included Included Included	Liberty Mutual Liberty Mutual Liberty Mutual Liberty Mutual	\$100,000 \$100,000 \$100,000 \$100,000	\$100,000 \$100,000 \$100,000 \$100,000		\$10,000 \$10,000 \$10,000 \$10,000	\$10,000 \$10,000 \$10,000 \$10,000
CRIME Employee Theft Forgery and Alteration Inside the Premises - Theft of Money & Securities Inside the Premises - Robbery or Safe Burglary of Other Outside the Premises Computer Fraud Funds Transfer Fraud Money Order & Counterfeit Paper	\$856 Included Included Included Included Included Included Included Included	\$976 Included Included Included Included Included Included Included Included	Travelers Travelers Travelers Travelers Travelers Travelers Travelers Travelers	\$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000	\$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000	Per Loss Coverage	\$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000	\$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000
INLAND MARINE Mobile Equipment or Tools Newly Acquired Equipment Leased or Rented Equipment	Included Included Included	Included Included Included	Liberty Mutual Liberty Mutual Liberty Mutual	\$4,018,044 \$100,000 \$300,000	\$4,018,044 \$100,000 \$300,000	Actual Cash Value	\$2,500 \$2,500 \$2,500	\$2,500 \$2,500 \$2,500
CYBER LIABILITY Network & Information Security Liability - Retro 06/30/2016 Security Breach Notification & Remediation Expenses Crisis Management Service & Expenses Extortion Expenses Computer Program & Electronic Data Restoration Expenses	\$17,662 Included Included Included Included Included	\$17,223 Included Included Included Included Included	Travelers Travelers Travelers Travelers Travelers	\$1,000,000 \$100,000 \$100,000 \$500,000 \$100,000	\$1,000,000 \$100,000 \$100,000 \$500,000 \$100,000		\$10,000 \$5,000 \$5,000 \$10,000 \$5,000	\$10,000 \$5,000 \$5,000 \$10,000 \$5,000
EXCESS LIABILITY	\$28,343	\$32,023	Travelers	\$4,000,000/\$4,000,000	\$4,000,000/\$4,000,000	Each Claim/Aggregate	\$10,000	\$10,000
TERRORISM COVERAGE	Included	Included						
TOTAL PREMIUM	\$668,030	\$733,242						

Item # 9

IMPORTANT: This summary sheet is for informational purposes only and does not supersede the proposal or policy.





Excess Workers Compensation Quotation Sheet

Insurer: Midwest Employers Casualty Company

Policy Effective Date: 06/30/2020

Insured: City of Cartersville

Quote Date: 06/22/2020

Policy #: EWC008536

Quote Expiration Date: 60 Days

QUOTE OPTIONS

POLICY TERMS	0228479	0228647			
Named States	GA	GA			
<u>SPECIFIC:</u>					
Specific Limit	STATUTORY	STATUTORY			
Specific Retention	\$500,000	\$500,000			
Specific Retention - 7710 GA	NA	\$600,000			
Specific Retention - 7720 GA	NA	\$600,000			
<u>EMPLOYERS LIABILITY:</u>					
Employers Liability Limit	\$1,000,000	\$1,000,000			
Employers Liability Retention	See Specific	See Specific			
<u>AGGREGATE:</u>					
Aggregate Limit	\$1,000,000	\$1,000,000			
Rate as a % of Normal Premium	449.58%	449.58%			
Estimated Aggregate Retention	\$2,401,135	\$2,401,135			
Minimum Aggregate Retention	\$2,353,112	\$2,353,112			
Aggregate Loss Limitation	\$500,000	\$500,000			
<u>RATING BASE:</u>					
Est. Annual Payroll	\$18,887,428	\$18,887,428			
Est. Annual Manual Premium	\$534,084	\$534,084			
Length of Policy (Years)	1.000000	1.000000			
Est. Policy Normal Premium	\$534,084	\$534,084			
Rate as a % of Normal Premium	12.73%	12.14%			
<u>PREMIUM:</u>					
Total Est Policy Prd Premium (including Flat Charges)	\$67,989	\$64,838			
Policy Minimum Premium	\$61,190	\$58,354			
Deposit Premium	\$67,989	\$64,838			
Deposit Flat Charge(s)	NA	NA			
Total Deposit Due*	\$67,989	\$64,838			
Terrorism Risk Ins Act of 2002 (incl in Total Deposit Due above)	\$2,040	\$1,945			

* The following states are subject to a premium surcharge: GA. The amount of the surcharge is not included in any premium amount shown above; it is in addition to the premium amount(s) above. The amount of the surcharge is subject to change as directed by the Department of Insurance and other agencies.

CONDITIONS / COMMENTS:

* MECC must be notified of any aircraft changes occurring during the policy period.



City of Cartersville

City Council Meeting

7/2/2020 7:00:00 PM

Engine for 2014 Dodge Charger Patrol Vehicle

SubCategory:	Bid Award/Purchases
Department Name:	Police
Department Summary Recommendation:	<p>I am requesting approval to purchase an engine for a 2014 Dodge Charger patrol vehicle with 53,000 miles and it is out of warranty. This vehicle is in good shape excluding the engine and we need it for our fleet. The cost of the engine and installation is \$8,511.50 and we will be purchasing the engine from Robert Loehr Dodge.</p> <p>The E-Verify and E-Save documents have been submitted to the police department and are on file. I am requesting your support and recommendation for this purchase.</p>
City Manager's Remarks:	Your approval of the engine purchase for \$8,511.50 from Robert Loehr is recommended.
Financial/Budget Certification:	This is a budgeted item.
Legal:	
Associated Information:	



City of Cartersville

P O L I C E D E P A R T M E N T

Memorandum

To : Tamara Brock, City Manager
From : Chief Frank L. McCann
Date : June 23, 2020
Ref : Purchase of an engine for
2014 Dodge Charger patrol
vehicle.

I am requesting approval to purchase an engine for a 2014 Dodge Charger patrol vehicle with 53,000 miles which is out of warranty. This vehicle is in good shape excluding the engine and we need it for our fleet. The cost of the engine and installation is \$8,511.50 and we will be purchasing the engine from Robert Loehr Dodge.

The E-Verify and E-Save documents have been submitted to the police department and are on file. I am requesting your support and recommendation for this purchase.



City of Cartersville

City Council Meeting
7/2/2020 7:00:00 PM

Rogers Station Water Main - Jim Allen Easement

SubCategory:	Bid Award/Purchases
Department Name:	Water Department
Department Summary Recommendation:	<p>The Cartersville Water Department is seeking a utility easement for a water main across the property of Jim Allen near the intersection of Cassville Road and Iron Belt Road (easement shown in red on attached drawing). The easement will allow for a change in the water main alignment from the original design to eliminate two bores under Iron Belt Road and shorten another bore under Cassville Road. The reduced length of bored water main installation allows for a savings of \$15,300.00 from the construction contract. Other advantages of the revised alignment are ease of construction, improved access for future maintenance, and avoidance of the possible need to relocate the water main in the future for widening of Iron Belt Road or construction of intersection improvements at Cassville Road. The redesign also allows the avoidance of obtaining two other separate easements required for the original design.</p> <p>The property owners have agreed to an easement price of \$15,000. This is a budgeted item in the Rogers Station Water Main Replacement Project. I recommend approval to purchase the easement for the stated price.</p>
City Manager's Remarks:	This easement purchase is related to the Rogers Station Water Main project. Your approval of the Jim Allen easement is recommended.
Financial/Budget Certification:	This is a budgeted item. All expenses for the project will pass through account 505.3320.54.3400 Rogers Station Water Main Replacement.
Legal:	
Associated Information:	

PROPOSED CASSVILLE ROAD - IRON BELT ROAD REALIGNMENT
 ROGERS STATION WATER MAIN REPLACEMENT PROJECT

AS DESIGNED

	QUANTITY	UNIT PRICE	TOTAL PRICE
12-INCH DIP	680	\$65.00	\$44,200.00
6-INCH DIP	45	\$50.00	\$2,250.00
20-INCH BORED CASING	140	\$200.00	\$28,000.00
12-INCH BORED CASING	30	\$120.00	<u>\$3,600.00</u>
	TOTAL		\$78,050.00

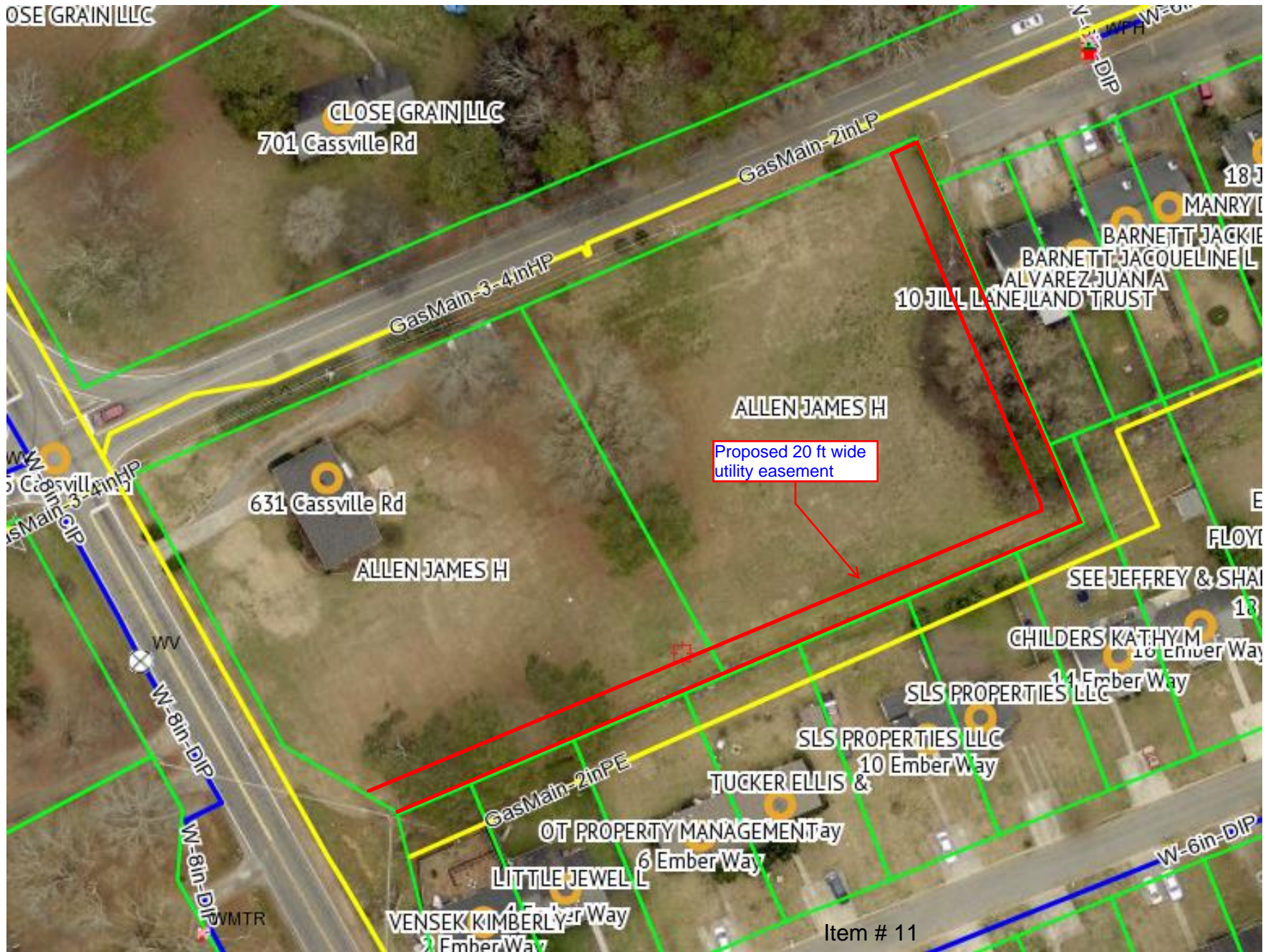
40' x 10' TEMPORARY EASMENT AT 702 CASSVILLE ROAD
 40' x 30' TEMPORARY EASMENT AT 10 E IRON BELT ROAD ROAD

PROPOSED REALIGNMENT

	QUANTITY	UNIT PRICE	TOTAL PRICE
12-INCH DIP	780	\$65.00	\$50,700.00
6-INCH DIP		\$50.00	\$0.00
20-INCH BORED CASING	60	\$200.00	\$12,000.00
12-INCH BORED CASING		\$120.00	<u>\$0.00</u>
	TOTAL		\$62,700.00

1135 SQ FT EASEMENT - JIM ALLEN \$15,000.00

\$77,700.00



Cartersville Water Department
631 Cassville Rd
Project: Rogers Station Water Main Replacement
Cartersville Project No. 505-3320-54-3400

OFFER OF COMPENSATION FOR EASEMENT ACQUISITION

Property Owner: Jim Allen Mail to:
Bartow County Tax
Parcel Number _____
Address 631 Cassville, Rd
Cartersville, GA 30120

Total Area of Permanent Easement Required: 11,315 sq. ft.

Total Area of Construction Easement Required: 29,600 sq. ft.

Proposed Compensation

Property Appraisal: \$50,000.00 /acre = \$1.15 /sq. ft. Other appraisals*
Compensation for Permanent Easement at 50% of appraised value: \$6,500.00
Compensation for Construction Easement at 25% of appraised value: \$8,500.00
Total Proposed Compensation: \$15,000.00

Notes:

* Other appraisal values from other easements obtained on adjacent street.

Compensation Offered By:

Print Name: Edmund L Mullinax
City of Cartersville Date: _____

Offer Accepted By: _____ Date: _____

Print Owner's Name _____
Print Owner's Name _____
