



CARTERSVILLE
CITY COUNCIL MEETING
Council Chambers, Third Floor of City Hall
Thursday, April 18, 2024 at 7:00 PM

AGENDA

COUNCILPERSONS:

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

CITY MANAGER:

Dan Porta

CITY ATTORNEY:

Keith Lovell

CITY CLERK:

Julia Drake

Work Session - 6:00 PM

Regular Meeting - 7:00 PM

OPENING OF MEETING

Invocation

Pledge of Allegiance

Roll Call

COUNCIL MEETING MINUTES

1. April 4, 2024, Council Meeting Minutes

PROCLAMATIONS

2. Motorcycle Awareness Month

PUBLIC HEARING - 1ST READING OF ZONING/ANNEXATION REQUESTS

3. AZ24-01. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.

4. Z24-04. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.

5. Z24-03. 0 Thornwood Dr. Applicant: WJDS, Inc.

RESOLUTIONS

6. Second-Level Grant Application for Pine Mountain Trailhead

BID AWARD/PURCHASES

- [7.](#) Samsung Camera System
- [8.](#) Crew Truck Purchase
- [9.](#) Valve Purchase
- [10.](#) Filter Purchase
- [11.](#) Relief Valve Purchase
- [12.](#) Flow Meter Console Replacement
- [13.](#) Laboratory Equipment Move

SECOND READING OF ORDINANCES

- [14.](#) Water Department Ordinance Updates

CHANGE ORDER

- [15.](#) Lagoon Dredging Project Change Order #2

CONTRACTS/AGREEMENTS

- [16.](#) InvoiceCloud Statement of Work

MONTHLY FINANCIAL STATEMENT

- [17.](#) February 2024 Financial Report

ADJOURNMENT

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.

P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120
Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18 ,2024
SUBCATEGORY:	Council Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	April 4, 2024, Council Meeting Minutes
DEPARTMENT SUMMARY RECOMMENDATION:	The Council Minutes from April 4, 2024, have been uploaded for your review and approval.
LEGAL:	NA

WORK SESSION

Mayor Matthew Santini opened Work Session at 6:04 P.M. Council Members discussed each item from the agenda with corresponding Staff Members.

Council Member Fox made a motion to enter Closed Session for the purposes of Litigation and Personnel. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0.

Council Member Hodge joined work session at 6:35 P.M

Mayor Santini closed Work Session at 6:55 P.M.

OPENING MEETING

Mayor Santini called the Council Meeting to order at 7:00 P.M.

Invocation by Council Member Roth.

Pledge of Allegiance led by Council Member Fox.

The City Council met in Regular Session with Matthew Santini, Mayor, presiding, and the following present: Kari Hodge, Council Member Ward One; Cary Roth, Council Member Ward Three; Calvin Cooley, Council Member Ward Four; Gary Fox, Council Member Ward Five; Alyssa Cordell, Council Member Ward Six; Dan Porta, City Manager; Ashley Peters, Deputy City Clerk; and Keith Lovell, City Attorney.

Absent: Jayce Stepp, Council Member Ward Two

REGULAR AGENDA

COUNCIL MEETING MINUTES

1. March 21, 2024, Council Meeting Minutes

Council Member Fox made a motion to approve the March 21, 2024, Council Meeting Minutes. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

PUBLIC HEARING- 2ND READING OF ZONING/ANNEXATION REQUESTS

2. SU24-02 123 Leake Street

Randy Mannino, Planning and Development Director, stated that the applicant requests a Special Use Permit to allow an apartment behind commercial and office uses in the same building, at property identified as 123 Leake St, in Land Lot 483 of the 4th District, 3rd Section. Tax ID No. C002-0002-061. The approximate land area is 0.31 acres.

Staff is not opposed to the request with the following conditions:

- 1) The Special Use is nullified if the building use changes, and the apartment is removed. Planning Commission recommended approval.

Mayor Santini opened the public hearing. With no one to come forward to speak for or against the application, the public hearing was closed.

Council Member Hodge made a motion to approve SU24-02: 123 Leak Street. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0

3. ZMA24-01 ANNUAL ZONING MAP AMENDMENT

Mr. Mannino stated that this is the annual adoption of the official zoning map of the City of Cartersville. It includes the annexation and zoning actions approved by the City Council in the last 12 months. The last zoning map adoption was July 6, 2023. See memo for list of amendments. Planning Commission and Staff recommends approval.

Mayor Santini opened the public hearing. With no one to come forward to speak for or against the application, the public hearing was closed.

Council Member Fox made a motion to approve the ZMA 24-01 Annual Zoning Map Amendment. Council Member Roth seconded the motion. Motion carried unanimously. Vote:5-0.

TEXT AMENDMENT

4. T24-02. Signs and Outdoor Advertising

Mr. Mannino stated this is a Text Amendment to Chapter 20, Signs and Outdoor Advertising, Article II, Sign Ordinance, Sec. 20-29 (a), Billboards, to add “(6). *S. Tennessee Street (State Route 293) (beginning at the centerline of Justice Robert Benham Drive intersection with S. Tennessee Street centerline) and continuing south a distance of 1,000 feet.*”

Mayor Santini opened the public hearing.

Frank Jenkins, 15 S Public Sq, came forward and stated that his client wants the billboard on their property in the industrial district and requested council’s approval of the text amendment.

With no one else to come forward, the public hearing was closed.

Council Member Hodge made a motion to approve T24-02: Signs and Outdoor Advertising. Council Member Roth seconded the motion. Motion carried unanimously. Vote:5-0.

Reference Ordinance # 12-24

SURPLUS EQUIPMENT

5. Surplus Equipment

Freddy Morgan, Assistant City Manager, provided a list of equipment/vehicles deemed as surplus by all departments. Mr. Morgan requested approval to list these surplus items for sale on

GovDeals. There are two (2) items that they are looking to sell to City of Lawrenceville and Cartersville School System.

Council Member Hodge made a motion to approve the sale of surplus equipment including the recommendation to grant the authority to work out the deals to the City of Lawrenceville and the school system. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0.

SECOND READING OF ORDINANCES

6. AMI Meters Opt- Out Program

Mr. Morgan stated that the City of Cartersville understands that some residential customers do not desire to have AMI smart meters installed at their residences and is providing an opt-out option for those residential customers based on the listed conditions.

Council Member Fox made a motion to approve the AMI Meter Opt-Out Program. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0.

Reference Ordinance # 13-24

Council Member Fox made a motion to add two (2) items to the agenda. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

ADDED ITEM

7. Equipment Rental Agreement

Mr. Morgan stated that the City of Cartersville is asking the Council to approve the lease of a 42’ or 48’ bucket truck through Global Rental Co., Inc. as they wait for the bucket truck that was purchased. Currently the purchased truck has a 2 year wait time.

Council Member Roth made a motion to approve the Equipment Rental Agreement. Council Member Fox seconded the motion. Motion carried unanimously. Vote 5-0

SECOND READING OF ORDINANCES

8. Amendment to Ordinance Regarding Solid Waste Rates

Wade Wilson, Public Works Director, stated that Public Works was recently notified by Bartow County Solid Waste that tipping fees at the Bartow County Landfill will be increasing to cover future expansions, inflation, labor, and ever-changing regulations. This increase to the City will result in an increase in tipping fees by almost 59% from January of 2023 through September of 2028.

To address this increase in fees, Public Works has recommended adopting new Solid Waste Rates through an ordinance amendment which will be provided.

This amendment will lead to a decrease in the base rate for residential solid waste rates but will reflect an added fee based on estimated tipping fees at the Bartow County Landfill. This fee is currently estimated to be \$3.00 per average garbage cart per month. Therefore, all residential

and commercial services with curbsies will have an additional Landfill Fee provided on their monthly bill.

In addition, to address the increased costs of tipping fees and increased cost of operating fees, the department recommended an increase in most commercial solid waste rates that range from 2.5% to 15%, depending on the container size and frequency of dumps. Proposed fees have been adjusted to be more in line with other commercial rates.

If approved, this increase will be reflected in the May utility bills.

Council Member Roth asked if tipping fees decrease will the City adjust the pricing. Mr. Wilson stated they will look at the pricing per year to follow adjustments. If pricing does go down the necessary changes will take place.

Council Member Fox made a motion to approve the Amendment to Ordinance Regarding Solid Waste Rates. Council Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0.

Reference Ordinance # 14-24

CONTRACT/ AGREEMENTS

9. Public Works Warehouse Restroom Remodel

Mr. Wilson stated that the Public Works Warehouse has restrooms in need of an upgrade. Three quotes were received from local contractors which ranged from \$35,500.00 to \$55,000.00.

Mr. Wilson recommended approval of the lowest proposal received from Randy Cochran of Cochran’s Construction to complete this remodel by June 30, 2024, at a not-to-exceed cost of \$35,500.00.

This is not a budgeted request but will be paid out of the 2024 General Fund.

Council Member Roth made a motion to approve the Public Works Warehouse Restroom Remodel. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0.

FIRST READING OF ORDINANCES

10. Water Department Ordinance Updates

Sidney Forsyth, Water Director, stated that the following ordinance updates related to the Water Department, summarized below were submitted for councils’ approval:

Section 24-25 Residential Toilet Rebate Program – Changes the effective date of the rebate, increases the rebate amount to \$75.00, and reduces the flush rate of ultra-high efficiency toilets to 1.1 gallons per flush.

Chapter 24 Article XV Drought Management and Response – Codifies the City’s drought response to match the State EPD’s Drought Management and Response Rules.

Section 24-8 Water Ban – This section will be listed as “Reserved” as a new language in Chapter 24 Article XV will replace this.

Section 24-145 Wastewater Treatment Rates – Adds language allowing a surcharge to be applied to high concentrations of Ammonia and Total Phosphorus in permitted industrial wastewater discharges.

Section 24-44 Charges – Updates surcharge rates for BOD, COD, and TSS and adds surcharge rates for Ammonia (NH3) and Total Phosphorus (TP).

This was a first reading and will be voted on at the April 18, 2024, City Council meeting.

BID AWARD/PURCHASES

11. Farm Tractor Rebuild

Mr. Forsyth stated that the Water Department operates two (2) 1993 John Deere model 4760 farm tractors for the biosolids land application program. The tractor with the most operating hours, approximately 10,000, needs a major overhaul of the engine, hydraulic systems, electronics, bodywork, and cab operating systems.

After repeated solicitation of quotes to perform this work, the only responsive quote is from Ag-Pro Companies of Rome, GA for a price of \$32,055.73. It was recommended to award this work to Ag-Pro for a not-to-exceed price of \$37,000.00. This is a budgeted maintenance item to be paid from account 505.3330.52.2360.

Council Member Hodge made a motion to approve the Farm Tractor Rebuild. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0.

12. City Hall HVAC Replacement

Mr. Porta stated that the HVAC system in the Council Chambers recently failed, resulting in an emergency repair conducted by Mike Jones Heating and Air. The replacement cost of the system is \$18,518.62. This request is not budgeted but was recommended for approval.

Mr. Porta stated that this new equipment will be reused in another department or the new City Hall.

Council Member Cooley made a motion to approve the City Hall HVAC Replacement. Council Member Fox seconded the motion. Motion carried unanimously. Vote: 5-0.

13. Duty Weapons Equipped with Optics

Frank McCann, Police Chief, stated that the Police Department is requesting approval to purchase a new inventory of pistols equipped with optics (Red Dot Sights) to replace the current inventory of pistols. The existing inventory of pistols will be sold back to the distributor to reduce the cost of this transition. This transition will require the purchase of compatible holsters, 30,000 rounds of 9MM ammunition, and weapon-specific training.

The costs of these guns, holsters, ammunition, and training are as follows:

- (70) Glock 47, Gen 5 pistols w/ Red Dot Optics \$65,010.40
- (70) Compatible Holsters - \$10,185.00

- (20) Glock 43X (backup weapons) - \$7,138.00
- (20) Holosun Red Dop Optics - \$6,500.00
- (20) Compatible Holsters - \$1,180.00
- Training Amm – 30,000 rounds of 9MM - \$7,827.30 (Gulf States Distributors)
- Red Dot Instructor Training - \$1,200.00 (Glock)

Total Cost is \$99,040.70

Buyback Information:

- (60) Glock 17 trade value - \$17,000.00
- (9) Glock 43 trade value - \$2,115.00

Total Trade Value is \$19,215.00

The total cost of this purchase and transition is \$79,825.70.

Council Member Fox made a motion to approve the Duty Weapons Equipped with Optics. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0.

14. Heat Fusion Equipment Purchase

Michael Dickson, Gas Director, stated that the Gas System is requesting the purchase of a McElroy heat fusion system designed to join 4-inch and 6-inch polyethylene pipes. Three bids were requested and Consolidated Pipe and Supply of Lawrenceville, Georgia submitted the low bid of \$13,405.00. This is a budgeted item and Council’s approval to accept this bid was recommended.

Council Member Fox made a motion to approve the Heat Fusion Equipment Purchase Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

RESOLUTIONS

15. MGAG Election Committee Delegate Appointment

Mr. Dickson stated that this resolution appoints the Gas Department Superintendent to serve as the City’s voting delegate on the Municipal Gas Authority of Georgia’s Election Committee. It also appoints the Assistant Gas Superintendent to serve as the alternate voting delegate. The council’s approval of this resolution was recommended.

Council Member Roth made a motion to approve the MGAG Election Committee Delegate Appointment. Member Hodge seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Resolution #13-24

16. Abandonment of Easement on Mimosa Lane

Mr. Dickson stated that this Resolution is to abandon an easement on Mimosa Lane. This property is being developed, along with adjacent parcels, and the gas easement is no longer needed.

Council Member Fox made a motion to approve the Abandonment of Easen Lane. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0
Reference Resolution #14-24

17. Creation of Festival Zone-

Lillie Read, Downtown Development Authority Director, stated there is a request for the creation of festival zones for:

- April 27- Black Bartow Events Spring Day Party (12-8 PM)
- September 14 - Black Bartow Events Sip N Shop (12-8 PM)

Staff recommended approval.

Council Member Cooley made a motion to approve the Creation of Festival Zone. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0

Reference Resolution #15-24

CONTRACTS/AGREEMENTS

18. Approval of Firm for Downtown Long-Range Plan

Ms. Read stated that the Downtown Development Authority Board recently received and reviewed six responses to their RFP for a Downtown Long-Range Plan Update.

After a discussion and evaluation of the proposals, the board has recommended TSW Designs to implement the project. Their proposal was the most comprehensive concerning meeting the RFP scope and fell within the budgeted amount.

The cost is \$95,000.00, which is the amount budgeted for the plan. 50% of the cost is being paid for by Appalachian Regional Commission grant funds. The remaining 50% of the cost is being split between the City, County, CVB, and DDA and those funds have already been contributed.

Per ARC procurement requirements, City Council does need to approve the recommended firm. Staff recommended approval.

Council Member Fox made a motion to approve the Approval of Firm for Downtown Long-Range Plan. Council Member Roth seconded the motion. Motion carried unanimously. Vote: 5-0.

ADDED ITEM

19. Red Door Food Pantry MOA

Keith Lovell, City Attorney, stated that the MOA is to establish the terms and conditions under which Cartersville City Schools agrees to provide access to the food service area and food storage areas of the previous Cartersville Primary School to Red Door Food Pantry for the receiving and warehousing of food pantry inventory.

Council Member Roth made a motion to approve the Red Door Food Pantry

MOA. Council Member Hodge seconded the motion. Motion carried unanimously.

ADJOURNMENT

With no other business to discuss, Council Member Cooley made a motion to adjourn.

Meeting Adjourned at 7:23 P.M.

/s/ _____
Matthew J. Santini
Mayor

ATTEST:
/s/ _____
Ashley Peters
Deputy City Clerk



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Proclamations
DEPARTMENT NAME:	Administration
AGENDA ITEM TITLE:	Motorcycle Awareness Month
DEPARTMENT SUMMARY RECOMMENDATION:	This proclamation is to promote safety and awareness for everyone on the highways and sharing the road with motorcycles.
LEGAL:	N/A

CITY of CARTERSVILLE



Proclamation

WHEREAS, motorcycle riding is a popular form of recreation and transportation for thousands of people across the state and nation; and

WHEREAS, motorcycles are a common and economical means of transportation that reduces fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and

WHEREAS, the National Highway Traffic Safety Administration and the Motorcycle Safety Foundation have named May as Motorcycle Safety Awareness Month; and

WHEREAS, states and motorcycle organizations across the country will be conducting a variety of activities to promote the importance of motorist awareness and safely sharing the road with motorcycles and remind riders to make themselves more visible to others; and

WHEREAS, the City of Cartersville wishes to promote the safety campaign of the National Highway Traffic Safety Administration in their effort to ensure the safety and wellbeing of all; and

WHEREAS, all highway users should unite with others on the roadways in the safe sharing of roadways throughout the City of Cartersville.

NOW, THEREFORE, I, Matthew J. Santini, Mayor of the City of Cartersville, do hereby proclaim the month of May 2024 as **MOTORCYCLE SAFETY AWARENESS MONTH** and urge all motor vehicle operators to join the effort to keep our highways safe.

In Witness whereof I have hereunto set my hand and caused this seal to be affixed

_____ Mayor

Attest: _____ City Clerk



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Public Hearing – 1st Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	AZ24-01. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests annexation into the city. The proposed zoning is H-I (Heavy Industrial). If approved, staff recommends the following zoning conditions:</p> <ol style="list-style-type: none"> 1. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville’s Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT. 2. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
LEGAL:	N/A

ZONING & ANNEXATION SYNOPSIS

Petition Number(s): AZ24-01

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Old Castle APG South, Inc.
Representative: Brandon Bowen, Esq.
Location: 144 Cassville Rd. (Tax ID No. 0078B-0006-011)
Total Acreage: 8.38 +/- Acres

LAND USE INFORMATION

Current Zoning: County A-1 (Agriculture)
Proposed Zoning: H-I (Heavy Industrial)
Proposed Use: Concrete Products Manufacturing

Current Zoning of Adjacent Property:

North: County A-1 Agriculture
South: City M-U (Multiple Use) and R-20 (Residential)
East: City L-I (Light Industrial)
West: City R-10. Rezoning application Z24-04 proposes H-I (Heavy Industrial) .

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 379, 380, 413
Ward: 5 **Council Member:** Gary Fox

The Future Development Map designates adjacent properties as: Neighborhood Living, Transitional Use Area, and the Cherokee-Cassville Historic District.

The Future Land Use Map designates adjacent or nearby city properties as: Industrial, Mixed-Use Commercial, and Low-Medium Density Residential

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

Public Works: The following comments from Public Works for zoning request Z24-04 and zoning request A24-04:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations (Z24-04).
2. If Oldcastle desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
3. Requirements for stormwater runoff and stormwater quality should be required for the site as outlined in City of Cartersville's Code of Ordinances - ARTICLE IX.-POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Water and Sewer: No comments received

Cartersville School District: No objections.

Bartow County: No objections.

Public comments: None received as of 4-1-24.

REQUEST SUMMARY:

Applicant requests to annex 8.38 acres (+/-) located at 144 Cassville Road (Tax ID 0072B-0001-001). The property is owned by Old Castle APG South, Inc and the property is currently used to manufacture concrete building products.

H-I, Heavy Industrial, zoning is requested for the parcel. The existing zoning is County A-1 (Agriculture). This annexation application is also accompanied by zoning application, Z24-04, which requests the rezoning of the 4.2 acres to the east for the same purposes. The properties are owned by the same company.

City gas, electric, water, sewer and stormwater utilities are available in the area.

There are numerous environmental violations on site that the owner is aware of and is actively pursuing solutions to correct the violations. They are discussing and coordinating these activities with the city's Public Works department staff.

Public Works comments should be included as conditions of zoning of this annexation application, if the application is approved.

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 zoning proposal will permit a use (industrial) that is suitable in view of the use and development of adjacent and nearby property. This industrial use has existed since the 1960s.

- 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 zoning should not adversely affect the existing use or usability of adjacent property. No changes in land use are proposed.

- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current County A-1 zoning, the property does have a reasonable economic use as a concrete products manufacturing plant. Although the current A-1 zoning by definition allows only residential, agricultural, or conservation land uses, the zoning was assigned to the site after the site began industrial operations. No land use changes are proposed.

- 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. No changes in land use are proposed.

- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning would conform to the city's land use plan for the area. (Industrial)

- 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 should not have an adverse environmental effect. Adverse environmental impacts have been occurring on site through the years based on the City of Cartersville Development Regulations. The current owner is working with the Public Works department to resolve stormwater and floodplain ordinance violations.

- 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: Staff does not oppose the annexation or Heavy Industrial (H-I) zoning as long as the following conditions are applied to zoning:

Zoning Conditions by Planning Commission:

1. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville's Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.



2. No inert landfills allowed.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0072B-0001-001	Alternate ID	18934	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	144 CASSVILLE RD	Acreage	8.38		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Bartow County				
Brief Tax Description	LL379,380,413&414 D4 S3 Block USA				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  **Schneider**
 GEOSPATIAL

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

Meeting: April 18, 2024 Item3.

EC4-04
Rcvd 2/16/24

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

February 16, 2024

Mr. David Hardegee
City Planner
City of Cartersville, Georgia

Re: Oldcastle APG South, Inc. applications for annexation and rezoning

Dear David,

I am with this letter submitting applications for annexation and rezoning of certain property owned by Oldcastle APG South, Inc. This is a currently existing masonry manufacturing facility that Oldcastle seeks to update, expand and improve. While investigating this process, we discovered that of the several lots that make up the site, one is not in the City, and one that is in the City is not properly zoned for the existing or proposed use. Our desire is to bring all of this property into the City and obtain the correct zoning, which would be H-I under the City's code. I want to provide you with some additional information about the property and the project.

Existing and proposed conditions

Georgia Masonry Supply, an operating company for Oldcastle APG South, Inc., is one of the market leaders in hardscapes, masonry, and packaged products in Georgia, serving residential, non-residential, and public markets. Constructed in the late 1960s, the Cartersville plant was acquired in 2017 in conjunction with Oldcastle APG's acquisition of Block USA. The facility manufactures both concrete masonry units as well as segmental retaining wall (SRW) units. Concrete masonry units are used to construct various types of structures across residential, industrial & commercial industries. SRW units are used for vertical change applications and are designed/constructed as either gravity or reinforced soil retaining walls. SRW units are especially beneficial for construction in markets with elevation changes like North Georgia. The existing facility currently supplies products directly to local national retail stores such as Lowes & Home Depot as well as to local dealers & commercial/residential contractors. The facility currently operates 24 hours per day. The existing facility is operating at capacity with an aging machine and is struggling to keep up with demand without the addition of an additional masonry machine.

Oldcastle APG proposes to construct and operate a second masonry manufacturing machine on the unused portion of the existing site. The additional machine will be able to leverage current infrastructure, including the office, yard, site expertise, location and people with dispatch, site management and drivers. Sitework will include the construction of an addition to the existing building and the paving of select areas in the yard. The facility itself will house a new masonry machine, batching and curing equipment, and packaging equipment. The facility currently employs 15 full-time employees. It's expected the number will grow to 25-30 total employees with the addition of the second machine as demand increases. Additional supplies and materials will be purchased from existing local suppliers because of the increased capacity of the facility. All of the utilities to the facility are currently provided by the City under existing accounts, and we expect that will continue without change. The point of access for the facility is not proposed to be changed; we do expect that GDOT may require certain improvements to conform with current standards during the development process.

Regarding zoning and planning, the County portion of the facility is currently zoning A-1, even though I understand the facility predates County zoning. The portion of the facility in the City is partially zoned L-I (and is not subject to these applications because it only serves as the entrance feature) and partially zoned R-10. We seek to have the R-10 portion to be rezoned H-I to be consistent with the existing and proposed use. The City's future land use map shows that the property is appropriate for industrial uses, and this is consistent with the uses in the area.

We expect the proposed use will meet the H-I development standards, which I will now address:

The proposed facility will meet H-I development standards and related ordinances.

10.2.3. *Development standards.*

A. *Height regulations.* No structure shall exceed fifty (50) feet in height.

The new proposed building will match the height of the existing building, which complies with the 50-foot standard. The existing facility has silos that are 55 feet high; the new facility will either use new silos that either conform with the existing standard, or will seek a variance or text amendment if that is not feasible.

B. *Front yard setback:* Twenty (20) feet. This standard is met.

C. *Side yard setback:* Fifteen (15) feet. This standard is met.

D. *Rear yard setback:* Twenty (20) feet. This standard is met.

E. *Minimum lot area:* None. Not applicable.

F. *Minimum lot frontage:* One hundred seventy-five (175) feet adjoining a street. This standard is met.

G. *Minimum lot width at the building line:* One hundred (100) feet. This standard is met.

H. *Minimum buffer requirements.* In addition to required setbacks (except where abutting a railroad right of way) there shall be a fifty-foot wide buffer along all property lines which abut a residential district or use and a fifteen-foot wide buffer shall be required along all property lines abutting a nonresidential district other than the H-I district. Said buffers shall provide a visual screen in accordance with section 4.17 of this chapter. (Salvage yards see section 10.2.3.K. of this chapter.)

These buffer requirements will be incorporated into the design as we go through the development process.

I. Accessory structure requirements. See section 4.9 of this chapter.

These standards are met.

J. Other required standards.

- 1. No use shall be allowed that exceeds state and federal guidelines for allowable emissions and discharge of effluents into the air, water and soil.**

New equipment will continue to meet existing stormwater and air permit requirements.

- 2. No use shall be allowed that creates unabated noise creating a nuisance as defined under Georgia law.**

New equipment will not exceed the current equipment noise level and will comply with the noise requirements of the City.

10.2.4. Other regulations. The headings below contain additional, but not necessarily all provisions applicable to uses allowed in the H-I district.

- **City of Cartersville Landscaping Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.
- **City of Cartersville Sign Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.

Thank you for your assistance with this application, and let me know if I can provide further information.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen


Application for Annexation/ Zoning
City of Cartersville

Case Number: AZ24-01
Date Received: 2/16/24

Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18 7:00pm 2nd City Council 5/4/24 7:00pm

Applicant Oldcastle APG South, Inc Office Phone _____
 (printed name)
 Address 333 N. Green St. Suite 500 Mobile/ Other Phone _____
 City Greensboro State NC Zip 27401 Email _____
Brandon L. Bowen Phone (Rep) 770/387-1313
 Representative's printed name (if other than applicant) Email (Rep) bbowen@jdspe.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: My commission expires: 06/14/27
M Betancourt Notary Public



* Titleholder Oldcastle APG South, Inc Phone _____
 (titleholder's printed name)
 Address 333 N. Green St. Suite 500 Email _____
 Signature _____
 Signed, sealed, delivered in presence of: My commission expires: 06/14/27
M Betancourt Notary Public



Present Zoning District A-2 Requested Zoning H-I
 Acreage 8.38± Land Lot(s) 413,379,380 District(s) 4 Section(s) 3
 Location of Property: 144 Cassville Rd. Parcel ID No. 00728-0001-001
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: To make zoning/jurisdiction consistent with surrounding parcels and actual use.
 (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: _____

Tax Map Parcel(s) # 0072B-0001-001 Voting Ward(s) 5

Current Land Use Concrete Plant Current Zoning A-1

Proposed Land Use Concrete Plant Proposed Zoning W-I

Number of Dwelling Units N/A Number of Occupants N/A

Owner Occupied? Yes No

Number of School-aged Children N/A Grade Level(s) of School-aged Children N/A

School(s) to be attended: N/A

Current Utility Service Providers (Check Service provider or list if Other)

Water: City _____ County _____ Well/ Other _____

Sewer: City _____ County _____ Septic/ Other _____

Natural Gas: City _____ Other (List) _____

Electricity: City _____ GA Power _____ Greystone _____

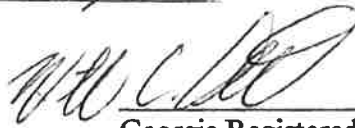
_____ Other (List) _____

SURVEYOR'S CERTIFICATE

That the undersigned a Georgia Registered Land Surveyor on behalf of the above annexation 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.

This 14TH day of FEBRUARY, 2024



Georgia Registered Land Surveyor



ZONING ADMINISTRATOR:

- 1. Annexation No.:
- 2. Yes No 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.

This _____ day of _____

Zoning Administrator

SPACE FOR CLERK OF SUPERIOR COURT

SURVEY FOR
ANNEXATION TO THE CITY OF CARTERSVILLE
 PROPERTY OF
OLDCASTLE APG SOUTH, INC.
 IN LAND LOTS 379, 380, 413 & 414
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA
 TOTAL AREA = 7.627 ACRES

STATE PLANE COORDINATE TABLE

Point	Northing	Easting
"A"	1518399.494	2101679.391
"B"	1518820.279	2101162.307
"C"	1519199.696	2101975.175
"D"	1518961.719	2102104.562

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

SPACE FOR GOVERNMENT BODY APPROVAL

NOTE:
 THIS PLAT DOES NOT REQUIRE APPROVAL OF THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.



DATE: 2-14-2024

WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803

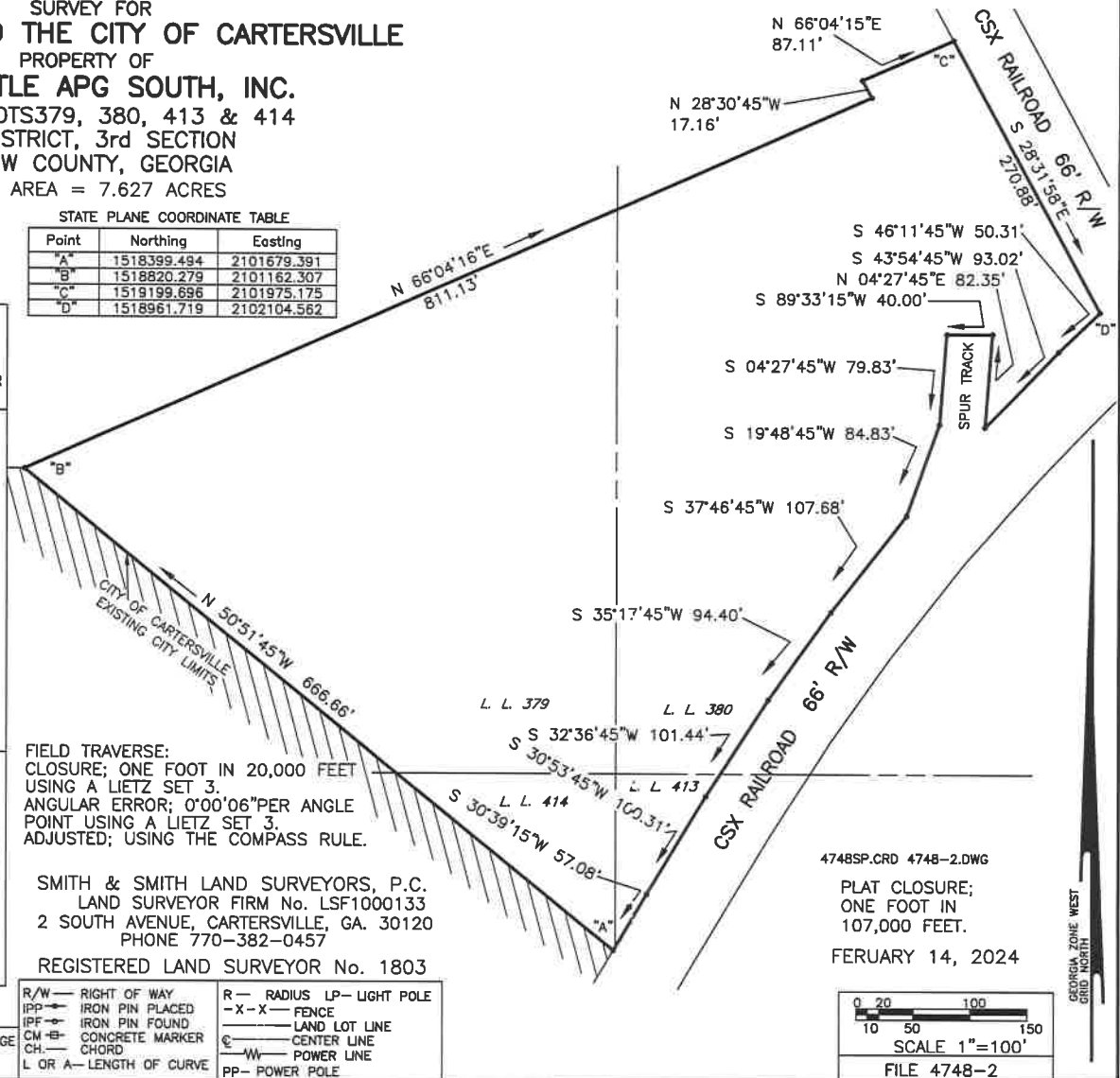
DATE OF LAST FIELD SURVEY WORK: 2-14-2024

FIELD TRAVERSE:
 CLOSURE; ONE FOOT IN 20,000 FEET USING A LIETZ SET 3.
 ANGULAR ERROR; 0'00'06" PER ANGLE POINT USING A LIETZ SET 3.
 ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
 LAND SURVEYOR FIRM No. LSF1000133
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

- R/W — RIGHT OF WAY
- IPP — IRON PIN PLACED
- IPF — IRON PIN FOUND
- CM — CONCRETE MARKER
- CH — CHORD
- L OR A — LENGTH OF CURVE
- R — RADIUS LP — LIGHT POLE
- X-X- FENCE
- LAND LOT LINE
- ⊕ — CENTER LINE
- POWER LINE
- PP — POWER POLE



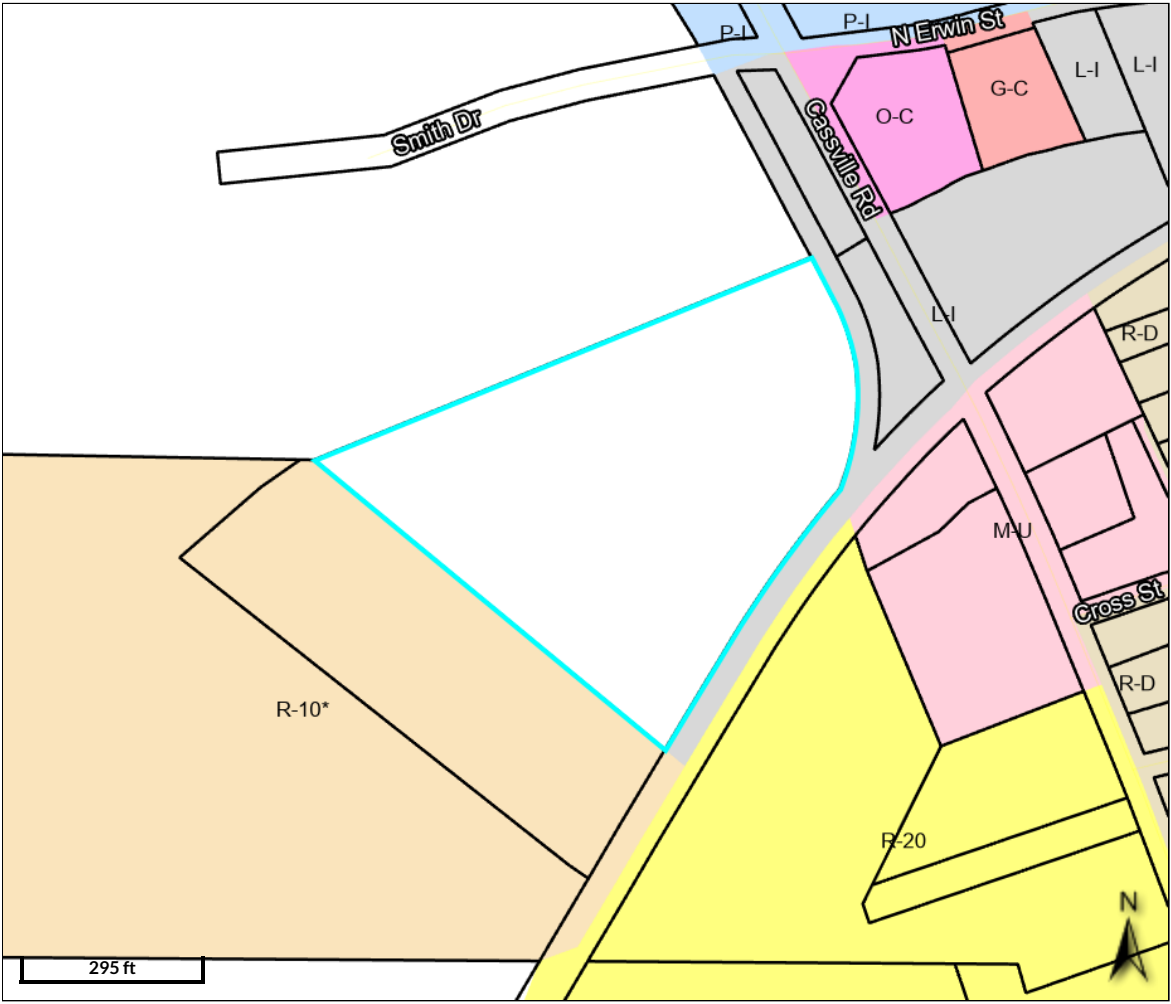
4748SP.CRD 4748-2.DWG

PLAT CLOSURE;
 ONE FOOT IN
 107,000 FEET.

FEBRUARY 14, 2024

0 20 100 150
 10 50 150
 SCALE 1"=100'
 FILE 4748-2

GEORGIA ZONE WEST GRID NORTH



- 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 0072B-0001-001
 Sec/Twp/Rng n/a
 Property Address 144 CASSVILLE RD

Alternate ID 18934
 Class Industrial
 Acreage 8.38

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

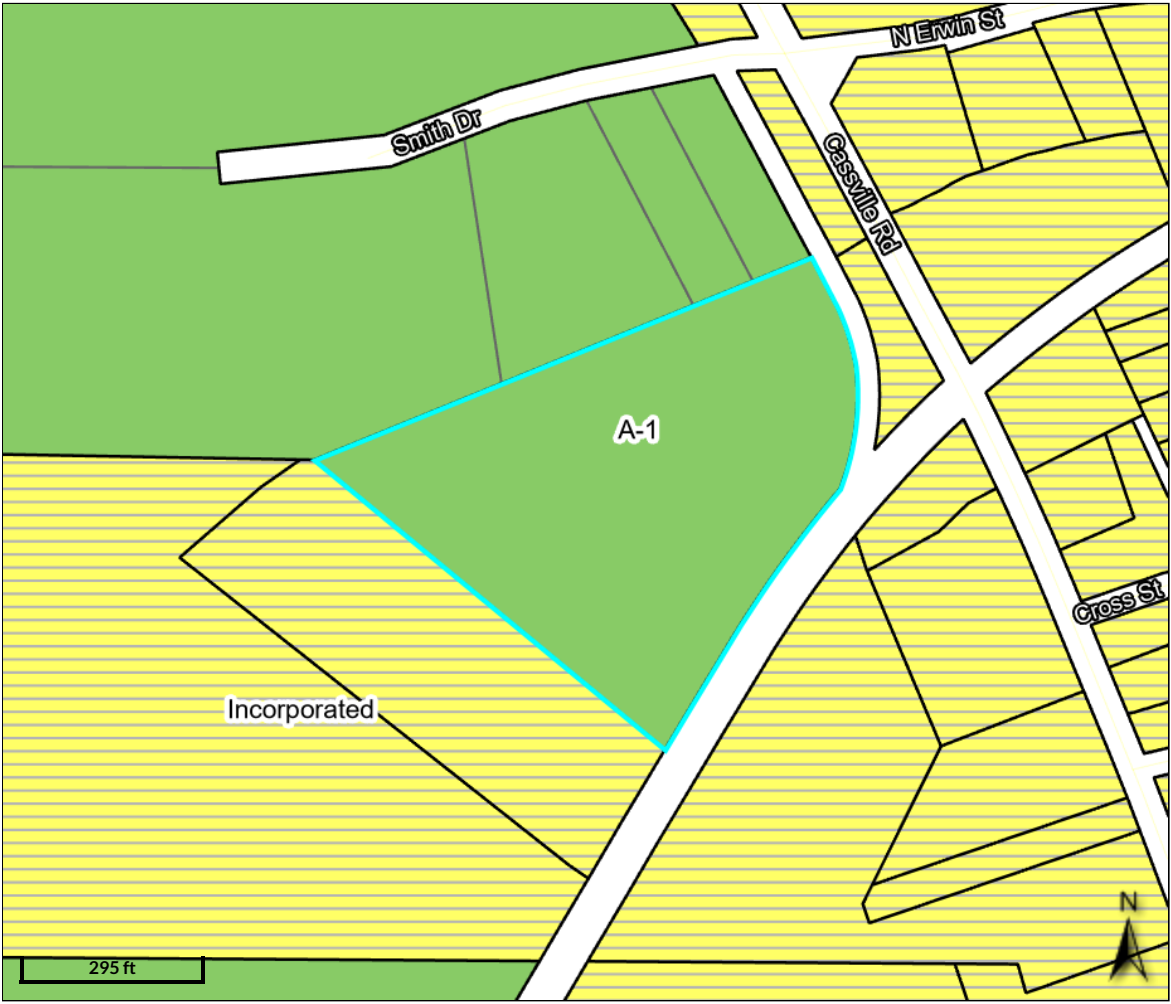
District
Brief Tax Description

Bartow County
LL379,380,413&414 D4 S3 Block USA
(Note: Not to be used on legal documents)

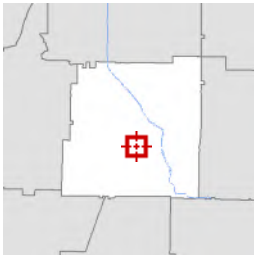
Meeting: April 18, 2024 Item3.

Date created: 2/21/2024
Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  **Schneider**
GEOSPATIAL



Overview




Legend

- Parcels
- Roads

Bartow County Zoning

- A-1
- A1 (wC)
- A1CU
- BPD
- BPD (wC)
- C-1
- C1 (wC)
- C1CU
- CN
- CN (wC)
- CNCU
- I-1
- I-2
- I1 (wC)
- I1CU
- I2 (wC)
- I2CU
- Incorporated
- M-1
- M1 (wC)
- M1CU
- O/I
- OI (wC)
- OICU
- PUD
- PUD (wC)
- PUDCU
- R-1
- R-2
- R-3
- R-4
- R-7
- R-8
- R-8 w/c
- R1 (wC)

-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

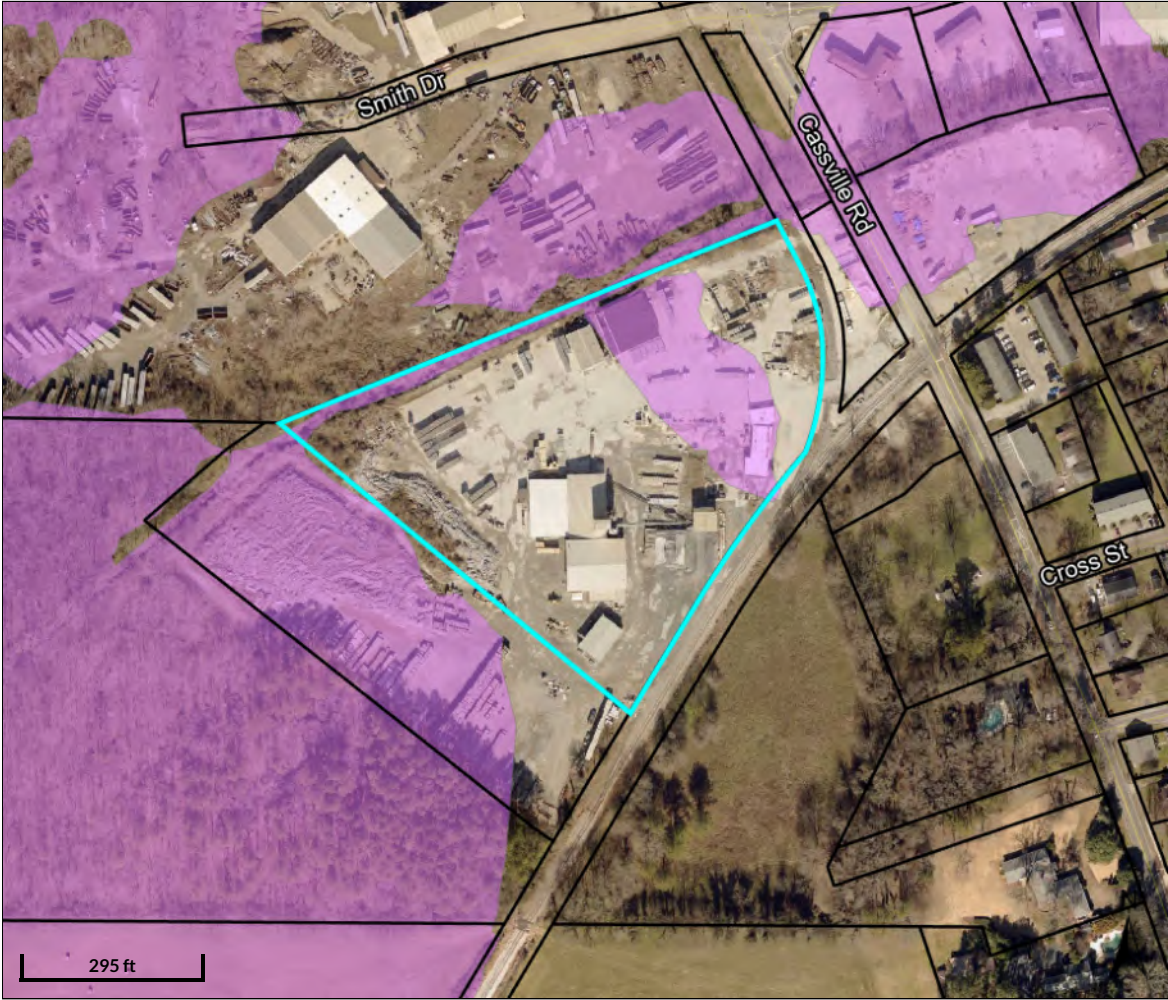
Parcel ID 0072B-0001-001 **Alternate ID** 18934
Sec/Twp/Rng n/a **Class** Industrial
Property Address 144 CASSVILLE RD **Acreage** 8.38

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

District Bartow County
Brief Tax Description LL379,380,413&414 D4 S3 Block USA
 (Note: Not to be used on legal documents)

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  Schneider
 GEOSPATIAL



Overview



Legend

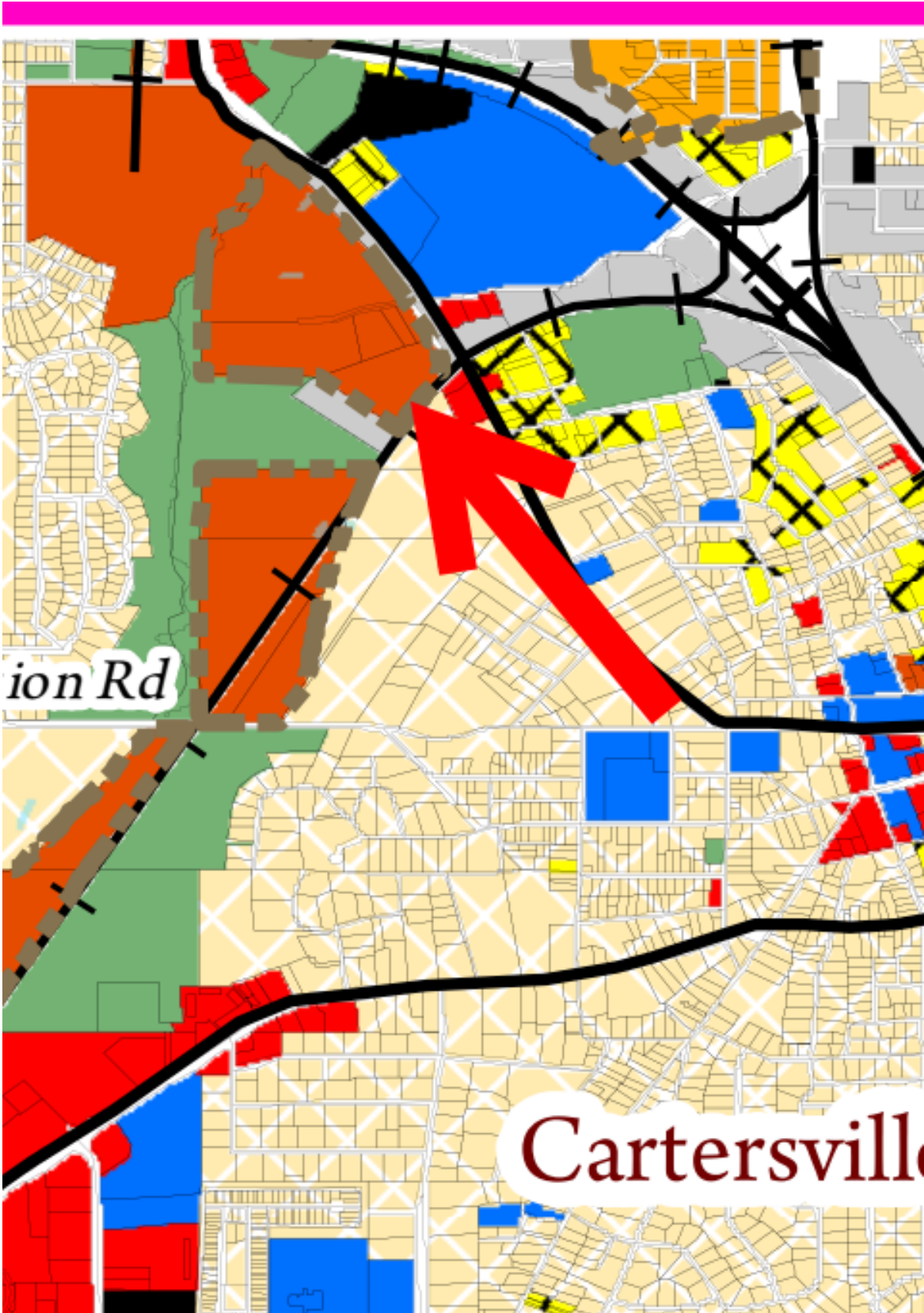
- Parcels
- Roads
- Streams and Rivers
- Flood Hazard Area**
- Bartow Regulatory
- FEMA

Parcel ID	0072B-0001-001	Alternate ID	18934	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	144 CASSVILLE RD	Acres	8.38		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046

District Bartow County
Brief Tax Description LL379,380,413&414 D4 S3 Block USA
 (Note: Not to be used on legal documents)

Date created: 4/3/2024
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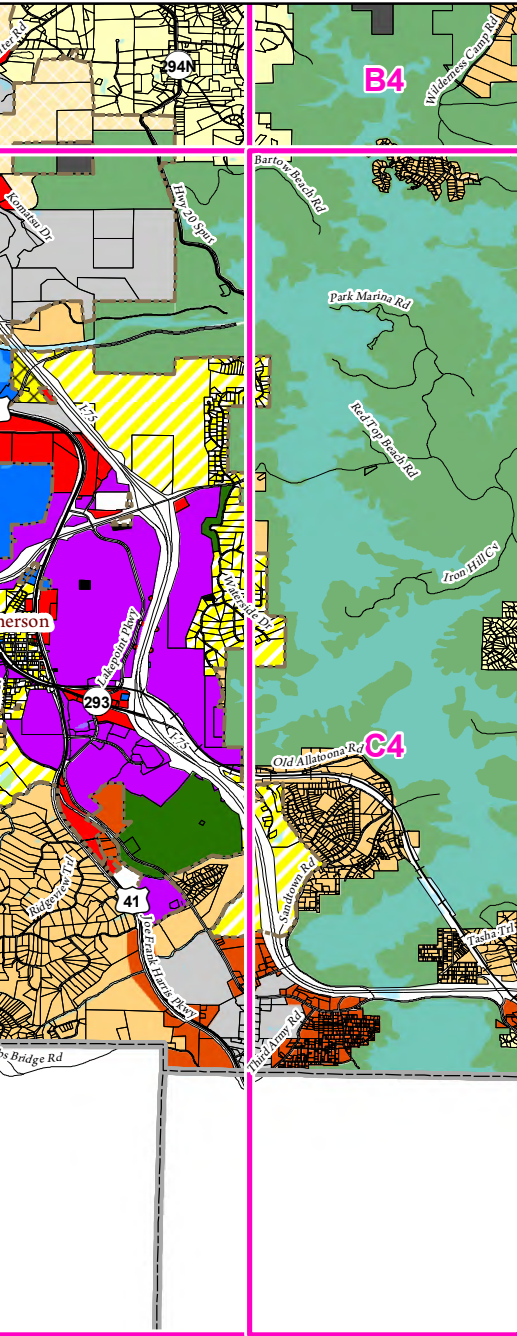
Developed by Schneider
 GEOSPATIAL



Future Land Use Map. 2022.

Meeting: April 18, 2024 Item3.

Land Use Map Bartow County, GA



- Roads
- Highways
- + Railroads
- - - City Limits

Future Land Use

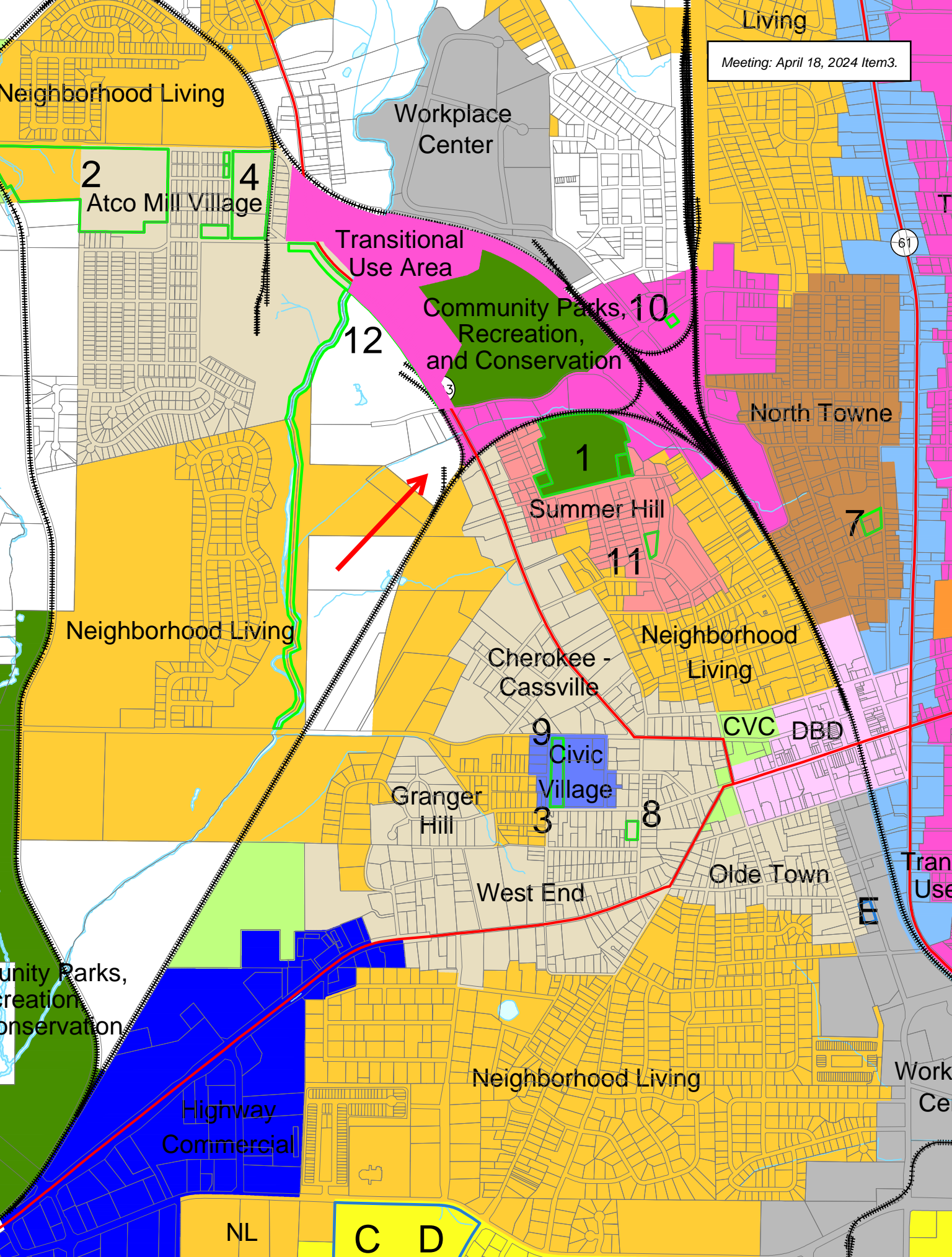
- Agriculture/Forestry
- Commercial
- Conservation
- High Density Residential
- Industrial ←
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use
- Mixed Use Commercial ←
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
- Residential
- Rural Estate
- Transportation/
- Communication/Utilities



1 in = 1 miles



Meeting: April 18, 2024 Item3.


























Future Development Map. 2018.

CARTERSVILLE, GEORGIA

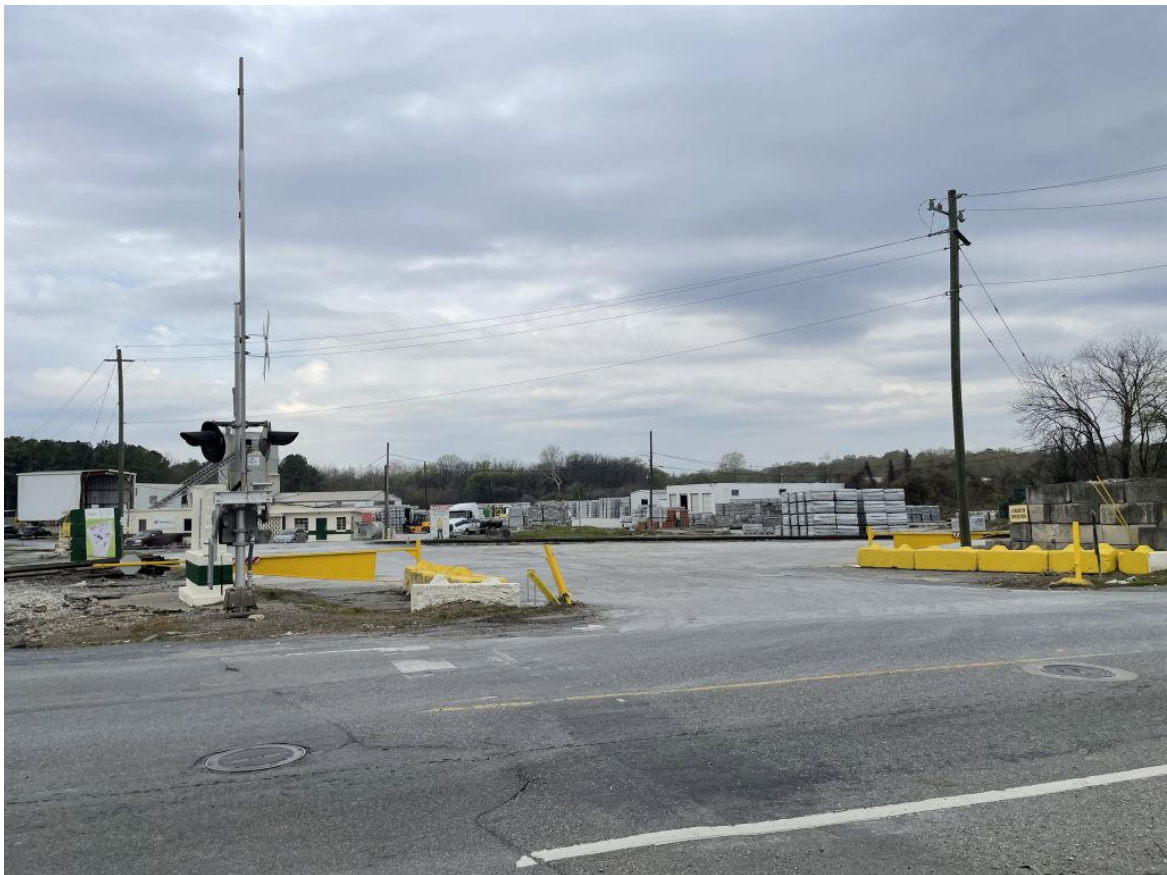
Future Development Map

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













n^rthwest GEORGIA REGIONAL COMMISSION

MEMORANDUM

From: Boyd Austin, Executive Director



[Boyd Austin \(Apr 9, 2024 17:23 EDT\)](#)

To: Local Governments, State Agencies, and Affected Parties

Date: April 9, 2024

Subject: Report on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

The Northwest Georgia Regional Commission has completed the regional review of DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville. This project would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site.

Comments Received

Georgia DNR, Floodplain Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA) portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.

For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:

- (i) Consider locating structures on portion of the site outside of the SFHA;
- (ii) As far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and
- (iii) Elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation; use flood resistant material for portions of facilities below the regulatory BFE." Please see full comments.

Rome Office: PO Box 1798 | Rome, GA 30162-1798

Dalton Office: 503 West Waugh Street | Dalton, GA 30720-3475

An Equal Opportunity Employer

Programs/Auxiliary Aids/Services Available Upon Request to Individuals with Disabilities



706.295.6485
nwgrc.org

USDA Natural Resources Conservation Service comments that this project is completely contained within a US Census Bureau designated urban area (Cartersville, GA 14185) and is exempt from farmland assessment. No watershed dams, wetlands reserve, or farm and ranchland easements are within the project area. Please see full comments.

Georgia DOT Aviation comments, "This proposal is 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport. If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm> Please see full comments.

NWGRC comments: The development should include all applicable and recommended best management practices to minimize stormwater runoff during construction and post-construction, and should implement and maintain stormwater BMPs and erosion and sedimentation controls during and after construction, including green infrastructure where applicable.

Consistency with Comprehensive Plan and Service Delivery Strategy

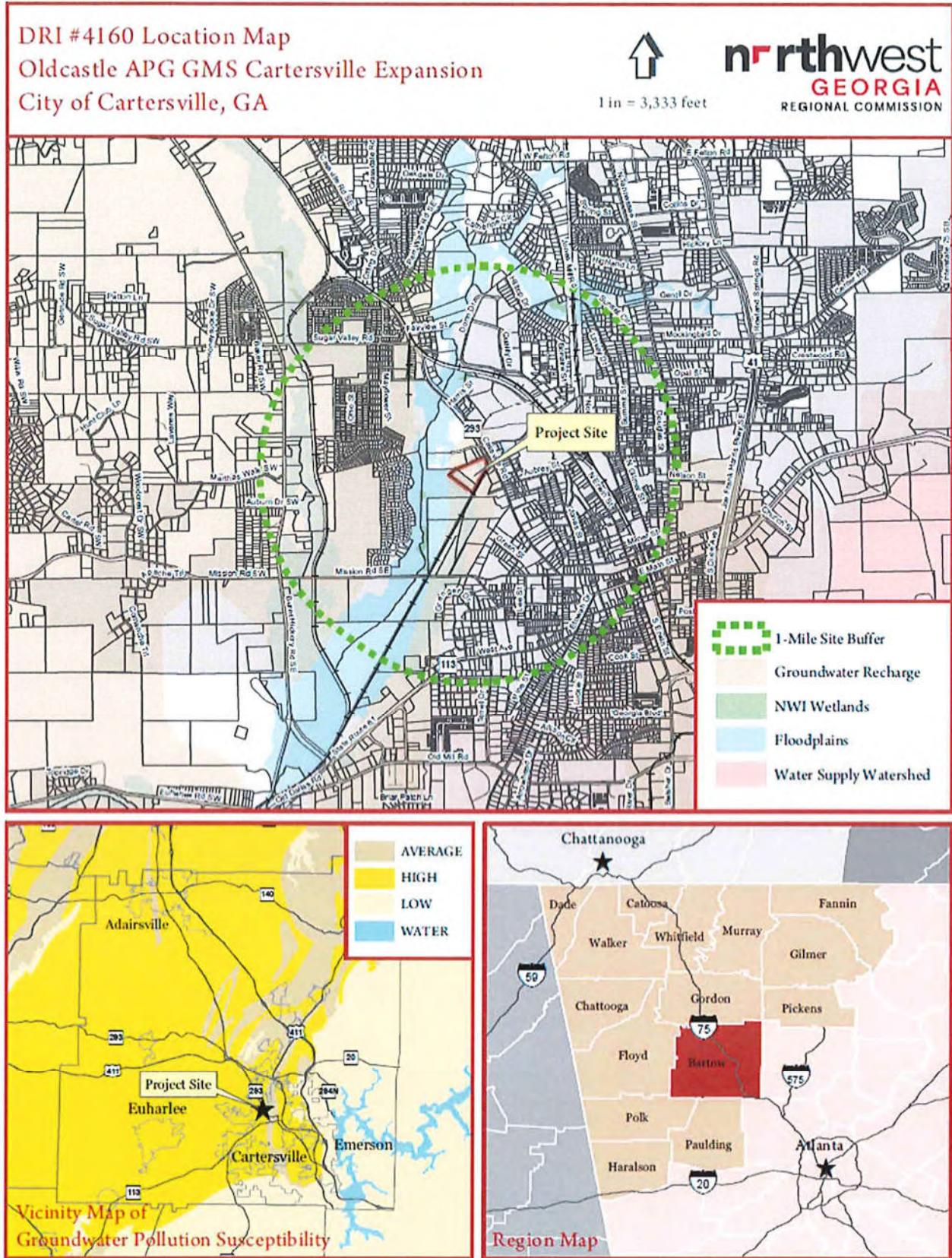
This area is shown on the 2023 Joint Comprehensive Plan Future Land Use Map for Cartersville as Commercial.

The City of Cartersville provides water and wastewater service in this area, according to the 2018 Service Delivery Strategy.

Consistency with 2019 Northwest Georgia Regional Plan

The area is designated as Developed on the Northwest Georgia Projected 2040 Regional Land Use Map. Developed areas exhibit urban-type development patterns; urban services are already being provided.

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville
LOCATION MAP



DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville
COMMENTS RECEIVED



Georgia State Office
355 East Hancock Ave
Athens, GA 30601

March 19, 2024

Boyd Austin, Executive Director
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, Georgia 30162

Re: Development Regional Impact 4160, Bartow County, City of Cartersville, Oldcastle APG GMS
Cartersville Expansion.

Dear Mr. Austin:

This letter replies to your request for information on the possible impacts of the proposed expansion of a concrete manufacturing facility project may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with the proposed project with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For FPPA purposes, farmland includes areas located within soil map units rated as prime farmland, unique farmland, or land of statewide or local importance not currently in urban/built up land use. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. It is our understanding that the proposed project involves federal funds or assistance, and thus could be subject to this assessment. However, this site is completely contained within a U.S. Census Bureau designated urban area (Cartersville, GA 14185) and is thus exempt from this assessment. You need take no further action for FPPA purposes.

Austin
Page 2

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there are no such structures downstream of the proposed project that could be affected by these activities.

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements downstream or in the near vicinity of the proposed project that could be affected by these activities.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at nelson.velazquezgotay@usda.gov.

Sincerely,

**NELSON
VELAZQUEZ
GOTAY**

Digitally signed by
NELSON VELAZQUEZ
GOTAY
Date: 2024.03.19
09:25:13 -04'00'

NELSON A. VELÁZQUEZ GOTAY
SOIL SCIENTIST

- cc: Dennis Brooks, Assistant State Conservationist (FO), NRCS, Griffin, GA
- Dennis Brooks, Acting District Conservationist, NRCS, Rome, GA
- Michael Henderson, Resource Soil Scientist, NRCS, Griffin, GA
- Julianne Meadows, Director of Regional Planning, NWGRC, Rome, GA

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville



Jeff W. Cown, Director

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

FLOODPLAIN ENCROACHMENT REVIEW

To: Julianne Meadows jmeadows@nwgrc.org

PROJECT NAME:	DRI 4160, Oldcastle APG GMS Cartersville Expansion	COUNTY:	Bartow	COMMUNITY:	Bartow County
LOCATION:	Please refer to the project location map.				
BRIEF PROJECT DESCRIPTION:	This project would expand the concrete manufacturing facility by approximately 20,000 SF to include a second masonry manufacturing machine on an unused portion of the existing site.				
APPLICANT:	NWGRC	APPLICATION DATED:	03/15/2024	APPLICATION RECEIVED:	03/15/2024
SFHA* ENCROACHMENT:	Yes	EFFECTIVE PANEL(S):	13015C0266H (Effective Date: 10/05/2018)	FLOOD RISK ZONE(S):	AE (Floodway Identified), X
	www.georgiadfirm.com	PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
	https://msc.fema.gov/portal	LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Etowah (8 Digit HUC: 03150104)	COMMUNITY CONTACT:	County Engineer Address: 135 West Cherokee Avenue, Suite 124, Cartersville, GA 30120 Tel: (678) 535-6942		
COMMENTS:	<p>After review of the effective Flood Insurance Rate Map (FIRM) panel cited above developed by the Federal Emergency Management Agency (FEMA), portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.</p> <p>For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:</p> <ul style="list-style-type: none"> (i) consider locating structures on portion of the site outside of the SFHA; (ii) as far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and (iii) elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation use flood resistant material for portions of facilities below the regulatory BFE <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>				
Prepared By:	Olivia Martin	Telephone:	(470) 845-1108	Email:	Olivia.Martin@dnr.ga.gov
Signature:	<i>Olivia Ts. Maren</i>		Date:	03/18/2024	

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Attachments:

Cartersville, Georgia

GEORGIA FLOOD MAP PROGRAM



Property Flood Risk:
High Risk Zone AE

Flood Depths:

Current Flood Zone	AE	1% ANNUAL CHANCE FLOOD
Probability of Flooding	Not Available	100 YEAR
Base Flood Elevation	Not Available	100 YEAR FLOOD/DFR
Local AE Code	Not Available	100 YEAR FLOOD/DFR
Proprietary Flood Zone	Not Available	100 YEAR FLOOD/DFR
Flood Zone Change Type	Not Available	100 YEAR FLOOD/DFR

Location Information

Parcel: 13015C42004
 Waterbody: 450000
 County: HAWK
 Community ID: 13015C
 Map Status: EFFECTIVE

* Flood Depths shown for this report are derived from FEMA FloodMAP products and are limited to the nearest tenth of a foot. These results are calculated from a 2D modeling and do not account for flood dynamics. Only those areas with a depth of 20% or more of a 100-year return period are shown. Please consult with your local emergency management for more information on flood risk. For more information, visit: www.flood.gov

Nature Doesn't Read Flood Maps

Many people don't understand just how fast the weather can be. There is a general 20% chance that a non-precipitated storm in the US will be accompanied by a 30-year wind gust.

The storm that a property will suffer during the same period is uncertain.

FOR MORE INFORMATION VISIT: www.flood.gov

Legend with Flood Zone Designations

— Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone V1 (High Risk)	Floodway Decrease
--- Base Flood Elevation	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
--- Cross Sections	1% Flood - Zone A, AE, or AO (High Risk)	Letters of Map Revision	100 Year Flood Zone Decrease
--- Coastal Frontlands	1% Flood - X (Shaded) (Moderate Risk)	Coastal Barrier Resource Area	100 Year Flood Zone Increase
— FIRM Panel Index	Area of Undersaturated Flood Hazard	— Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any local flood exposure or flow zone design for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and requests for assistance, please refer to the National Flood Insurance Program website at www.flood.gov. This data is not to be used to determine any local flood exposure or flow zone design for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and requests for assistance, please refer to the National Flood Insurance Program website at www.flood.gov. This data is not to be used to determine any local flood exposure or flow zone design for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and requests for assistance, please refer to the National Flood Insurance Program website at www.flood.gov.

FIRM Extract



MAP PANELS

- Approximate location based on user input and does not represent an authoritative property location
- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, AE
- With BFE or Depth Regulatory Flood AE (Zone AE, AE, AE, AE)
- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone I
- Area with Increased Flood Risk due to Levee Side Trench Zone I
- Area with Flood Risk due to Levee Zone I

OTHER AREAS OF FLOOD HAZARD

- Area of Undersaturated Flood Hazard
- Other Potential Area
- Coastal Barrier Resource System Area

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Control Structure
- Base Flood Elevation Line (BFE)
- Limit of Study
- Admission Boundary
- Control Structure Boundary
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dam, or Floodwall

FEMA Extract

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville



Site Review

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Northwest Georgia Regional Commission DRI Comment Form

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, Comment Form

The Northwest Georgia Regional Commission is requesting comments on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, which would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site. Please email comments to jmeadows@nwgrc.org within the following 15-day period: March 11, 2024- March 25, 2024.

Comments

Name: Alan Hood
Date:3/26/24
Organization: GDOT Aviation

Comments:

This site is approximately 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport.

If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on this proposal.






DRI 4160 Oldcastle APG Cartersville Report

Final Audit Report

2024-04-09

Created:	2024-04-09
By:	Julie Meadows (jmeadows@nwgrc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMh1Auvm6wTTb3rUPnfGYq5_nbYV6iQHA

"DRI 4160 Oldcastle APG Cartersville Report" History

-  Document created by Julie Meadows (jmeadows@nwgrc.org)
2024-04-09 - 4:30:23 PM GMT
-  Document emailed to Boyd Austin (baustin@nwgrc.org) for signature
2024-04-09 - 4:30:35 PM GMT
-  Email viewed by Boyd Austin (baustin@nwgrc.org)
2024-04-09 - 9:22:54 PM GMT
-  Document e-signed by Boyd Austin (baustin@nwgrc.org)
Signature Date: 2024-04-09 - 9:23:19 PM GMT - Time Source: server
-  Agreement completed.
2024-04-09 - 9:23:19 PM GMT



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Public Hearing – 1st Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z24-04. 144 Cassville Rd. Applicant: Old Castle APG South, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Applicant requests a change in zoning from R-10 with conditions to H-I (Heavy Industrial) for the 4.2-acre tract. Staff does not oppose the Heavy Industrial (H-I) zoning as long as the following conditions are applied to zoning:</p> <ol style="list-style-type: none"> 1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations. 2. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Cartersville’s Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT. 3. If the applicant desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD. <p>Planning Commission recommended approval 6-0.</p>
LEGAL:	N/A

ZONING SYNOPSIS

Petition Number(s): Z24-04

REQUEST SUMMARY:

Old Castle APG South, Inc., applicant, requests a change in zoning from R10 (Residential) with conditions to Heavy Industrial (H-I) to accurately reflect the land use of the property. The property is being used for concrete product storage.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: Old Castle APG South, Inc.
Representative: Brandon Bowen, Esq.
Location: 144 Cassville Rd. (Tax ID No. C025-0006-092)
Total Acreage: 4.20 +/- Acres

LAND USE INFORMATION

Current Zoning: R-10 with Conditions.
Proposed Zoning: H-I (Heavy Industrial)
Proposed Use: Concrete Products Manufacturing/ Storage

Current Zoning of Adjacent Property:

North: County A-1 Agriculture
South: R-20 (Residential)
East: County A-1 Agriculture (AZ24-01)
West: City R-10 with conditions.

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 379, 380, 413
Ward: 5 **Council Member:** Gary Fox

The Future Development Map designates adjacent properties as: Neighborhood Living, Transitional Use Area, and the Cherokee-Cassville Historic District.

The Future Land Use Map designates adjacent or nearby city properties as: Mixed-Use Commercial, Low-Medium Density Residential, Parks/ Conservation.

ANALYSIS

City Departments Reviews

Electric: No comments received

Fibercom: Takes no exception.

Fire: No comments received.

Gas: Takes no exception.

Planning and Development: Takes no exception.

Public Works: The following comments from Public Works for annexation request AZ24-01 and zoning request Z24-04:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations (Z24-04).
2. If Oldcastle desires to dispose of inert waste onsite then an inert landfill must be designed, reviewed, and permitted through the GA EPD.
3. Requirements for stormwater runoff and stormwater quality should be required for the site as outlined in City of Cartersville's Code of Ordinances - ARTICLE IX.-POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.

Water and Sewer: Takes No Exceptions

Cartersville School District: No objections.

Bartow County: NA

Public comments: None received as of 4-1-24.

STAFF SUMMARY:

Applicant requests to rezone 4.20 acres (+/-) located west of 144 Cassville Road (Tax ID C025-0006-092). The property is owned by Old Castle APG South, Inc and the property is currently used for outdoor storage of concrete waste or unused products or inventory.

H-I, Heavy Industrial, zoning is requested for the parcel. The existing zoning is R-10 with conditions. This zoning application is also accompanied by the annexation application, AZ24-01, which requests the rezoning of the 8.38 acres to the east for the same purposes. The properties are owned by the same company.

City gas, electric, water, sewer and stormwater utilities are available in the area.

There are several environmental violations on site that the owner is aware of and is actively pursuing solutions to correct the violations. The owner is discussing and coordinating these activities with the city's Public Works staff.

Public Works comments should be included as conditions of zoning of this annexation application, if the application is approved.

The 4.20 acres was originally part of the Reserve at Pettit Creek subdivision rezoning in 2004. See included documents for Zoning application Z04-03. The tract was subdivided from the Reserve tract about 2009 per the County tax records and plat.

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 zoning proposal will permit a use (industrial) that is suitable in view of the use and development of adjacent and nearby property. This industrial use has existed since the 1960s.
- 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 zoning should not adversely affect the existing use or usability of adjacent property. No changes in land use are proposed.
- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current R-10 zoning, the property does have a reasonable economic use as greenspace in a floodplain. The property was acquired about 2007 and used for concrete material storage.
- 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. No changes in land use are proposed.
- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning would conform to the city's land use plan for the area. (Industrial)

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 should not have an adverse environmental effect. Adverse environmental impacts have been occurring on site since about 2007 based on the City of Cartersville Development Regulations. The current owner is working with the Public Works department to resolve stormwater and floodplain ordinance violations.

H.W 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: Staff does not oppose the Heavy Industrial (H-I) zoning with the following conditions applied to zoning:

Zoning Conditions:

1. Concrete waste on Parcel C025-0006-092 needs to be removed from the floodplain and disposed of properly in an inert landfill as a condition of zoning approval per our local floodplain management standard as outlined in Article VI of our local development regulations.
2. Stormwater runoff and stormwater quality solutions are required for the site as outlined in City of Carterville’s Code of Ordinances, CHAPTER 7.5, DEVELOPMENT REGULATIONS, ARTICLE IX, POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT.
3. No inert landfills allowed.

**Ordinance
of the
City of Cartersville, Georgia**

Ordinance No. 31-04

Petition No. Z04-03

NOW BE IT AND IT IS HEREBY ORDAINED by the Mayor and City Council of the City of Cartersville, Georgia, all that certain tract of land owned by Earl B. Lewis Family, LLLP (Wellcraft Homes) located on the north side of Mission Road between Burnt Hickory Road and Cassville Road. Said property contains 131.273 acres located in the 4th District, 3rd Section, land Lots 377-379, 413-415, 449 & 450 as shown of the attached plat Exhibit A. Property is hereby rezoned from R-20 (Single Family Residential) to R-10 (Single Family Residential) with the following conditions. Zoning will be duly noted on the official zoning map of the City of Cartersville, Georgia.

1. The maximum number of lots to be limited to 199.
2. There shall be no construction within the floodway and floodplain.
3. Minimum heated floor area of the homes to be 1800 square feet.
4. The development to include an amenity package at a minimum to include swimming pool, and open space set aside (approximately 60 acres) for passive recreation of the majority of floodplain area.

BE IT AND IT IS HEREBY ORDAINED.

ADOPTED this the 15th day of April 2004. First Reading
ADOPTED this the 6th day of May 2004. Second Reading.

/s/ _____
Michael G. Fields
Mayor

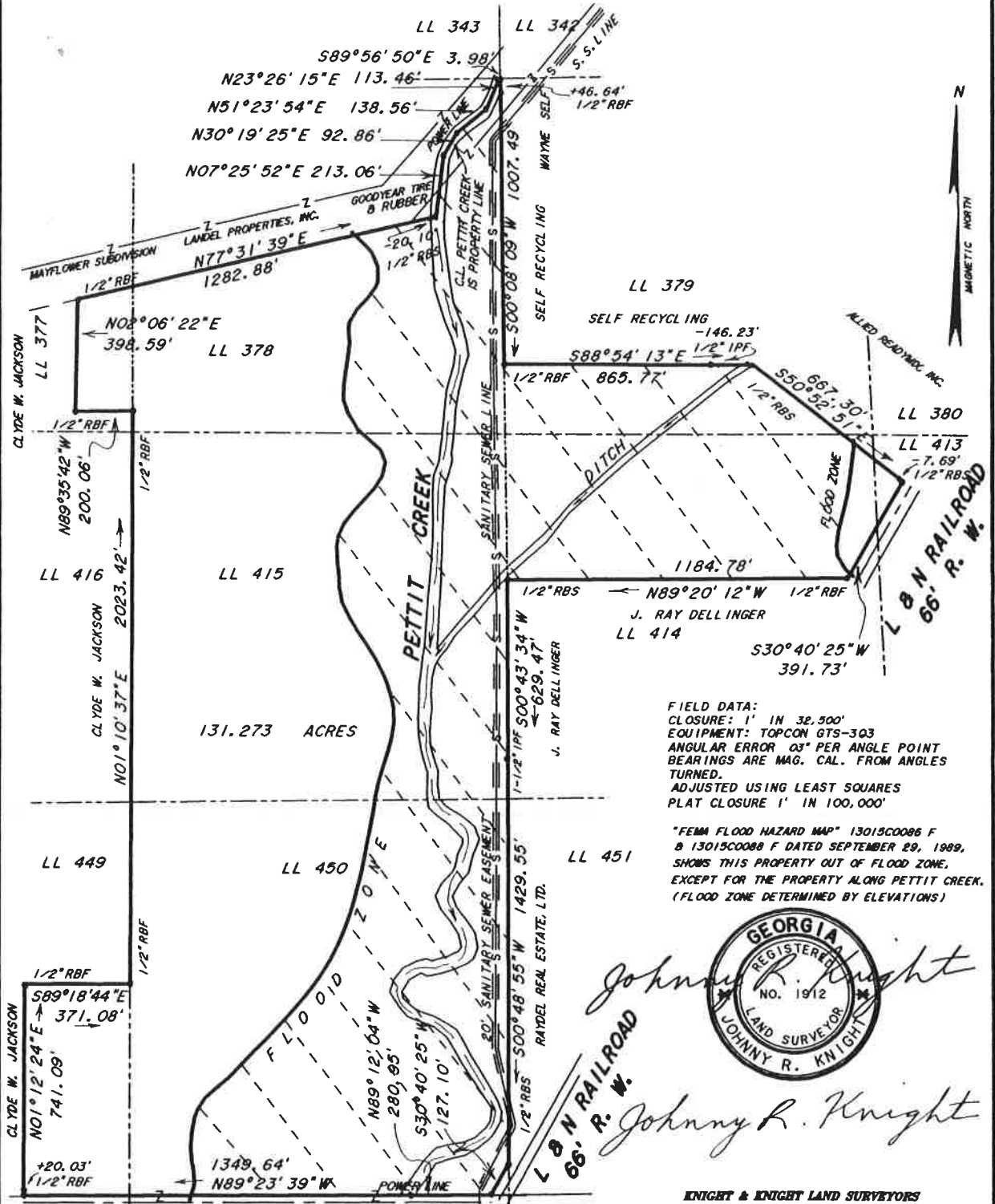
ATTEST:

/s/ _____
Sandra E. Cline
City Clerk

SURVEYED FOR
WELL CRAFT HOMES

Meeting: April 18, 2024 Item 4.

IN LAND LOTS 377, 378, 379, 413, 414, 415, 449 & 450,
4TH. DISTRICT, 3RD. SECTION, CITY OF CARTERSVILLE,
BARTOW COUNTY, GEORGIA
DATE OF PLAT 1-28-2004 SCALE 1" = 350'
DATE OF FIELD WORK 12-11-2003 -- 1-10-2004



131.273 ACRES

FIELD DATA:
CLOSURE: 1' IN 32,500'
EQUIPMENT: TOPCON GTS-303
ANGULAR ERROR: 03" PER ANGLE POINT
BEARINGS ARE MAG. CAL. FROM ANGLES
TURNED.
ADJUSTED USING LEAST SQUARES
PLAT CLOSURE 1' IN 100,000'

"FEMA FLOOD HAZARD MAP" 13015C0086 F & 13015C0088 F DATED SEPTEMBER 29, 1989, SHOWS THIS PROPERTY OUT OF FLOOD ZONE, EXCEPT FOR THE PROPERTY ALONG PETTIT CREEK. (FLOOD ZONE DETERMINED BY ELEVATIONS)



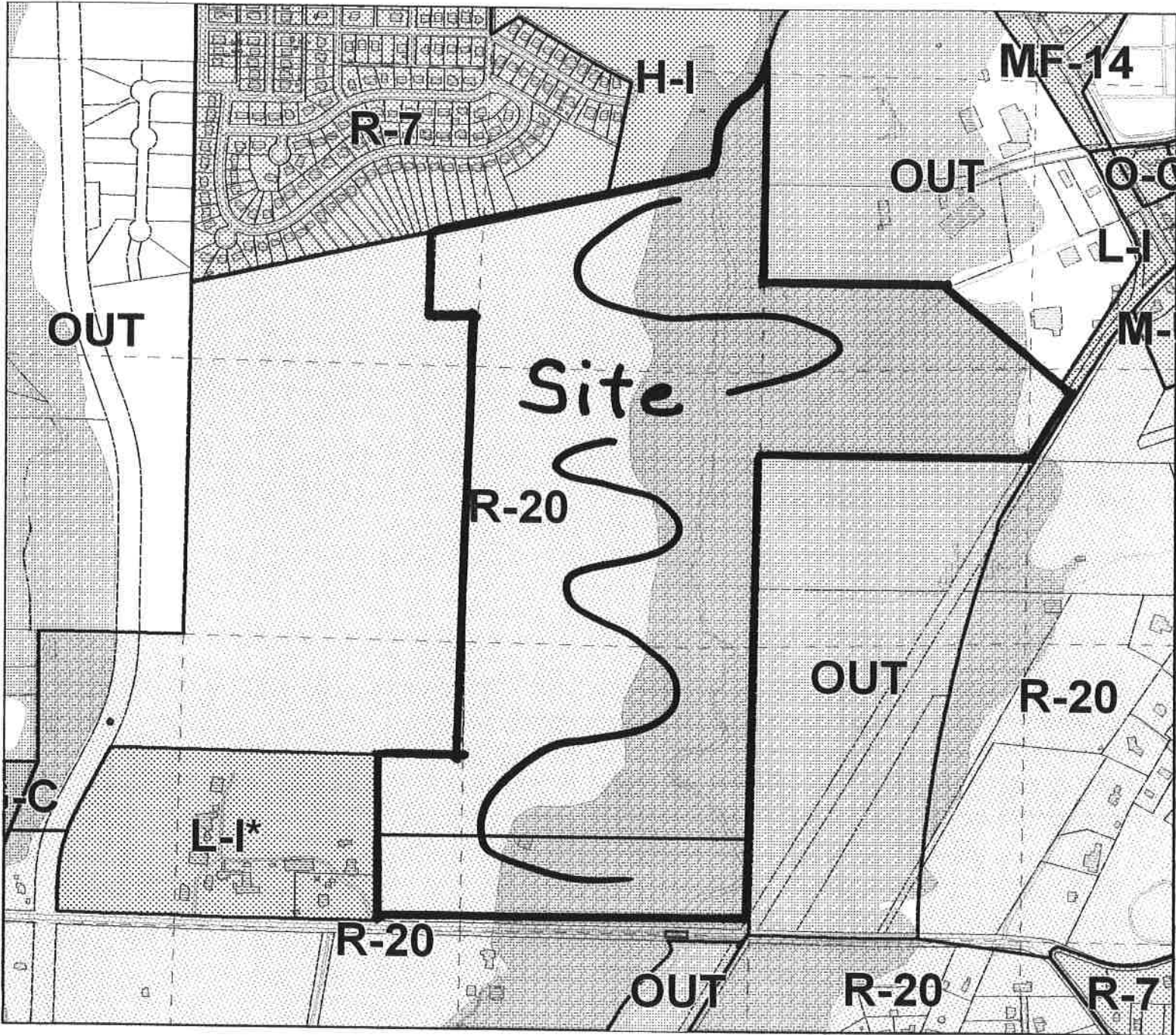
Johnny R. Knight
L & N RAILROAD
66' R. W.

KNIGHT & KNIGHT LAND SURVEYORS
478 MISSION ROAD
CARTERSVILLE, GEORGIA 30180
TELEPHONE (770) 388-7975
OR (770) 388-5585



Z04-03

Meeting: April 18, 2024 Item4.



SCALE 1 : 7,919



N



144 Cassville Rd

Meeting: April 18, 2024 Item4.



144 Cassville Rd

Meeting: April 18, 2024 Item4.



© All EagleView Technology Corporation



Overview



Legend

- Parcels
- Roads

Parcel ID	C025-0006-092	Alternate ID	44604	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	CASSVILLE RD	Acreage	4.2		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Cartersville				
Brief Tax Description	LL 379, 380, 413, 414 D 4				
	(Note: Not to be used on legal documents)				

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by **Schneider**
 GEOSPATIAL

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

Meeting: April 18, 2024 Item 4.

EC4-04
Rec'd 2/16/24

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

February 16, 2024

Mr. David Hardegree
City Planner
City of Cartersville, Georgia

Re: Oldcastle APG South, Inc. applications for annexation and rezoning

Dear David,

I am with this letter submitting applications for annexation and rezoning of certain property owned by Oldcastle APG South, Inc. This is a currently existing masonry manufacturing facility that Oldcastle seeks to update, expand and improve. While investigating this process, we discovered that of the several lots that make up the site, one is not in the City, and one that is in the City is not properly zoned for the existing or proposed use. Our desire is to bring all of this property into the City and obtain the correct zoning, which would be H-I under the City's code. I want to provide you with some additional information about the property and the project.

Existing and proposed conditions

Georgia Masonry Supply, an operating company for Oldcastle APG South, Inc., is one of the market leaders in hardscapes, masonry, and packaged products in Georgia, serving residential, non-residential, and public markets. Constructed in the late 1960s, the Cartersville plant was acquired in 2017 in conjunction with Oldcastle APG's acquisition of Block USA. The facility manufactures both concrete masonry units as well as segmental retaining wall (SRW) units. Concrete masonry units are used to construct various types of structures across residential, industrial & commercial industries. SRW units are used for vertical change applications and are designed/constructed as either gravity or reinforced soil retaining walls. SRW units are especially beneficial for construction in markets with elevation changes like North Georgia. The existing facility currently supplies products directly to local national retail stores such as Lowes & Home Depot as well as to local dealers & commercial/residential contractors. The facility currently operates 24 hours per day. The existing facility is operating at capacity with an aging machine and is struggling to keep up with demand without the addition of an additional masonry machine.

Oldcastle APG proposes to construct and operate a second masonry manufacturing machine on the unused portion of the existing site. The additional machine will be able to leverage current infrastructure, including the office, yard, site expertise, location and people with dispatch, site management and drivers. Sitework will include the construction of an addition to the existing building and the paving of select areas in the yard. The facility itself will house a new masonry machine, batching and curing equipment, and packaging equipment. The facility currently employs 15 full-time employees. It's expected the number will grow to 25-30 total employees with the addition of the second machine as demand increases. Additional supplies and materials will be purchased from existing local suppliers because of the increased capacity of the facility. All of the utilities to the facility are currently provided by the City under existing accounts, and we expect that will continue without change. The point of access for the facility is not proposed to be changed; we do expect that GDOT may require certain improvements to conform with current standards during the development process.

Regarding zoning and planning, the County portion of the facility is currently zoning A-1, even though I understand the facility predates County zoning. The portion of the facility in the City is partially zoned L-I (and is not subject to these applications because it only serves as the entrance feature) and partially zoned R-10. We seek to have the R-10 portion to be rezoned H-I to be consistent with the existing and proposed use. The City's future land use map shows that the property is appropriate for industrial uses, and this is consistent with the uses in the area.

We expect the proposed use will meet the H-I development standards, which I will now address:

The proposed facility will meet H-I development standards and related ordinances.

10.2.3. *Development standards.*

A. *Height regulations.* No structure shall exceed fifty (50) feet in height.

The new proposed building will match the height of the existing building, which complies with the 50-foot standard. The existing facility has silos that are 55 feet high; the new facility will either use new silos that either conform with the existing standard, or will seek a variance or text amendment if that is not feasible.

B. *Front yard setback:* Twenty (20) feet. This standard is met.

C. *Side yard setback:* Fifteen (15) feet. This standard is met.

D. *Rear yard setback:* Twenty (20) feet. This standard is met.

E. *Minimum lot area:* None. Not applicable.

F. *Minimum lot frontage:* One hundred seventy-five (175) feet adjoining a street. This standard is met.

G. *Minimum lot width at the building line:* One hundred (100) feet. This standard is met.

H. *Minimum buffer requirements.* In addition to required setbacks (except where abutting a railroad right of way) there shall be a fifty-foot wide buffer along all property lines which abut a residential district or use and a fifteen-foot wide buffer shall be required along all property lines abutting a nonresidential district other than the H-I district. Said buffers shall provide a visual screen in accordance with section 4.17 of this chapter. (Salvage yards see section 10.2.3.K. of this chapter.)

These buffer requirements will be incorporated into the design as we go through the development process.

I. Accessory structure requirements. See section 4.9 of this chapter.

These standards are met.

J. Other required standards.

- 1. No use shall be allowed that exceeds state and federal guidelines for allowable emissions and discharge of effluents into the air, water and soil.**

New equipment will continue to meet existing stormwater and air permit requirements.

- 2. No use shall be allowed that creates unabated noise creating a nuisance as defined under Georgia law.**

New equipment will not exceed the current equipment noise level and will comply with the noise requirements of the City.

10.2.4. Other regulations. The headings below contain additional, but not necessarily all provisions applicable to uses allowed in the H-I district.

- **City of Cartersville Landscaping Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.
- **City of Cartersville Sign Ordinance.** The requirements of this ordinance will be incorporated in the design during the development process.

Thank you for your assistance with this application, and let me know if I can provide further information.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen

Application for Rezoning

City of Cartersville

Case Number: 224-04

Date Received: 2/16/24

Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18/24 7:00pm 2nd City Council 5/4/24 7:00pm

Applicant Oldcastle APG South, Inc Office Phone _____
(printed name)
 Address 333 N. Green St. Suite 500 Mobile/ Other Phone _____
 City Greensboro State NC Zip 27401 Email _____
Brandon Bowen Phone (Rep) 770 387-1375
 Representative's printed name (if other than applicant) Email (Rep) bbowen@jbswpc.com
 Representative Signature _____ Applicant Signature J-R
 Signed, sealed and delivered in presence of: My commission expires:
M. Betancourt 06/14/27
 Notary Public



* Titleholder Oldcastle APG South, Inc Phone _____
(titleholder's printed name)
 Address 333 N. Green St. Suite 500 Email _____
 Signature J-R
 Signed, sealed, delivered in presence of: My commission expires:
M. Betancourt 06/14/27
 Notary Public



Present Zoning District R-10 Requested Zoning H-1
 Acreage 4.2 Land Lot(s) 379, 280 District(s) 4 Section(s) 3
 Location of Property: 144 Cassville Rd Parcel ID No. 025-006-092
(street address, nearest intersections, etc.)
 Reason for Rezoning Request: To bring zoning in line with existing and proposed continued use.
(attach additional statement as necessary)

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

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

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

Date of Application: 2/15/24

Date Two Years Prior to Application: 2/16/22

Date Five Years Prior to Application: 2/16/19

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

	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		
Lamar Pendley, Chair	_____	_____
Anissa Cooley	_____	_____
Fritz Dent	_____	_____
Greg Culverhouse	_____	_____
Jeffery Ross	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____

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.


2/16/24

 Signature Date


 Print Name

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: 2/15/2024


Date Two Years Prior to Application: 2/15/2022

Date Five Years Prior to Application: 2/15/2019

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:

	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		
Lamar Pendley, Chair	_____	_____
Anissa Cooley	_____	_____
Fritz Dent	_____	_____
Greg Culverhouse	_____	_____
Jeffery Ross	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____

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.


2/16/24

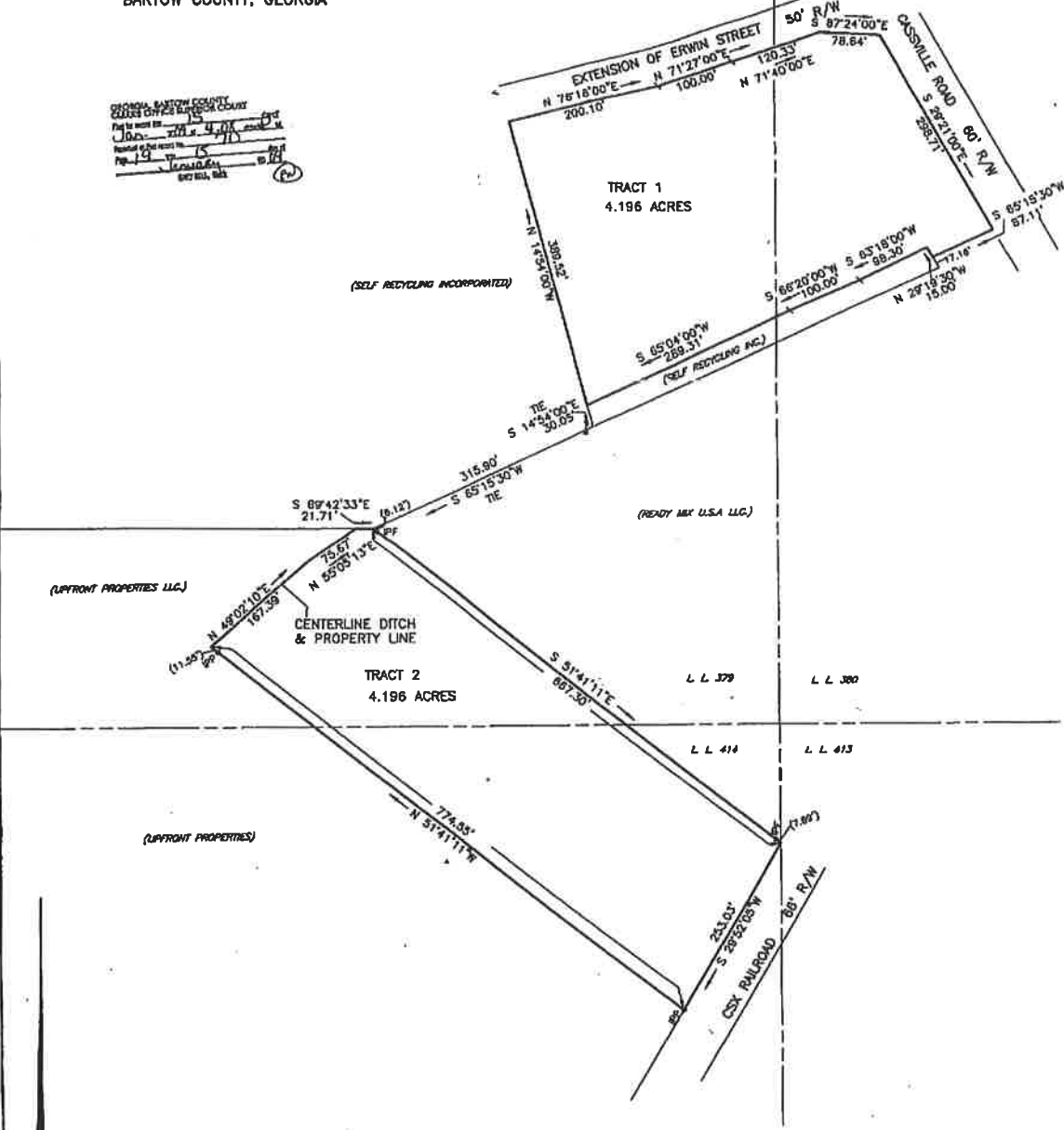
 Signature Date

Brandon Bower

 Print Name

SURVEY FOR
TRACT 1
UPFRONT PROPERTIES LLC. &
TRACT 2
READY MIX U.S.A. LLC.
 PROPERTY IS PARTLY IN THE CITY OF CARTERSVILLE
 IN LAND LOTS 379, 380, 413 & 414
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA

GEORGIA BARTOW COUNTY
 CLERK OF SUPERIOR COURT
 FILED FOR RECORD ON
 JUNE 21 2024
 BY
 W. C. SMITH
 REGISTERED LAND SURVEYOR
 No. 1803



FIELD TRAVERSE:
 CLOSURE, ONE FOOT IN 20,000 FEET
 USING A LIETZ SET 3.
 ANGULAR ERROR: 0'00"06" PER ANGLE
 POINT USING A LIETZ SET 3.
 ADJUSTED; USING THE COMPASS RULE.

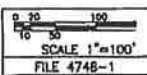
SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0487
 REGISTERED LAND SURVEYOR No. 1803

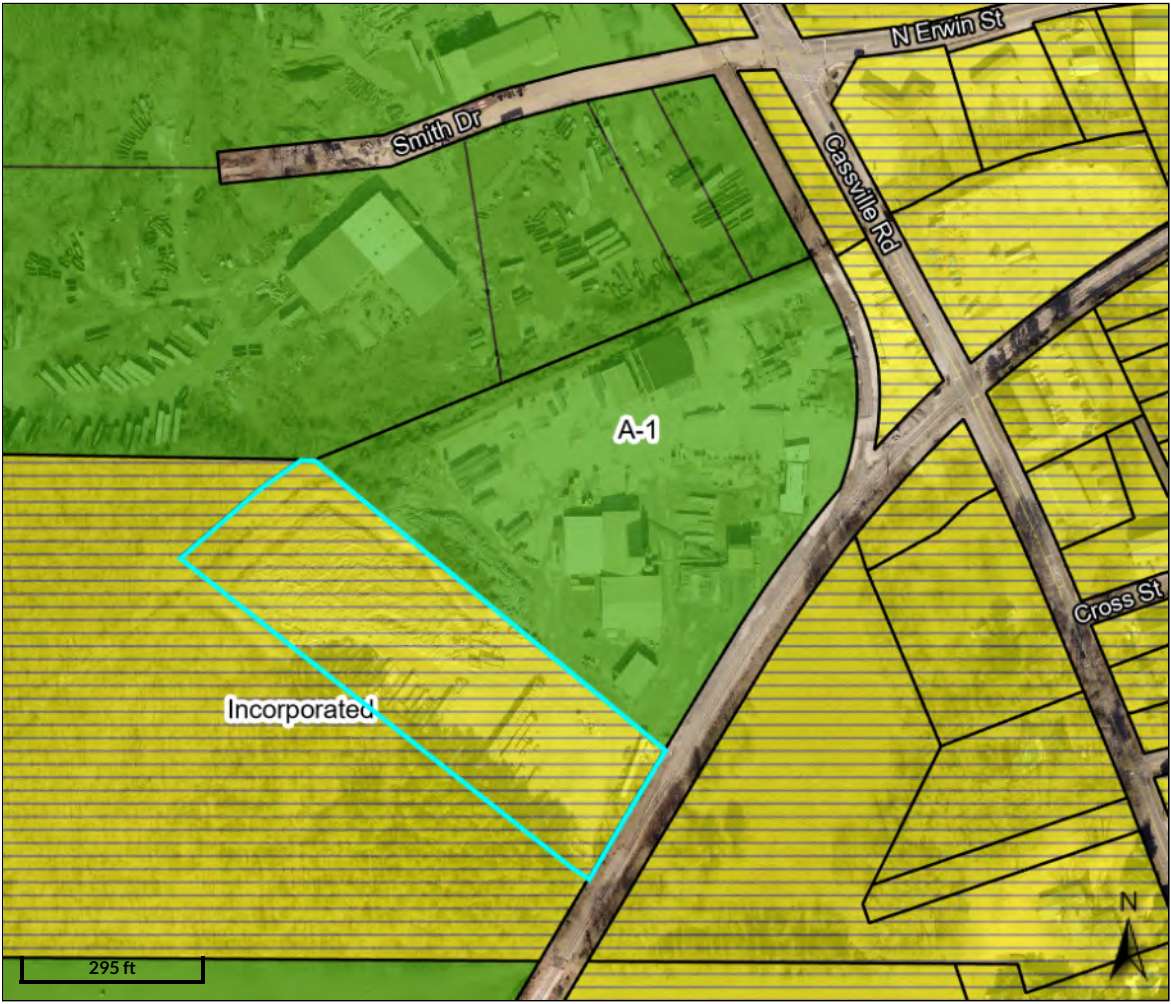
R/W	RIGHT OF WAY	R	RADIUS	LP	LIGHT POLE
PP	IRON PIN PLACED	X-X	FENCE		
PF	IRON PIN FOUND				
CM-D	CONCRETE MARKER				
CL	CHORD				
L	DI & L				
	LENGTH OF CURVE	PP	POWER POLE		

4748.CRD 4748-1.DWG
 NOTE: IRON PINS ARE (1/2" RE-BAR)
 EXCEPT AS SHOWN.

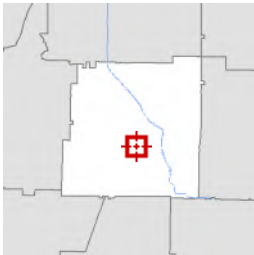


PLAT CLOSURE:
 ONE FOOT IN
 303,000 FEET.
 OCTOBER 1, 2008





Overview



Legend

- Parcels
- Roads
- Bartow County Zoning**
- A-1
- A1 (wC)
- A1CU
- BPD
- BPD (wC)
- C-1
- C1 (wC)
- C1CU
- CN
- CN (wC)
- CNCU
- I-1
- I-2
- I1 (wC)
- I1CU
- I2 (wC)
- I2CU
- Incorporated
- M-1
- M1 (wC)
- M1CU
- O/I
- O1 (wC)
- O1CU
- PUD
- PUD (wC)
- PUDCU
- R-1
- R-2
- R-3
- R-4
- R-7
- R-8
- R-8 w/c
- R1 (wC)

-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

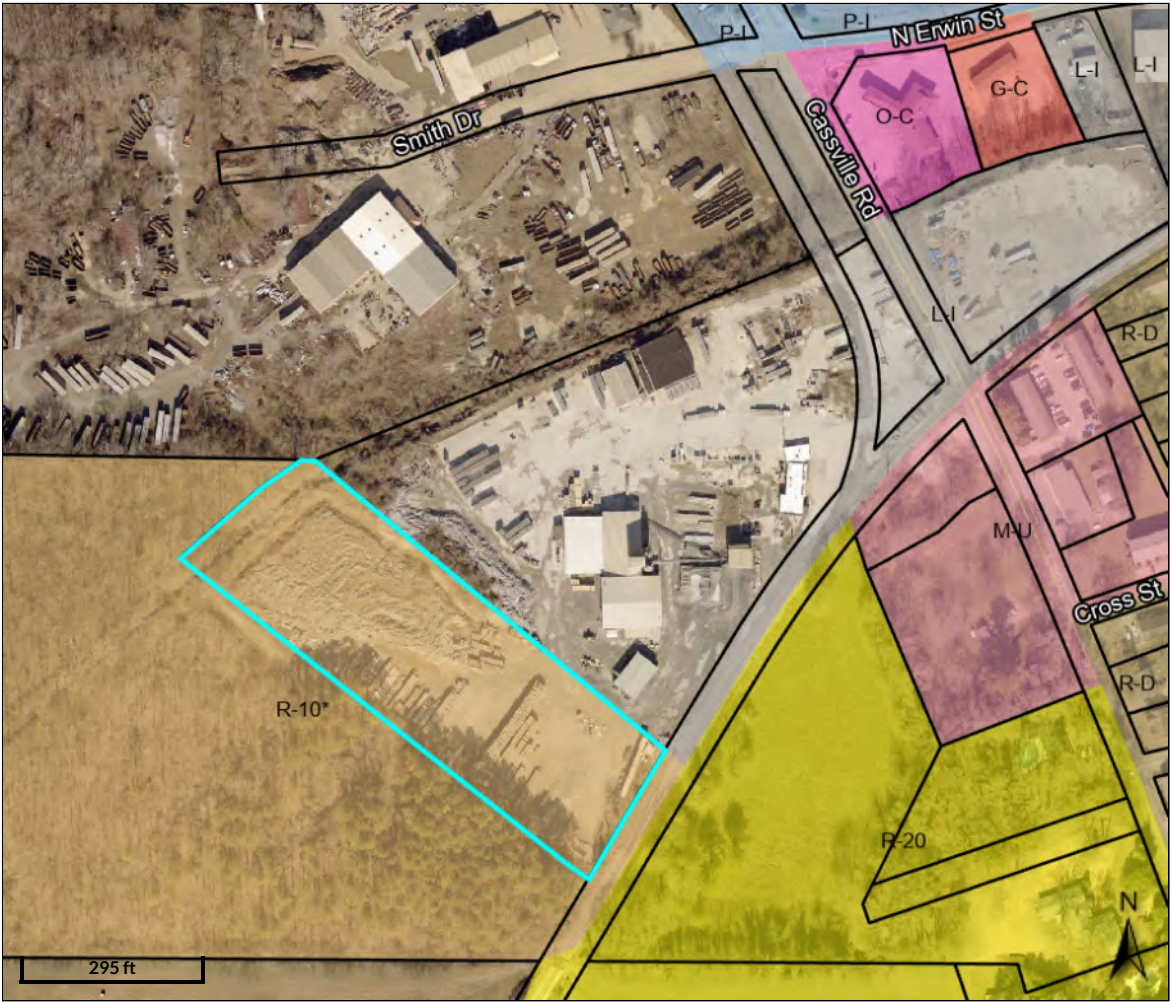
Parcel ID C025-0006-092 Alternate ID 44604
 Sec/Twp/Rng n/a Class Industrial
 Property Address CASSVILLE RD Acreage 4.2

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

District Cartersville
 Brief Tax Description LL 379, 380, 413, 414 D 4
 (Note: Not to be used on legal documents)

Date created: 2/21/2024
 Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  Schneider
 GEOSPATIAL



- 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 C025-0006-092
 Sec/Twp/Rng n/a
 Property Address CASSVILLE RD

Alternate ID 44604
 Class Industrial
 Acreage 4.2

Owner Address OLDCASTLE APG SOUTH INC
 ATTN ACCOUNTING DEPT
 125 INDUSTRIAL PARK CIR
 LAWRENCEVILLE, GA 30046

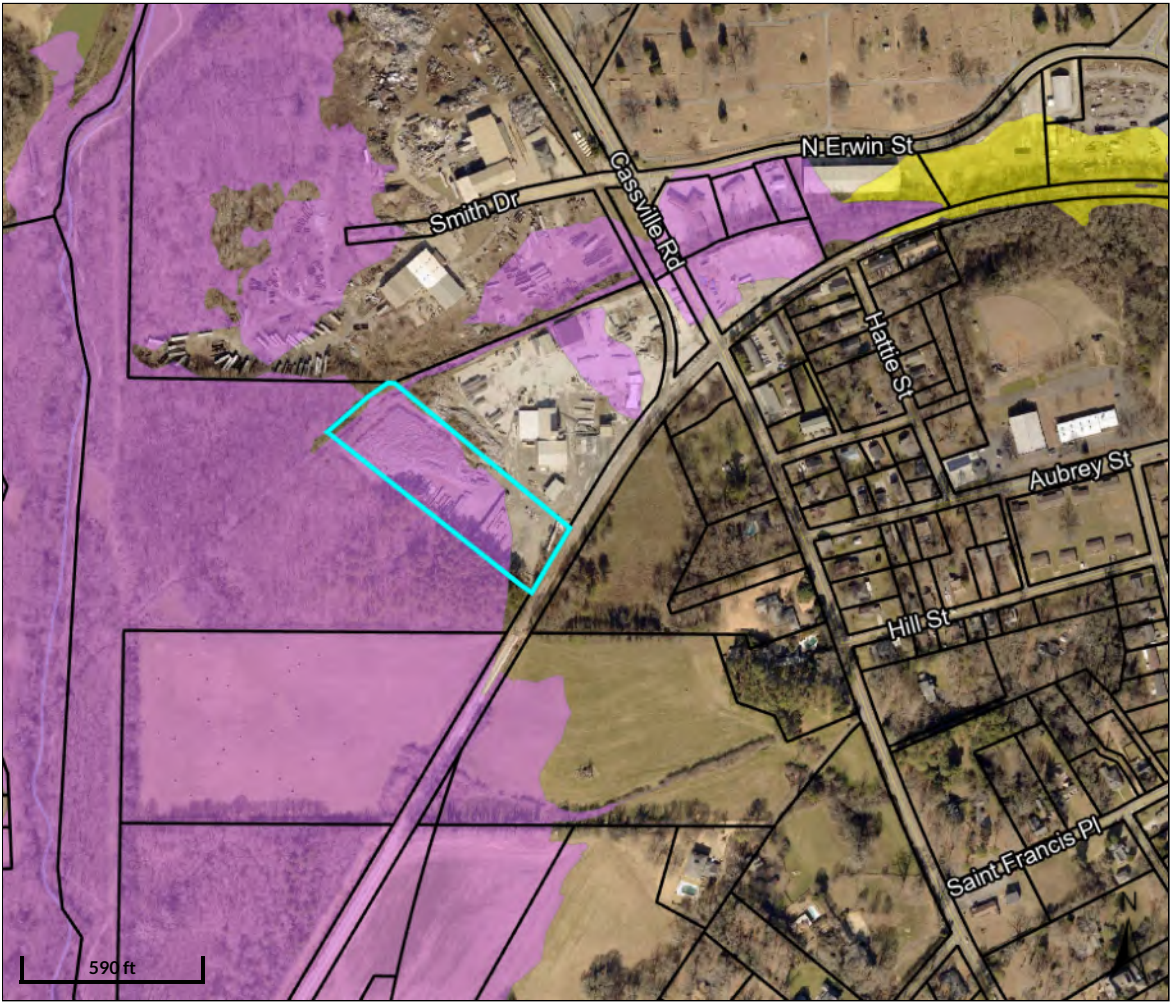
District
Brief Tax Description

Cartersville
LL 379, 380, 413, 414 D 4
(Note: Not to be used on legal documents)

Meeting: April 18, 2024 Item4.

Date created: 2/21/2024
Last Data Uploaded: 2/20/2024 10:28:04 PM

Developed by  **Schneider**
GEOSPATIAL

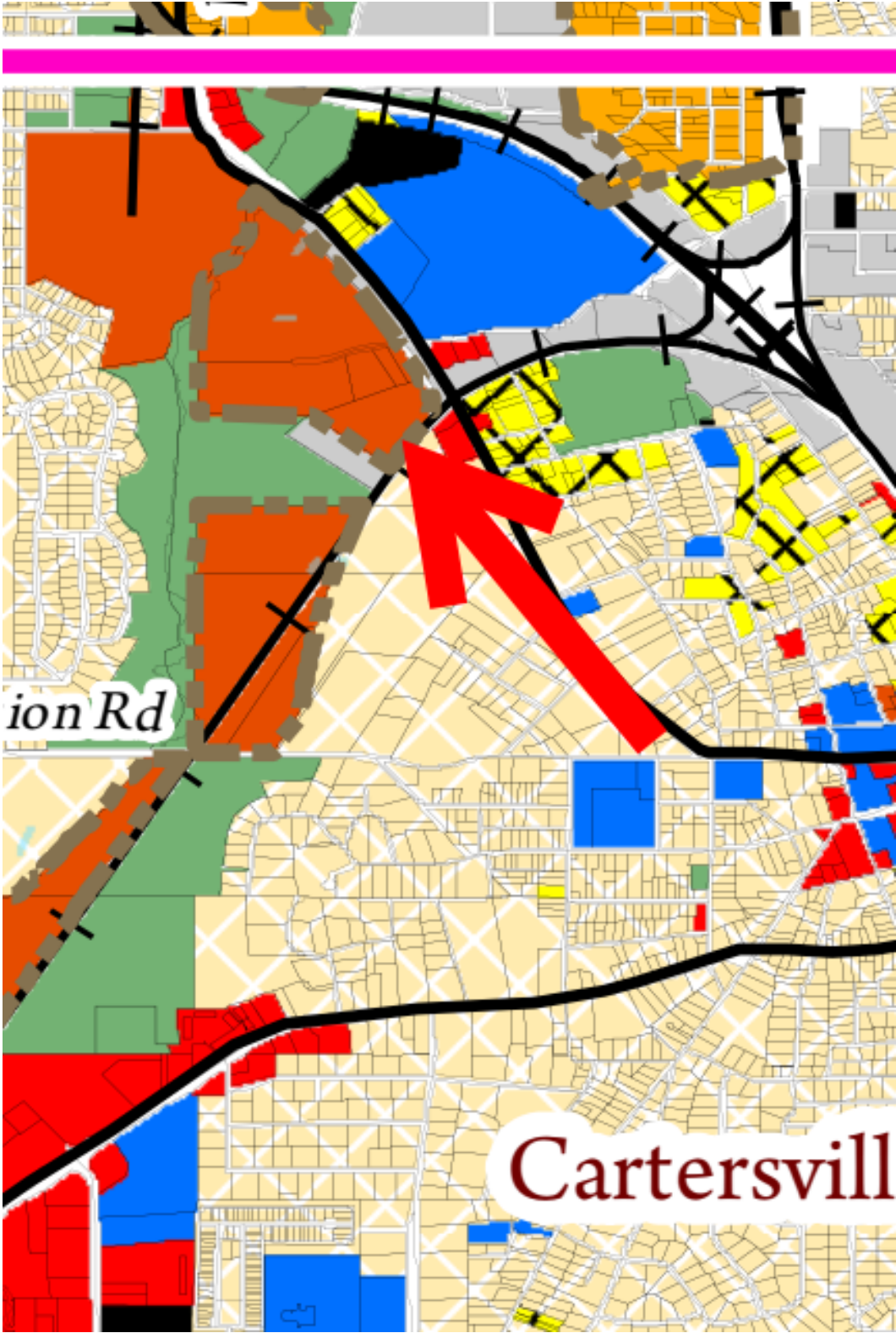


- Legend**
- Parcels
 - Roads
 - Streams and Rivers
 - Flood Hazard Area**
 - Bartow Regulatory
 - FEMA

Parcel ID	C025-0006-092	Alternate ID	44604	Owner Address	OLDCASTLE APG SOUTH INC
Sec/Twp/Rng	n/a	Class	Industrial		ATTN ACCOUNTING DEPT
Property Address	CASSVILLE RD	Acreage	4.2		125 INDUSTRIAL PARK CIR
					LAWRENCEVILLE, GA 30046
District	Cartersville				
Brief Tax Description	LL 379, 380, 413, 414 D 4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/3/2024
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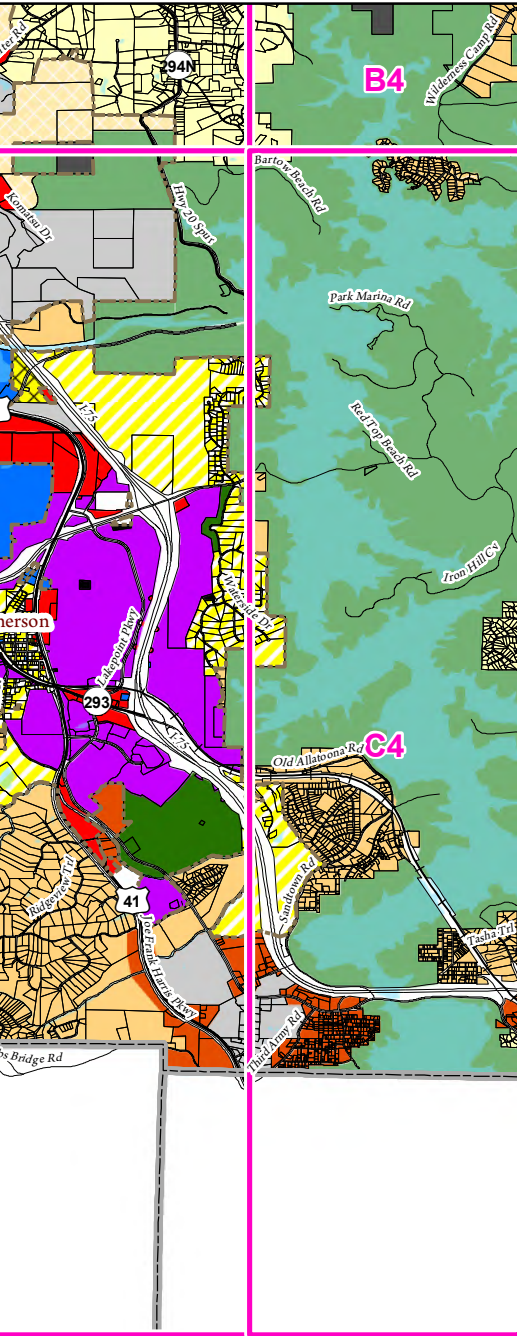




Future Land Use Map. 2022.

Meeting: April 18, 2024 Item 4.

Land Use Map Bartow County, GA



- Roads
- Highways
- + Railroads
- - - City Limits

Future Land Use

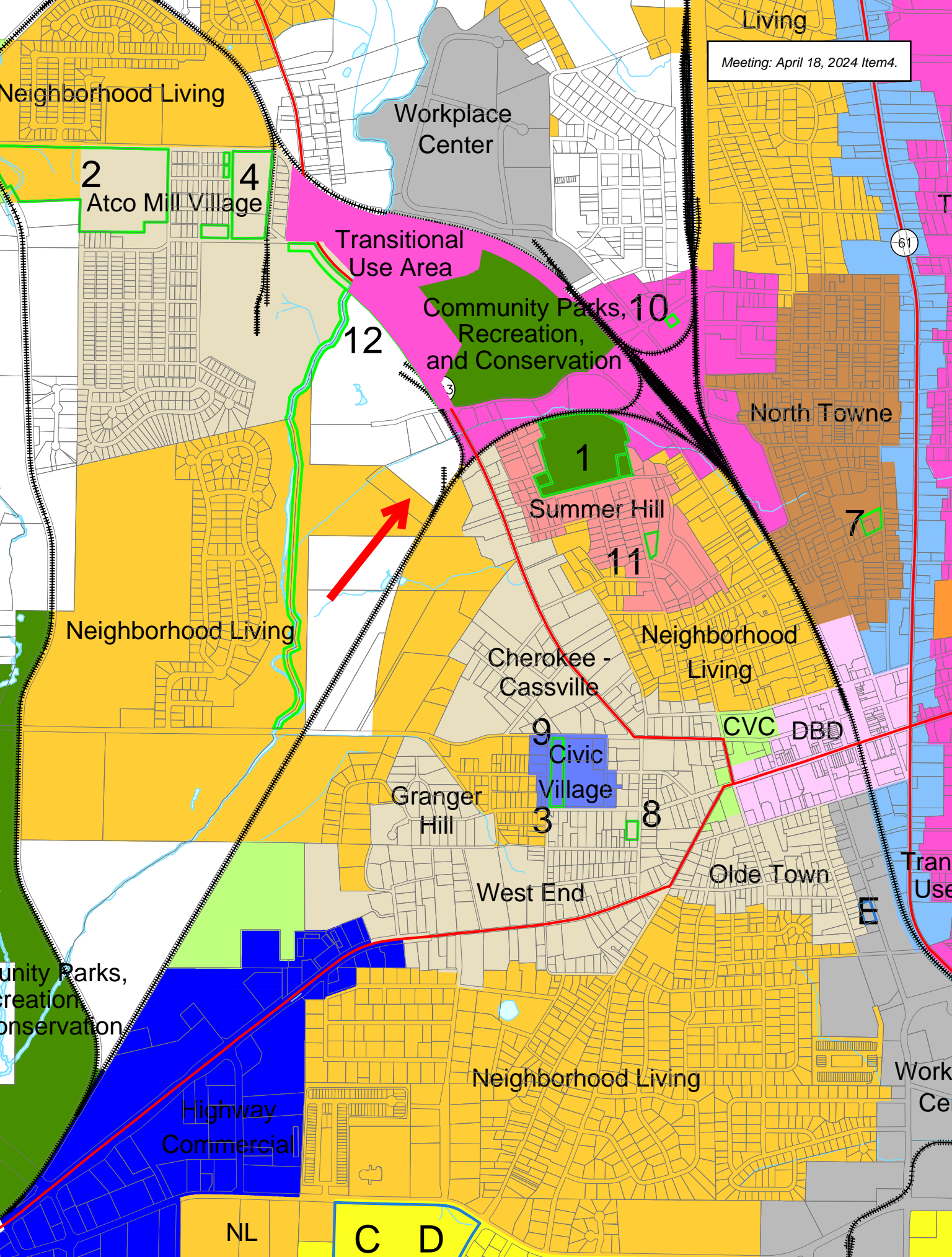
- Agriculture/Forestry
- Commercial
- Conservation
- High Density Residential
- Industrial ←
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use
- Mixed Use Commercial ←
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
- Residential
- Rural Estate
- Transportation/
- Communication/Utilities



1 in = 1 miles



Meeting: April 18, 2024 Item4.


























Future Development Map. 2018.

Sub
Li

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





n^rthwest GEORGIA REGIONAL COMMISSION

MEMORANDUM

From: Boyd Austin, Executive Director



[Boyd Austin \(Apr 9, 2024 17:23 EDT\)](#)

To: Local Governments, State Agencies, and Affected Parties

Date: April 9, 2024

Subject: Report on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

The Northwest Georgia Regional Commission has completed the regional review of DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville. This project would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site.

Comments Received

Georgia DNR, Floodplain Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA) portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.

For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:

- (i) Consider locating structures on portion of the site outside of the SFHA;
- (ii) As far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and
- (iii) Elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation; use flood resistant material for portions of facilities below the regulatory BFE." Please see full comments.

Rome Office: PO Box 1798 | Rome, GA 30162-1798

Dalton Office: 503 West Waugh Street | Dalton, GA 30720-3475

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706.295.6485
nwgrc.org

USDA Natural Resources Conservation Service comments that this project is completely contained within a US Census Bureau designated urban area (Cartersville, GA 14185) and is exempt from farmland assessment. No watershed dams, wetlands reserve, or farm and ranchland easements are within the project area. Please see full comments.

Georgia DOT Aviation comments, "This proposal is 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport. If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm> Please see full comments.

NWGRC comments: The development should include all applicable and recommended best management practices to minimize stormwater runoff during construction and post-construction, and should implement and maintain stormwater BMPs and erosion and sedimentation controls during and after construction, including green infrastructure where applicable.

Consistency with Comprehensive Plan and Service Delivery Strategy

This area is shown on the 2023 Joint Comprehensive Plan Future Land Use Map for Cartersville as Commercial.

The City of Cartersville provides water and wastewater service in this area, according to the 2018 Service Delivery Strategy.

Consistency with 2019 Northwest Georgia Regional Plan

The area is designated as Developed on the Northwest Georgia Projected 2040 Regional Land Use Map. Developed areas exhibit urban-type development patterns; urban services are already being provided.

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville
COMMENTS RECEIVED



Georgia State Office
355 East Hancock Ave
Athens, GA 30601

March 19, 2024

Boyd Austin, Executive Director
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, Georgia 30162

Re: Development Regional Impact 4160, Bartow County, City of Cartersville, Oldcastle APG GMS
Cartersville Expansion.

Dear Mr. Austin:

This letter replies to your request for information on the possible impacts of the proposed expansion of a concrete manufacturing facility project may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with the proposed project with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For FPPA purposes, farmland includes areas located within soil map units rated as prime farmland, unique farmland, or land of statewide or local importance not currently in urban/built up land use. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. It is our understanding that the proposed project involves federal funds or assistance, and thus could be subject to this assessment. However, this site is completely contained within a U.S. Census Bureau designated urban area (Cartersville, GA 14185) and is thus exempt from this assessment. You need take no further action for FPPA purposes.

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Austin
Page 2

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there are no such structures downstream of the proposed project that could be affected by these activities.

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements downstream or in the near vicinity of the proposed project that could be affected by these activities.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at nelson.velazquezgotay@usda.gov.

Sincerely,

**NELSON
VELAZQUEZ
GOTAY**

Digitally signed by
NELSON VELAZQUEZ
GOTAY
Date: 2024.03.19
09:25:13 -04'00'

NELSON A. VELÁZQUEZ GOTAY
SOIL SCIENTIST

- cc: Dennis Brooks, Assistant State Conservationist (FO), NRCS, Griffin, GA
- Dennis Brooks, Acting District Conservationist, NRCS, Rome, GA
- Michael Henderson, Resource Soil Scientist, NRCS, Griffin, GA
- Julianne Meadows, Director of Regional Planning, NWGRC, Rome, GA

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville



Jeff W. Cown, Director

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

FLOODPLAIN ENCROACHMENT REVIEW

To: Julianne Meadows jmeadows@nwgrc.org

PROJECT NAME:	DRI 4160, Oldcastle APG GMS Cartersville Expansion		COUNTY:	Bartow	COMMUNITY:	Bartow County
LOCATION:	Please refer to the project location map.					
BRIEF PROJECT DESCRIPTION:	This project would expand the concrete manufacturing facility by approximately 20,000 SF to include a second masonry manufacturing machine on an unused portion of the existing site.					
APPLICANT:	NWGRC	APPLICATION DATED:	03/15/2024	APPLICATION RECEIVED:	03/15/2024	
SFHA* ENCROACHMENT:	Yes	EFFECTIVE PANEL(S):	13015C0266H (Effective Date: 10/05/2018)		FLOOD RISK ZONE(S):	AE (Floodway Identified), X
		PRELIMINARY PANEL(S):	N/A		FLOOD RISK ZONE(S):	N/A
		LETTER OF MAP CHANGE (S):	N/A		FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Etowah (8 Digit HUC: 03150104)		COMMUNITY CONTACT:	County Engineer Address: 135 West Cherokee Avenue, Suite 124, Cartersville, GA 30120 Tel: (678) 535-6942		
COMMENTS:	<p>After review of the effective Flood Insurance Rate Map (FIRM) panel cited above developed by the Federal Emergency Management Agency (FEMA), portions of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Portions of the project may also impact the mapped regulatory floodway. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA.</p> <p>For construction projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to:</p> <ul style="list-style-type: none"> (i) consider locating structures on portion of the site outside of the SFHA; (ii) as far as practical, elevate new construction above the regulatory BFE or flood proof (make watertight) to that elevation; and (iii) elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation use flood resistant material for portions of facilities below the regulatory BFE <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>					
Prepared By:	Olivia Martin	Telephone:	(470) 845-1108	Email:	Olivia.Martin@dnr.ga.gov	
Signature:	<i>Olivia Ts. Martin</i>			Date:	03/18/2024	

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Attachments:

Cartersville, Georgia

GEORGIA FLOOD MAP PROGRAM



Property Flood Risk:
High Risk Zone AE

Flood Depths*:

Current Flood Zone	AE	1-2% Annual Chance Flood	1.00-1.50
Probability of Flooding	Not Available	100 Year Flood	1.00-1.50
Base Flood Elevation	Not Available	100 Year Flood	1.00-1.50
Local AE Code	Not Available	100 Year Flood	1.00-1.50
Proprietary Flood Zone	Not Available	100 Year Flood	1.00-1.50
Flood Zone Change Type	Not Available	100 Year Flood	1.00-1.50

Location Information

Parcel: 13015C02604
 Waterbody: 450000
 County: HAWK
 Community ID: 13015C
 Map Status: EFFECTIVE

* Flood Depths shown for this report are derived from FEMA FloodMap products and are intended to be used for informational purposes only. These results are not intended for use in design, engineering, or regulatory flood analysis. Only those with a qualified flood engineer should use these results. Please consult with your local flood engineer for more information. Please consult with your local flood engineer for more information.

Nature Doesn't Read Flood Maps

Many people don't understand just how fast the weather can be. There is a general 20% chance that a non-averaged storm in the 20% will be non-averaged in 30-year intervals.

The storm that a property will encounter during the same period is uncertain.

FOR MORE INFORMATION VISIT: PLEASE VISIT: www.flood.gov

Legend with Flood Zone Designations

1% Flood - Floodway (High Risk)	1% Flood - Zone V1 (High Risk)	Floodway Decrease
1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
1% Flood - Zone A, AE, or AO (High Risk)	Letters of Map Revision	100 Year Flood Zone Decrease
3% Flood - 3 Shaded (Moderate Risk)	Coastal Barrier Resource Area	100 Year Flood Zone Increase
Area of Undersaturated Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any local flood depths or flow rates for any specific property. For more information on the Flood Map Program, please visit the National Flood Insurance Program website. For more information on the Flood Map Program, please visit the National Flood Insurance Program website.

FIRM Extract



Map panels and legend for the FIRM Extract:

- Approximate location based on user input and does not represent an authoritative property location.
- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped
- Area of Moderate Flood Hazard (1% A)
- Effective LOMAs
- Area of Undersaturated Flood Hazard (1% A)
- Other Potential Area
- Coastal Barrier Resource System (CBRS)

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) and A, L, or D
- With BFE or Depth
- Regulatory Flood (AE) Zone AE, AO, A1, VC, AO
- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (1 mi²)
- Future Conditions 1% Annual Chance Flood Hazard (1% A)
- Area with Increased Flood Risk due to Levee: 50% Hazard (1% A)
- Area with Flood Risk due to Levee (1% A)

OTHER AREAS OF FLOOD HAZARD

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Control Structure
- Base Flood Elevation Line (BFE)
- Limit of Study
- Admission Boundary
- Control Structure Boundary
- Profile Baseline
- Hydrographic Feature
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

FEMA Extract

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville



Site Review

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville

Northwest Georgia Regional Commission DRI Comment Form

DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, Comment Form

The Northwest Georgia Regional Commission is requesting comments on DRI 4160 Oldcastle APG GMS Cartersville Expansion, City of Cartersville, which would expand the current concrete manufacturing facility to include a second masonry manufacturing machine on an unused portion of the existing site. Please email comments to jmeadows@nwgrc.org within the following 15-day period: March 11, 2024- March 25, 2024.

Comments

Name: Alan Hood

Date:3/26/24

Organization: GDOT Aviation

Comments:

This site is approximately 3.6 miles from the Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport.

If any construction equipment or construction exceeds 160' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on this proposal.






DRI 4160 Oldcastle APG Cartersville Report

Final Audit Report

2024-04-09

Created:	2024-04-09
By:	Julie Meadows (jmeadows@nwgrc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMh1Auvm6wTTb3rUPnfGYq5_nbYV6iQHA

"DRI 4160 Oldcastle APG Cartersville Report" History

-  Document created by Julie Meadows (jmeadows@nwgrc.org)
2024-04-09 - 4:30:23 PM GMT
-  Document emailed to Boyd Austin (baustin@nwgrc.org) for signature
2024-04-09 - 4:30:35 PM GMT
-  Email viewed by Boyd Austin (baustin@nwgrc.org)
2024-04-09 - 9:22:54 PM GMT
-  Document e-signed by Boyd Austin (baustin@nwgrc.org)
Signature Date: 2024-04-09 - 9:23:19 PM GMT - Time Source: server
-  Agreement completed.
2024-04-09 - 9:23:19 PM GMT



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Public Hearing – 1st Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z24-03. 0 Thornwood Dr. Applicant: WJDS, Inc.
DEPARTMENT SUMMARY RECOMMENDATION:	<p>The applicant requests a change in zoning from G-C to RA-12 (Residential Attached) to construct approximately 96 for-rent townhomes on the 9.5-acre tract.</p> <p>Staff does not oppose the rezoning with the following conditions for utilities.</p> <ol style="list-style-type: none"> 1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive. 2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development. <p>The Planning Commission recommended denial 6-0.</p>
LEGAL:	N/A

ZONING SYNOPSIS

Petition Number(s): Z24-03

REQUEST SUMMARY:

WJDS Inc., applicant, requests a change in zoning from G-C (General Commercial) to RA-12 (Residential Attached) to construct approximately ninety-six (96) for-rent townhomes on the 9.5 acre tract.

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: WJDS Inc.
Representative: Walt Busby.
Location: 0 Thornwood Dr (Tax ID No. C082-0002-100)
Total Acreage: 9.5 +/- Acres

LAND USE INFORMATION

Current Zoning: G-C (General Commercial).
Proposed Zoning: RA-12 (Residential Attached)
Proposed Use: Townhome Development

Current Zoning of Adjacent Property:

North: R-7 (Residential- Thornwood Subdivision)
South: G-C and O-C (Office-Commercial)
East: R-20 (Country Club), MF-14 and Utility (Ga Power)
West: G-C

For All Tracts:

District: 4th **Section:** 3rd **LL(S):** 18,19,54 & 55
Ward: 6 **Council Member:** Alyssa Cordell

The Future Development Map designates adjacent properties as: Parkway Corridor & Neighborhood Living

The Future Land Use Map designates adjacent or nearby city properties as: Commercial, Low-Medium Density Residential, & Parks/ Conservation.

ANALYSIS

City Departments Reviews

Electric: Not in Service Area

Fibercom: Takes no exception.

Fire: CFD takes no exceptions to the request provided all adopted codes and ordinances of the city of Cartersville are followed

Gas: The Gas System takes no exception to the following as shown in the attachments as long as the developer provides a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation.

Planning and Development: Takes no exception.

Public Works: Please see Public Works comments below for this application:

1. Private streets in development will be required to be constructed to all standards for public streets.
2. The geometric design of all internal streets shall accommodate an AASHTO WB-40 design vehicle to accommodate City of Cartersville fire trucks. Turning template tracks need to be shown on plans before final approval.
3. Utility easement required to extend 30 feet from centerline of Thornwood Drive.
4. Access/maintenance easements will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
5. A stormwater maintenance agreement will be required for all proposed stormwater conveyances and detention facilities associated with proposed development.
6. Does the developer plan any improvements or long-term maintenance for Thornwood Drive where development traffic plans to use Thornwood Drive?

Water and Sewer: Cartersville Water Department takes no exceptions to the requested zoning application. However, the comments discussed at the concept plan review meeting (1/17/24) still apply. Cartersville Water Department will require an extension of the existing water line on Thornwood Drive, and for the proposed water line to be looped inside the development. Adequate spacing to accommodate all proposed utilities will also be required.

Cartersville School District:

[In response to D.Hardegree, informing Dr. Feuerbach that the current zoning is G-C, General Commercial]...Thanks, David. I'm assuming that means it is not currently zoned to have any type of housing. My previous comments/questions regarding other projects remain the same for this project but I would like to add one additional comment (third bullet point is new):

- How does this project align with the other projects that have been previously approved?
- Where are we currently with how many projects have already been approved and are awaiting construction?

- Since the current zoning is not for any type of residential, we are not in support of this project at this time. We are not opposed to growth but with everything that has been previously approved, it is our opinion that we need to see what impact the previously approved projects are going to be before the approval of any type of current zoning that is not initially zoned for any type of residential.

Bartow County: Bartow County Water Department provides sewer service to this area. No comments have been received.

Public comments: None received as of 4-3-24.

STAFF SUMMARY:

Applicant requests to rezone 9.5 acres (+/-) located along Thornwood Drive north of Joe Frank Harris Pkwy and Clubview Drive on Tax ID C082-0002-100. The property is owned by QC Express, LLC and is currently undeveloped. A regional detention pond for the area is located on site near the property line with the Thornwood Subdivision.

The applicant is requesting RA-12 zoning for the construction of approximately ninety-six (96) for-rent townhome units. All streets will be privately owned. City gas, water, stormwater and County sewer utilities are available in the area.

Per the concept plan, all RA-12 zoning development requirements can be met. No variances are expected at this time. See attached analysis sheet.

The proposed density of the development is 10.3 units/ acre.

Several concepts for commercial and residential projects have been proposed for this site since 2018. Despite having utilities and stormwater systems in place or nearby, this private street section of Thornwood Drive complicates the development process. The western property line for this property is the centerline of Thornwood Dr. The developer understands design solutions will be needed to accommodate the city's request for utility easements. This would be required on any project at this location.

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 zoning proposal will permit a use (residential) that is suitable in view of the use and development of adjacent and nearby property. Multi-family and single family detached developments are present adjacent to near the site location.

- B. *Whether the zoning proposal will create an isolated district unrelated to adjacent and nearby districts.*
The proposed application will create an isolated district for townhome development; however, the project will provide an additional residential product in area that contains a mix of residential, commercial and industrial uses.

- C. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*
The proposed zoning should not adversely affect the existing use or usability of adjacent property.

- D. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
Under the current G-C zoning, the property does have a reasonable, but restricted, economic use as zoned with access challenges due to the affected portion of Thornwood Dr being a private street. The townhome zoning should be considered a downgrade in zoning from G-C and likely more suited to a limited access street.

- 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. The proposed zoning and project may be less burdensome on the private street or utilities than a Commercial project.

- F. *Whether the zoning proposal is in conformity with the adopted local Comprehensive Land Use Plan.*
The proposed zoning does conflict with city's land use plan for the area. (General-Commercial)

- 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 should not have an adverse environmental effect. A regional detention pond for the area exists on site and drainage ways exist along Thornwood Dr.

- 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: Staff does not oppose the rezoning with the following conditions for utilities.

Zoning Conditions:

1. Developer to provide a City of Cartersville utility easement with a width suitable to locate all proposed and future utilities with adequate separation. A utility easement along Thornwood Drive is required to extend 30 feet from the centerline of Thornwood Drive.
2. Developer to extend the existing water line on Thornwood Drive and to loop the proposed water line inside the development.

6.7 RA-12 Single-family dwelling district.

Z24-03 P&D Analysis. Thornwood Dr

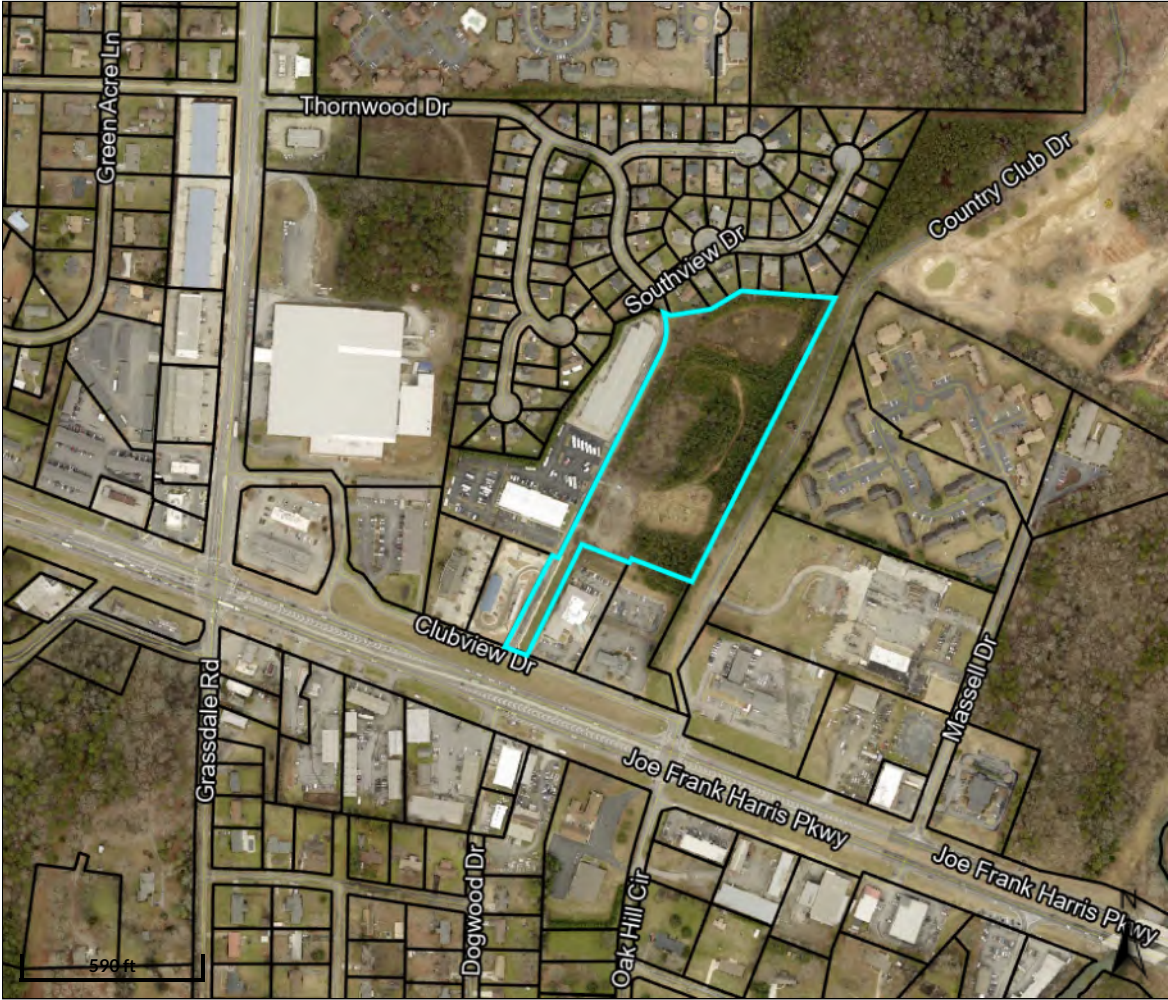
Code Section	Description and/ or Requirements	Required	Proposed	Notes
6.7.1	RA-12 district scope and intent. Regulations set forth in this section are the RA-12 district regulations. The RA-12 district is intended to provide land areas devoted to high density uses consisting of single-family dwellings as further described in section 3.1.8 of this chapter. Land areas zoned RA-12 are also intended to provide a transition between medium density single-family residential areas and higher density multifamily residential areas or between medium density residential areas and nonresidential areas. The RA-12 district is intended to encourage home ownership.	---	Fee Simple Implied	Condo Association required.
6.7.2	Use Regulation	---	---	---
6.7.3	Development Standards	---	---	---
A.	Height regulations. Buildings shall not exceed a height of thirty-five (35) feet or two and one-half (2½) stories, whichever is higher.	Y	---	2-story units.
B.	Minimum lot area per dwelling unit: Two thousand (2,000) square feet.	2000sf	None shown	For condo, building footprint only. No lot.
C.	Maximum density: Twelve (12) units per gross acre.	Max. 111 un/allowed	10.3un/ac.	96 units proposed on 9.28ac.
D.	Minimum lot width: Twenty (20) feet.	Y	---	Building width = 20-21ft measured on concept plan.
E.	Minimum lot frontage:	---	---	---
1	Single-family detached units: Thirty-five (35) feet.	---	NA	---
2	All other uses: Twenty (20) feet.	Y	OK	Can be met
F.	Minimum lot depth: One hundred (100) feet.	Y	---	Building depth @50ft. As per plan. No lots shown.
G.	Minimum development area: One-half (0.5) acres.	Y	9.28	
H.	Minimum heated floor area: One thousand (1,000) square feet.	Y	1,000-2,000sf est.	20x50' unit measured as per plan x 2 floors= 2,000sf.
I.	Setbacks:	---	---	---

Code Section	Description and/ or Requirements	Required	Proposed	Notes
1	Front yard: Ten (10) feet.	Y	---	Min. 20ft provided per plan.
2	Side yard: Ten (10) feet (each end of row).	Y	---	Min. 20ft provided.
3	Rear yard: Twenty (20) feet.	Y	---	20ft provided.
J.	[Gable or hip roofs.] Gable or hip roofs shall have a minimum roof pitch of 6/12. Both gable and hip roofs shall provide overhanging eaves on all sides that extend a minimum of one (1) foot beyond the building wall.	Y	No data provided	Addressed during building plan review.
K.	Accessory use, building and structure requirements. See section 4.9 of this chapter.	---	---	---
L.	Minimum buffer requirements. In addition to required setbacks, a fifteen-foot wide buffer is required along all property lines which abut a single-family district or use to provide a visual screen in accordance with section 4.17 of this chapter.	Y	---	Buffer required along Southview Dr homes and Country Club Dr. Potential natural buffer.
M.	Other required standards.	---	---	---
1	No fewer than three (3) dwelling units in a row shall be allowed.	Y	8 or 10 units per block per concept	
2	Alley or private drive access required.	Y	Private Driveways shown.	
3	Required parking shall be allowed in the rear yard only.	Y		Unit driveways are on the rear of the units.
4	Principal buildings shall front a private drive or public right-of-way.	Y	Private Driveway shown.	
5	Principal structures on lots within the RA-12 district shall have a minimum of fifty (50) percent finish product on the exterior walls of the buildings consisting of brick, stone, hard-coat stucco, or fiber cement siding.	Y	No data provided	Addressed during building plan review.

Code Section	Description and/ or Requirements	Required	Proposed	Notes
6	A metal panel exterior finish product shall not be allowed on metal buildings exceeding one hundred fifty (150) square feet in gross floor area constructed or placed on lots within the RA-12 district.	---	NA	---

Ordinance Source:

https://library.municode.com/ga/cartersville/codes/code_of_ordinances?nodeId=COOR_CH26ZO_ARTVISIMIDWDIRE_S6.7RASIMIDWDI



Overview



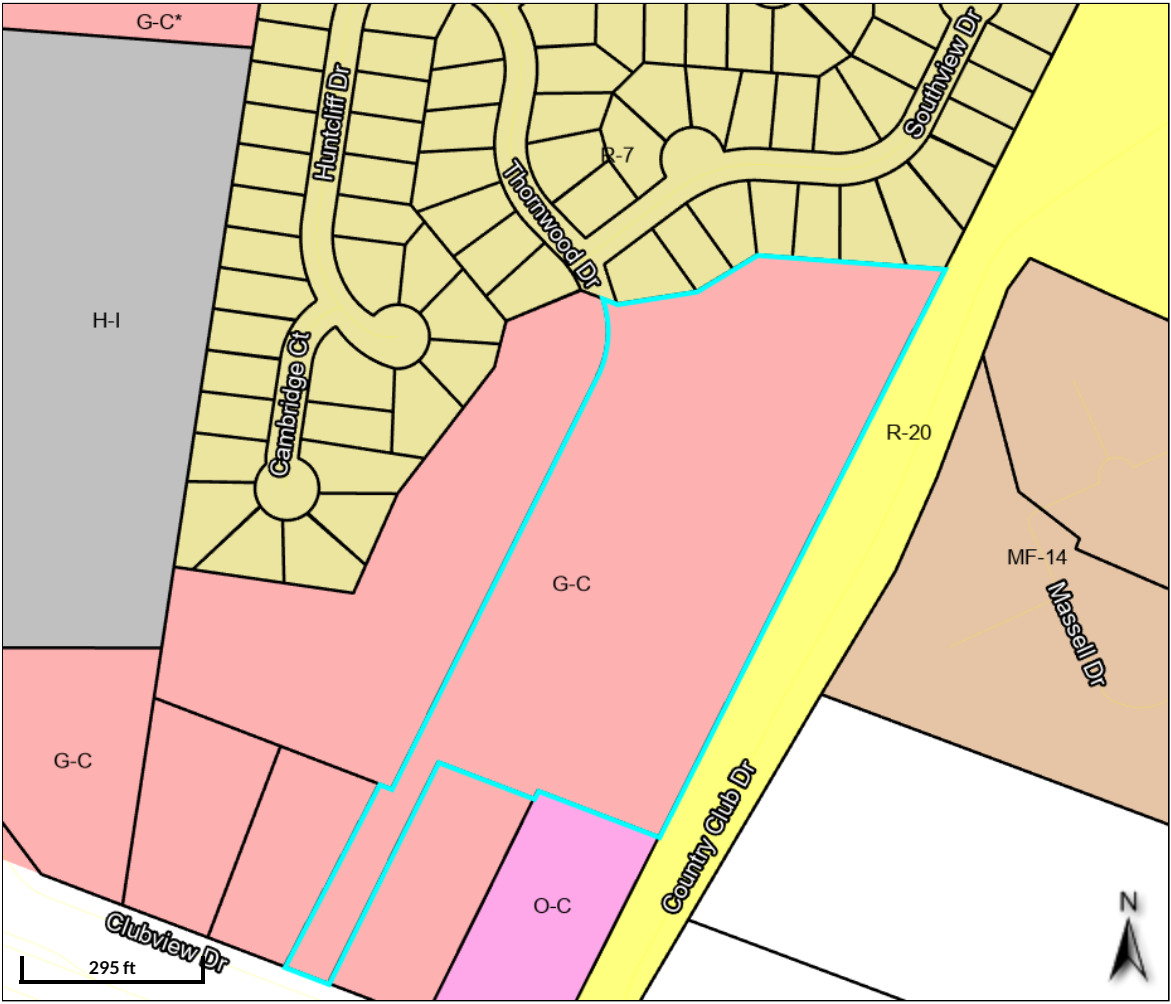
Legend

- Parcels
- Roads

Parcel ID	C082-0002-100	Alternate ID	49432	Owner Address	QC EXPRESS LLC
Sec/Twp/Rng	n/a	Class	Commercial		613 TURNER MCCALL BLVD NE
Property Address	JOE FRANK HARRIS PKWY	Acreage	9.28		ROME, GA 30165
District	Cartersville				
Brief Tax Description	LL 18 19 54 55 D4 S3				
	(Note: Not to be used on legal documents)				

Date created: 2/20/2024
 Last Data Uploaded: 2/19/2024 10:40:50 PM

Developed by Schneider
 GEOSPATIAL



- 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 C082-0002-100
 Sec/Twp/Rng n/a
 Property Address JOE FRANK HARRIS PKWY

Alternate ID 49432
 Class Commercial
 Acreage 9.28

Owner Address QC EXPRESS LLC
 613 TURNER MCCALL BLVD NE
 ROME, GA 30165

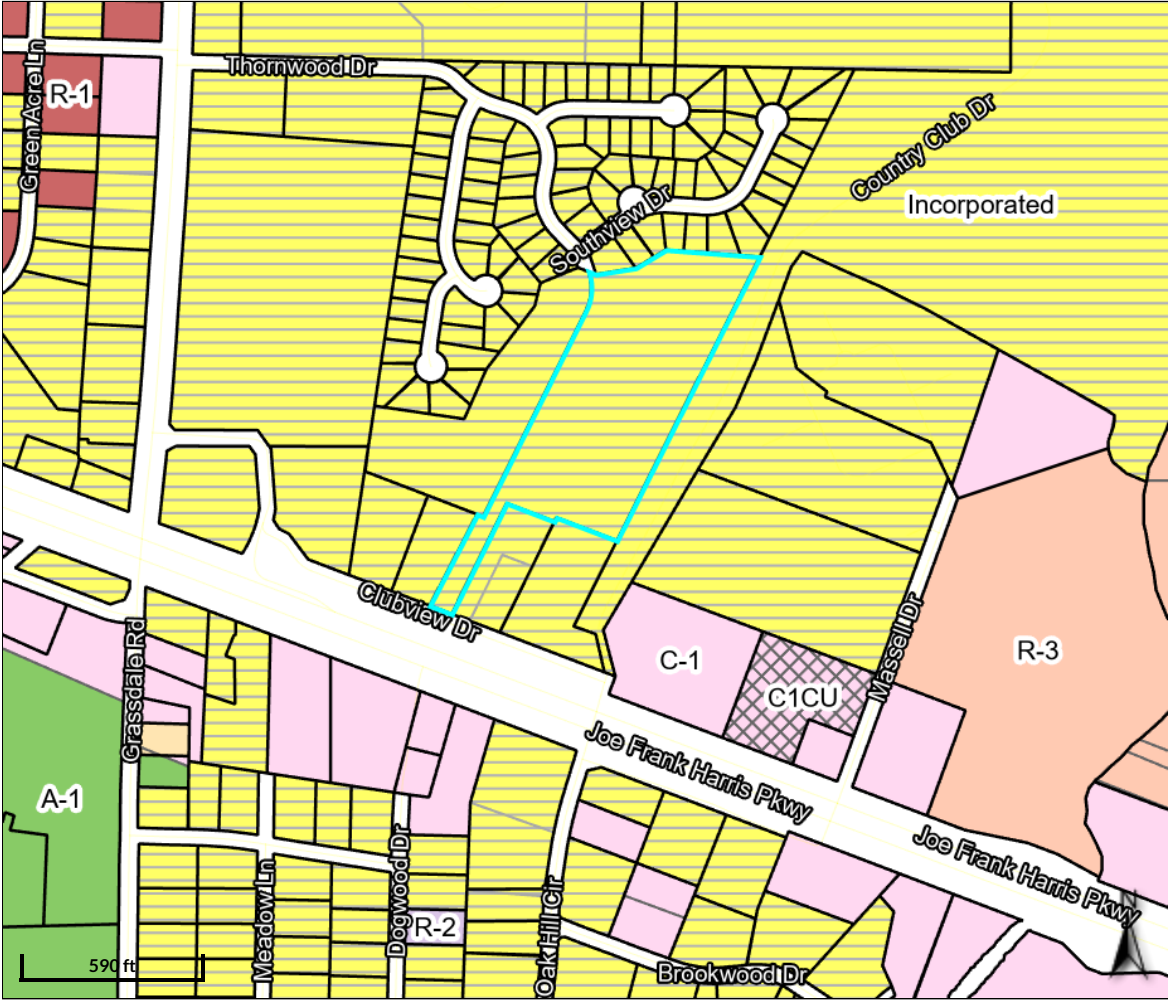
District
Brief Tax Description

Cartersville
LL 18 19 54 55 D4 S3
(Note: Not to be used on legal documents)

Meeting: April 18, 2024 Item5.

Date created: 2/20/2024
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




Overview



Legend

- Parcels
- Roads
- Bartow County Zoning**
- A-1
- A1 (wC)
- A1CU
- BPD
- BPD (wC)
- C-1
- C1 (wC)
- C1CU
- CN
- CN (wC)
- CNCU
- I-1
- I1 (wC)
- I1CU
- I2 (wC)
- I2CU
- Incorporated
- M-1
- M1 (wC)
- M1CU
- O/I
- OI (wC)
- OICU
- PUD
- PUD (wC)
- PUDCU
- R-1
- R-2
- R-3
- R-4
- R-7
- R-8
- R-8 w/c
- R1 (wC)

-  R2 (wC)
-  R2CU
-  R3 (wC)
-  R3CU
-  R4 (wC)
-  R4CU
-  R7 (wC)
-  RE-1
-  RE-2
-  RE1 (wC)
-  RE1CU
-  RE2 (wC)
-  RE2CU
-  Unknown
-  Zoning with Conditions

Parcel ID C082-0002-100

Sec/Twp/Rng n/a

Property Address JOE FRANK HARRIS PKWY

District Cartersville

Brief Tax Description LL 18 19 54 55 D4 S3

(Note: Not to be used on legal documents)

Alternate ID 49432

Class Commercial

Acreage 9.28

Owner Address QC EXPRESS LLC

613 TURNER MCCALL BLVD NE

ROME, GA 30165

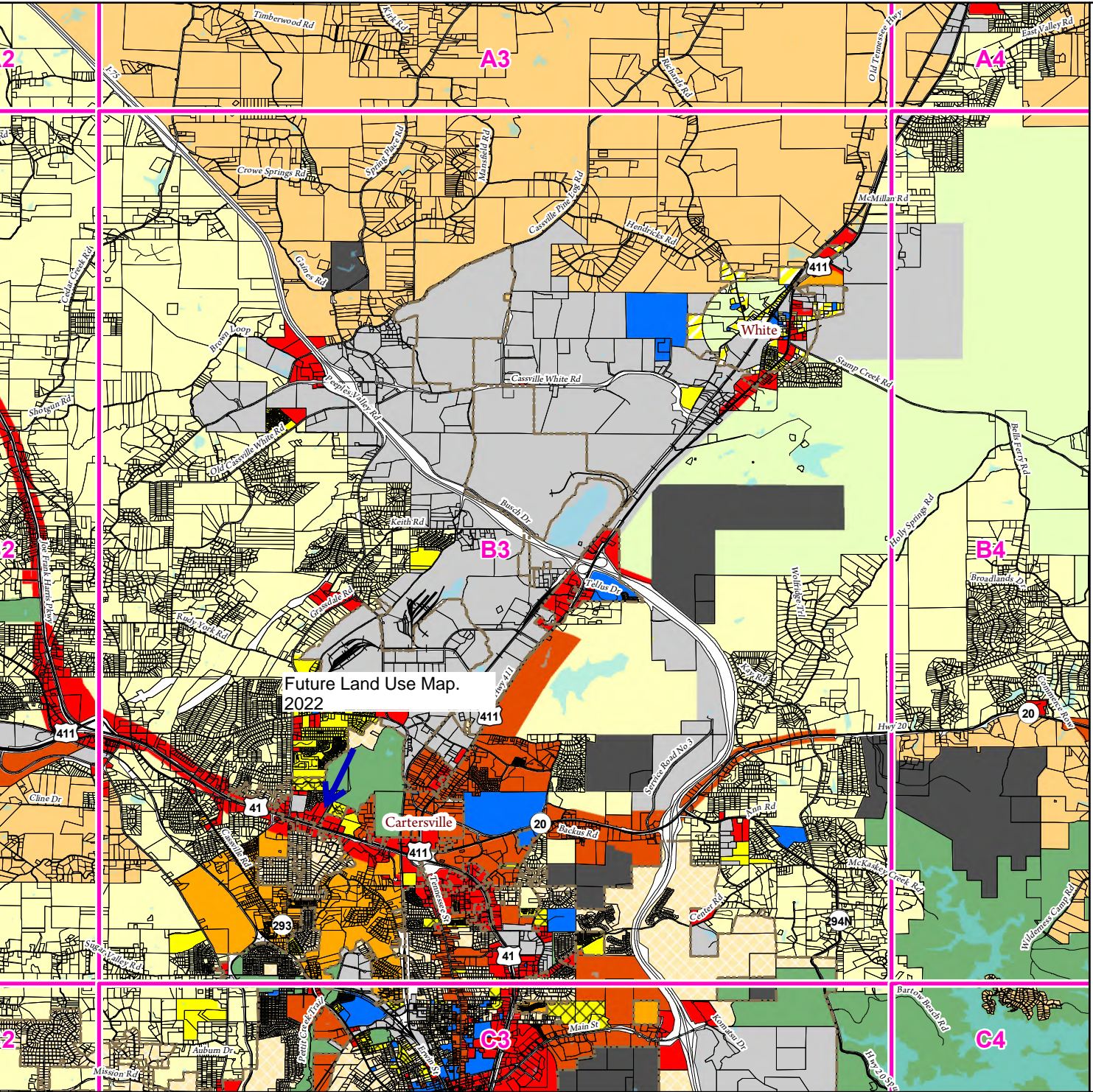
Date created: 2/20/2024

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Developed by  Schneider
GEOSPATIAL

Future Land Use Map Bartow County,

- Roads
 - Highways
 - Railroads
 - - - City Limits
- Future Land Use
- Agriculture/Forestry
 - Commercial
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Low/Medium Density Residential
 - Medium/High Density Residential
 - Mining
 - Mixed Use Commercial
 - Mixed Use Residential
 - Parks/Conservation
 - Public/Institutional
 - Residential
 - Rural Estate
 - Transportation/Communication/Utility



Future Land Use Map.
2022



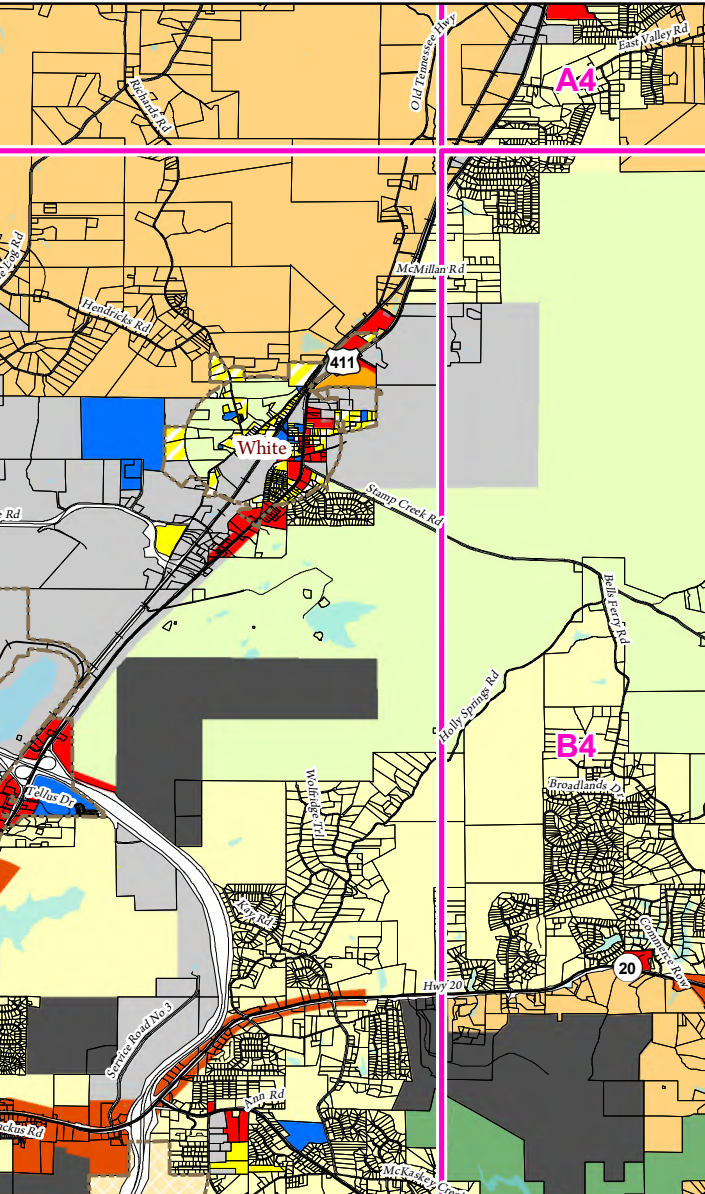
1 in = 1 mile



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Land Use Map Bartow County, GA



- Roads
- Highways
- Railroads
- - - City Limits

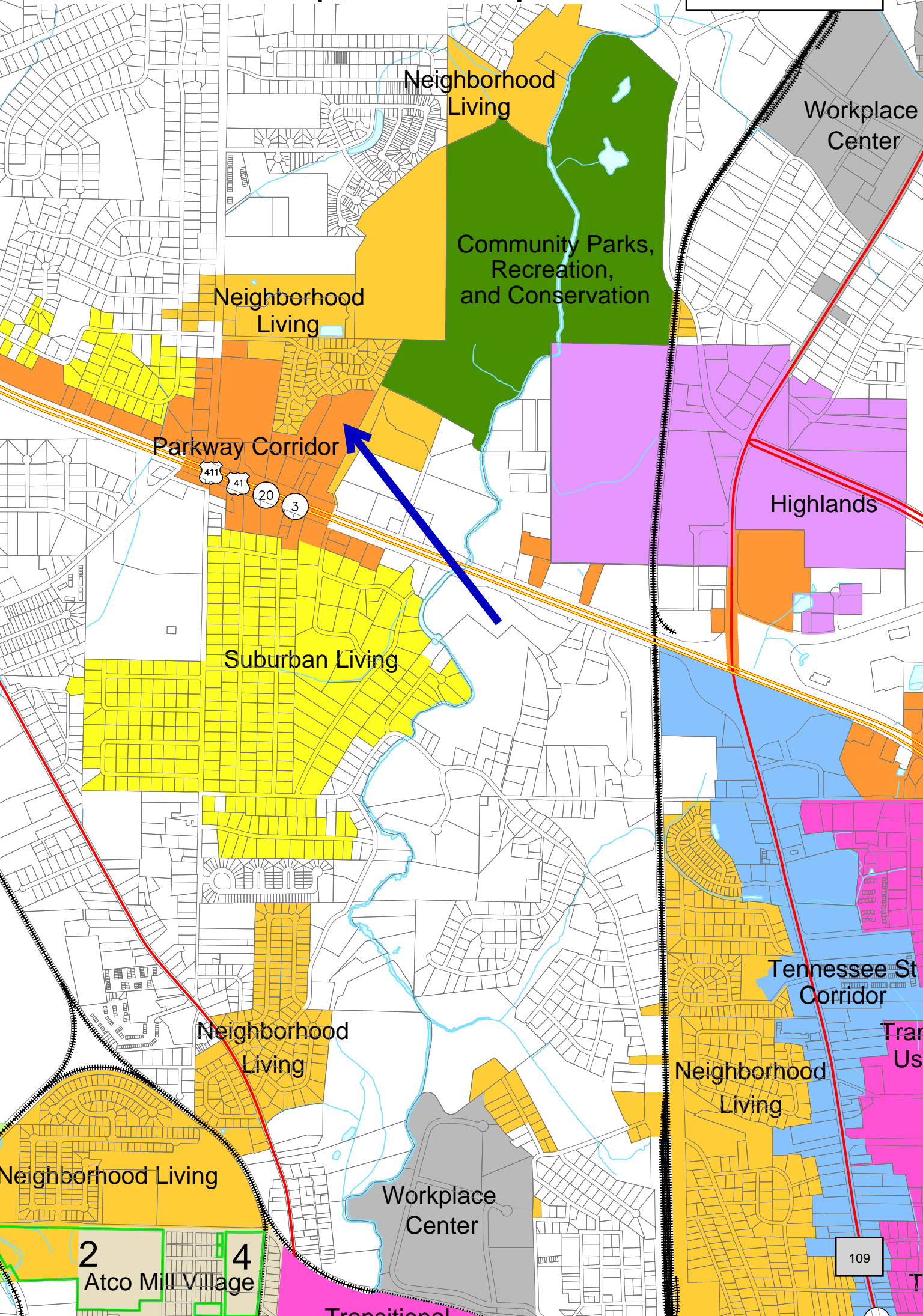
Future Land Use

- Agriculture/Forestry
- Commercial** ←
- High Density Residential
- Industrial
- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Mining
- Mixed Use Commercial
- Mixed Use Residential
- Parks/Conservation
- Public/Institutional
- Residential
- Rural Estate
- Transportation/
- Communication/Utilities



Future Development Map. 2017

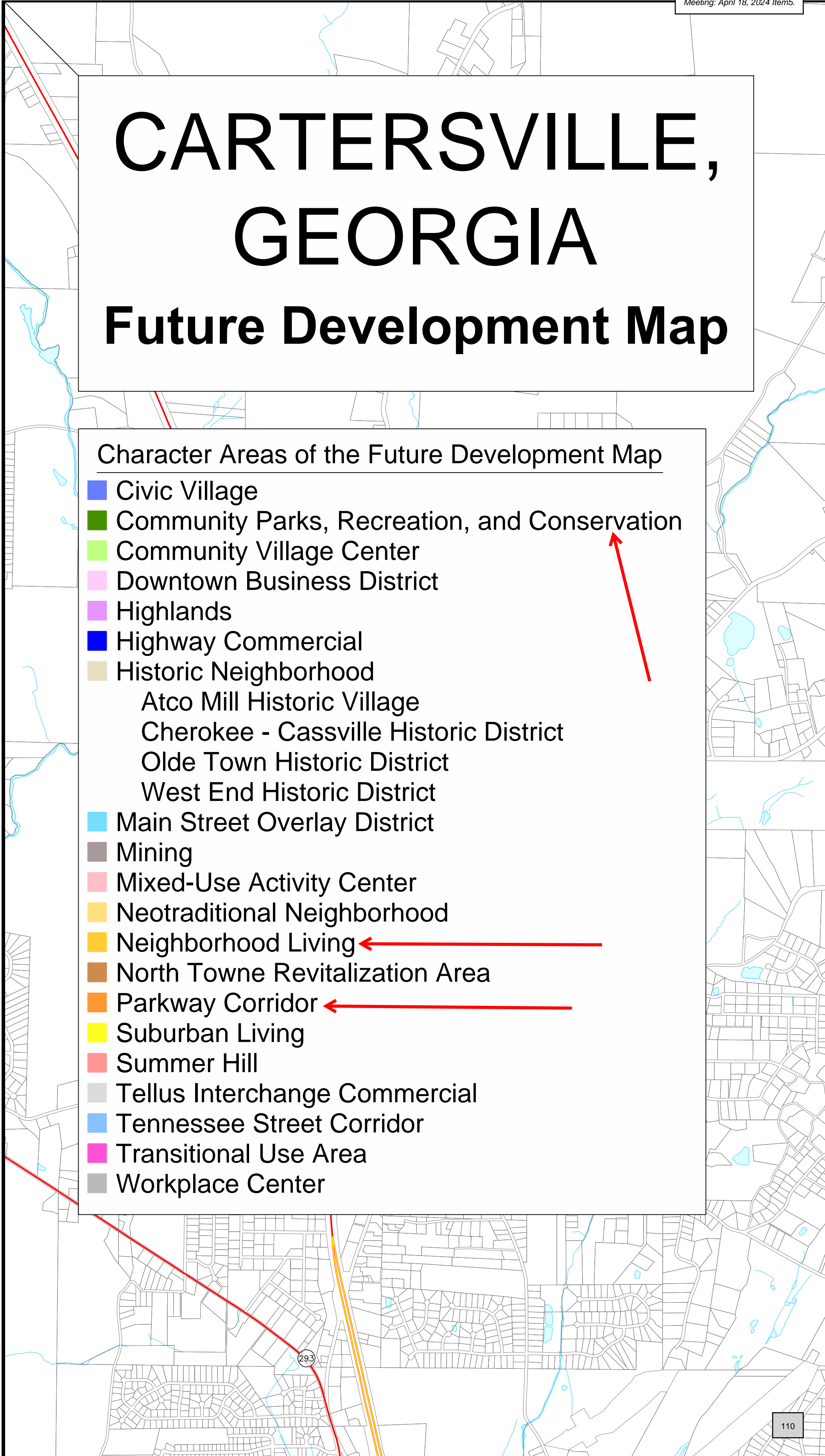
Meeting: April 18, 2024 Item5.



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



Application for Rezoning

City of Cartersville

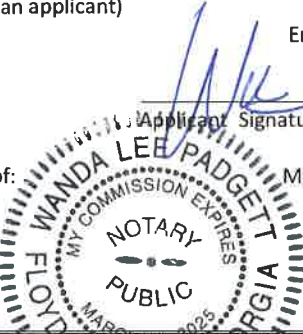
Case Number: 24-03

Date Received: 2/14/24


Public Hearing Dates:

Planning Commission 4/9/24 5:30pm 1st City Council 4/18 7:00pm 2nd City Council 5/4 7:00pm

Applicant WJDS, INC. Office Phone _____
 (printed name)
 Address 333 W. 9TH STREET Mobile/ Other Phone 706-252-2254
 City ROME State GA Zip 30165 Email waltcbusby@yahoo.com
 Representative's printed name (if other than applicant) WALT BUSBY Phone (Rep) 706-252-2254
 Email (Rep) waltcbusby@yahoo.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: _____ My commission expires: 3/11/25
Wanda Lee Padgett
 Notary Public



* Titleholder Q.C. EXPRESS, LLC Phone 706-506-9000
 (titleholder's printed name)
 Address 613 TURNER McCALL BLVD Email isaefgoss@wrbdieaol.com
 Signature _____
 Signed, sealed, delivered in presence of: _____ My commission expires: 5.29.27
Isaef Goss
 Notary Public



Present Zoning District G-C Requested Zoning RA-12
 Acreage 9.5 AC Land Lot(s) 18, 19, 54, 55 District(s) 4TH Section(s) 3 R0
 Location of Property: CLUBVIEW DR. @ THORNWOOD DR. Parcel ID No. C082-0002-100
 (street address, nearest intersections, etc.)
 Reason for Rezoning Request: REZONE TO RESIDENTIAL FOR THE DEVELOPMENT OF TOWNHOMES.
 (attach additional statement as necessary)

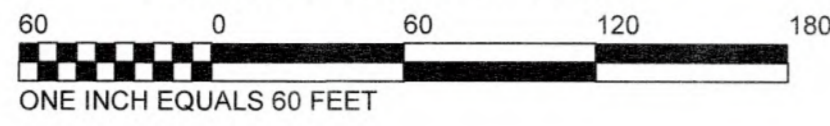
* Attach additional notarized signatures as needed on separate application pages.

24' x 24'

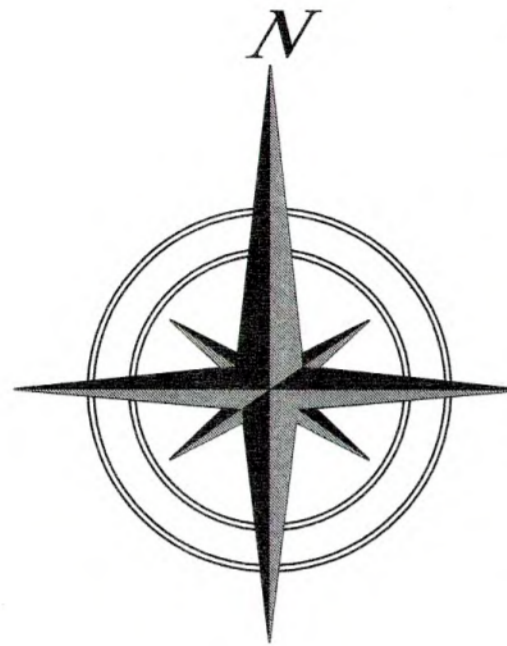
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

RESUBDIVISION SURVEY FOR QC EXPRESS, LLC

LOCATED IN LAND LOTS 18, 19, 54, & 55, 4TH DISTRICT, 3RD SECTION, BARTOW COUNTY, GEORGIA, AND BEING IN THE CITY OF CARTERSVILLE.



A = 124.07'
R = 158.85'
N 04°11'32"E
CHORD=120.98'



BEARINGS SHOWN HEREON FROM A PRELIMINARY PLAT FOR RED CLAY PARTNERS, LLC, AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (GRID NORTH - GEORGIA WEST ZONE)

Plat Approval Certificate

All requirements of the City of Cartersville Zoning Regulations relative to the preparation and submission of this subdivision plat have been fulfilled. Approval of this plat is hereby granted.

Planning and Development Representative _____ Date _____

9.526 Acres

ZONED G-C



NOTES:

1. IPF R4 DENOTES 1/2" IRON PIN FOUND.
2. IPF DENOTES 3/8" IRON PIN PLACED.
3. OTP DENOTES OPENED-TOP PIPE.
4. THIS PROPERTY IS SHOWN ON THE BARTOW COUNTY TAX ASSESSORS WEBSITE AS PART OF TAX PARCEL C082-0002-086.
5. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNER IS QC EXPRESS, LLC, PER LIMITED WARRANTY DEED RECORDED IN DEED BOOK 3084, PAGE 870.
6. THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.08(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(8) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
7. SURVEY DATA:
ERROR OF CLOSURE PLAT: 1 IN 404.091
ERROR OF CLOSURE FIELD: 1 IN 72.167
ANGULAR ERROR: 0" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES RULE
EQUIP. USED: ROBOTIC TOTAL STATION
CERT. OF AUTH. NO. GSSS RTK & BASE STATION LSF0000934

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



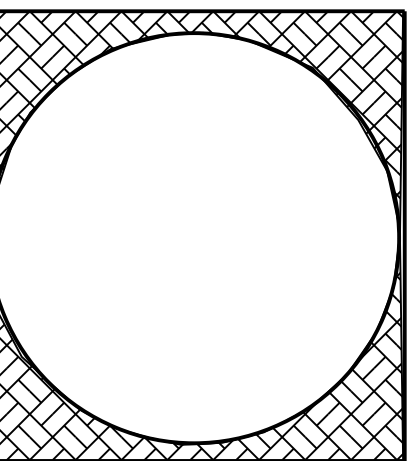
KENNETH M. REYNOLDS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627
DATE _____

SOUTHERN ENGINEERING & SURVEYING, INC.
ENGINEERS SURVEYORS
Land Planning - Land Developing
160 THREE RIVERS DRIVE - SUITE 1400
ROME, GEORGIA 30161-2307
(706) 235-4143

REVISED: 09 DECEMBER 2021 TO ADJUST BOUNDARY TO INCLUDE ROAD EXTENDING TO CLUBVIEW DRIVE.
REVISED: 18 OCTOBER 2021 TO ADD CITY OF CARTERSVILLE COMMENTS.
FIELD DATE: 28 APRIL 2021
PLAT DATE: 28 APRIL 2021
SCALE: 1" = 60'
FILE: 3 4 55B

CLUBVIEW DRIVE - 50' R/W
JOE FRANK HARRIS PARKWAY
U.S. HWY. #41, U.S. HWY. #411
S.R. #20
100' R/W

SES
Southern Engineering & Surveying, Inc.
160 Three Rivers Drive
Suite 1400
Rome, Georgia 30161
p: (706) 235-4143
www.southernEandS.com



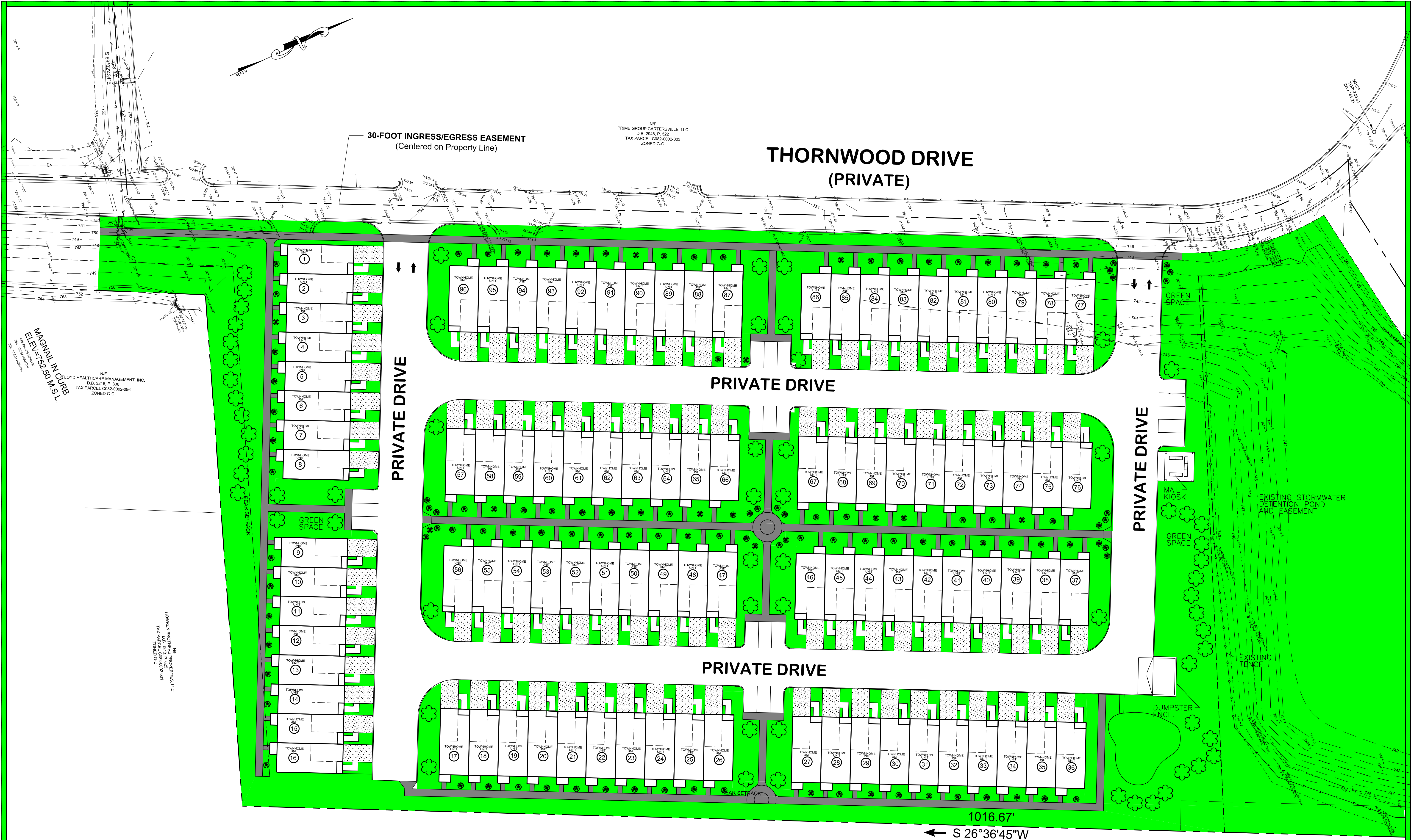
TOWNHOME DEVELOPMENT CARTERSVILLE, GEORGIA

NO.	REVISION FOR	DATE

CONCEPTUAL
SITE PLAN

DESIGNED BY: RO
APPROVED BY: CH
DATE: 11-3-2023
DRAWING NO: _____

C-1

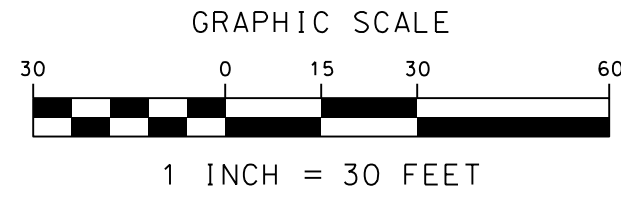


MAGNAN INC ORB
ELEV-752.50 M.S.L.
NF
LOYD HEALTHCARE MANAGEMENT, INC.
D.B. 3216, P. 338
TAX PARCEL C082-0002-006
ZONED G-C

HOMERUN PROPERTIES, LLC
NF
D.B. 3113, P. 605
TAX PARCEL C082-0002-007
ZONED G-C

NF
PRIME GROUP CARTERSVILLE, LLC
D.B. 2948, P. 522
TAX PARCEL C082-0002-003
ZONED G-C

NF
CARTERSVILLE COUNTRY CLUB, INC.
D.B. 1032, P. 192
TAX PARCEL D048-0001-001
ZONED R-20

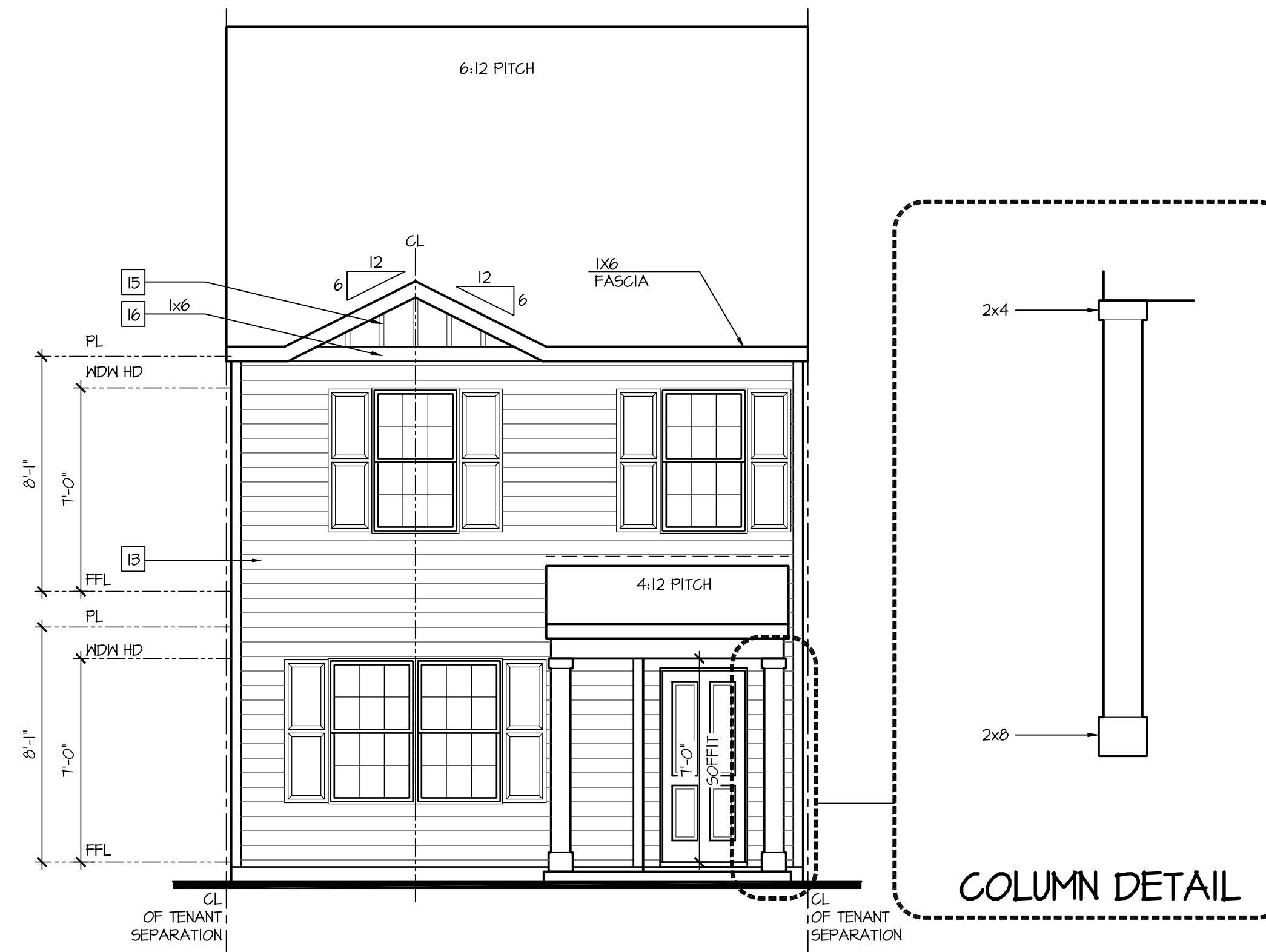


NOTES: NCRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R405.1.(2)

KEY NOTES:

- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE
 - 6 N/A
- TYPICALS:**
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRC R405.2.B.3
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRC SECTION R312.2.1 AND R312.2.2.



Front Elevation 'A-1'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
△ 1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series Carolina Div.

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:
PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:
Nov. 04, 2022

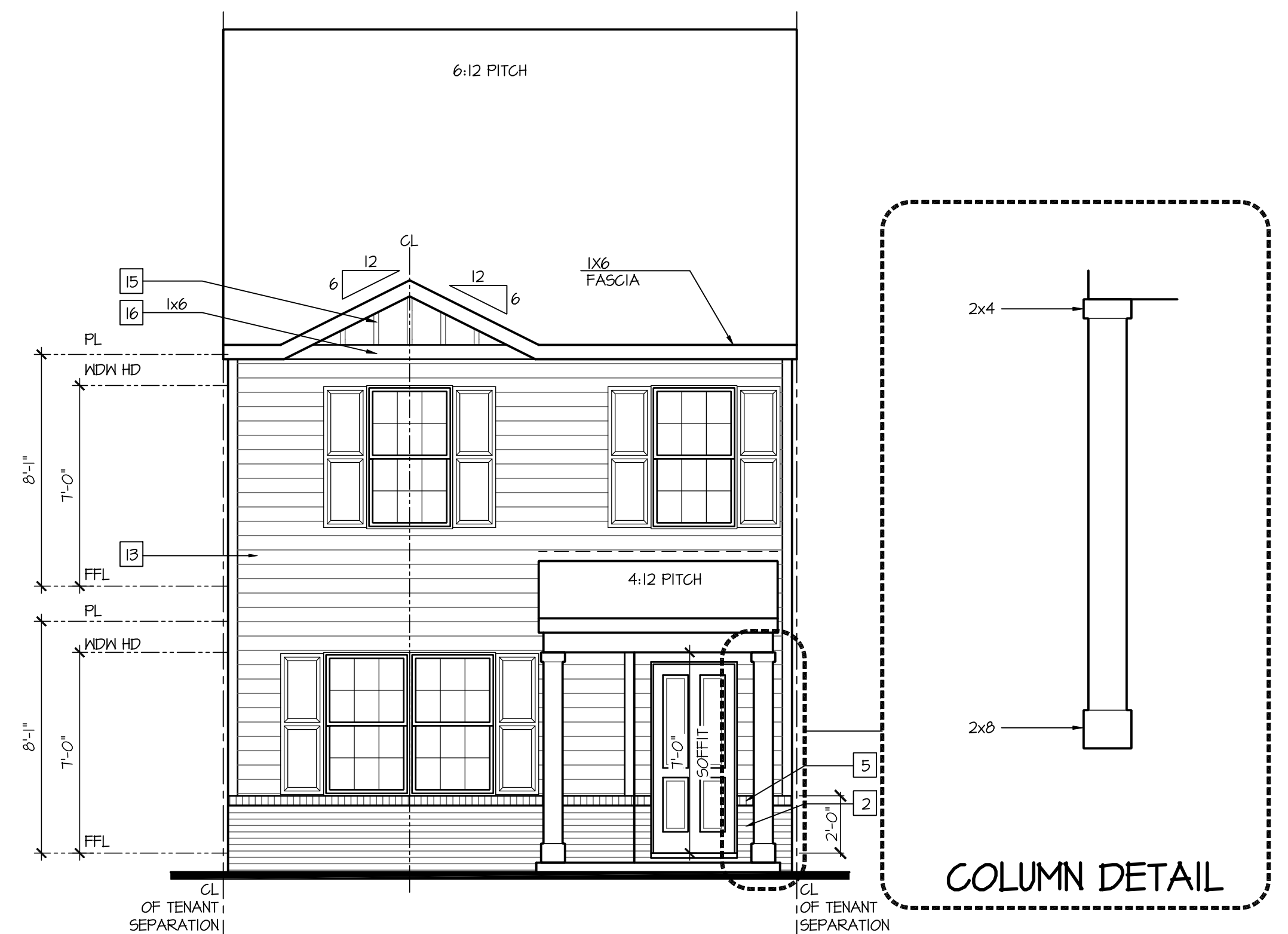
SHEET NO:
A1.5

NOTES: NCRG

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER TABLE R405.1.(2)

KEY NOTES:

- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE
 - 6 N/A
- TYPICALS:**
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.8.3
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 14 VINYL NAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT NAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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Front Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series Carolina Div.

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:

PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:

Nov. 04, 2022

SHEET NO:

A1.5.1

NOTES: NCRC

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2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
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KEY NOTES:

MASONRY:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
- ROWLOCK COURSE
- N/A

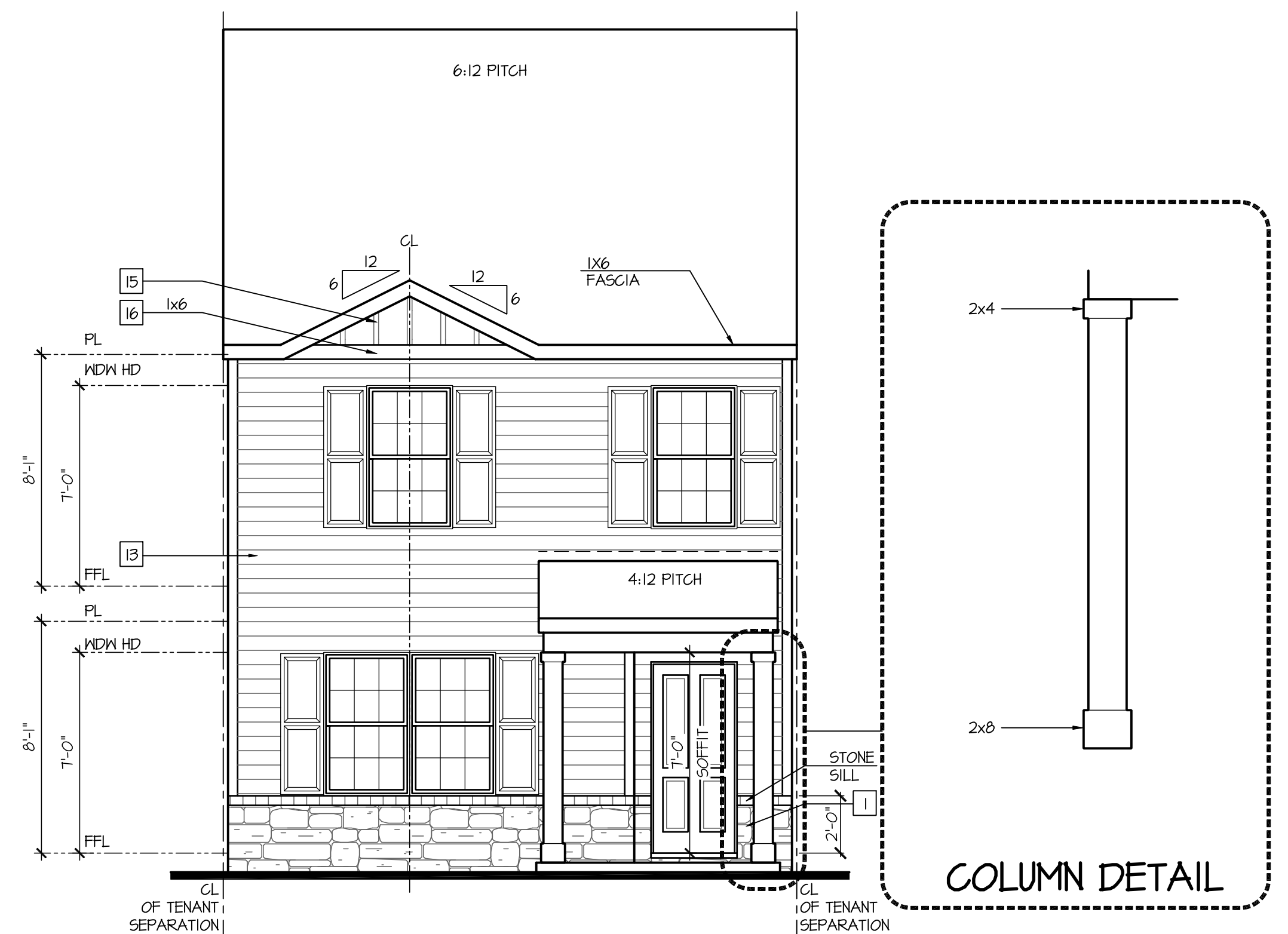
TYPICALS:

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R405.2.B.3
- STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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- VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
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Front Elevation 'A-3'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

NO:	DATE:	REVISION:
△ 1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:
Townhome Series Carolina Div.

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:
PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:
Nov. 04, 2022

SHEET NO:
A1.5.2

NOTES: NCRG

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
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2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
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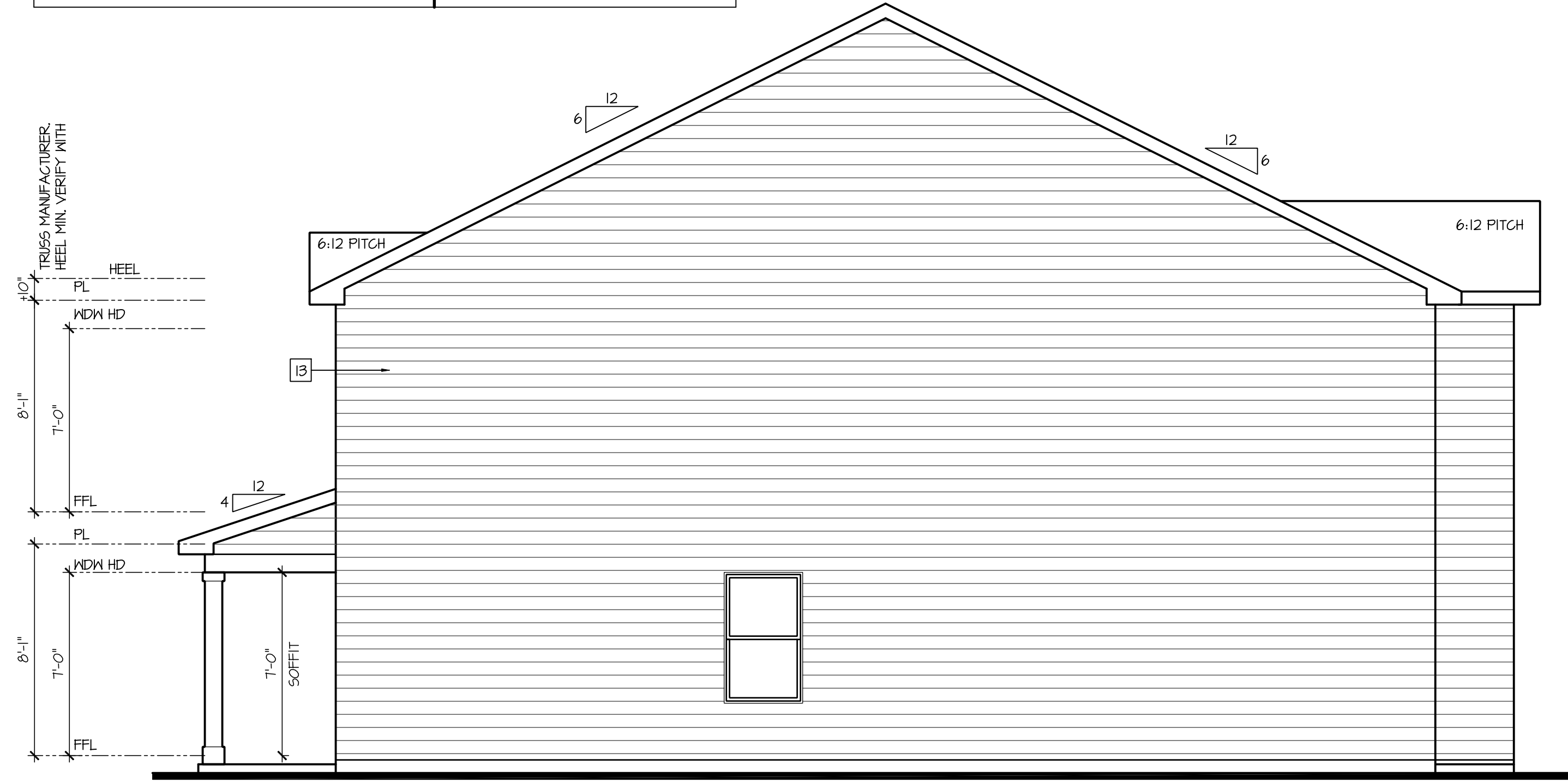
KEY NOTES:

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 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE.
 - 6 N/A.
- TYPICALS:**
- 1 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - 2 CODE APPROVED TERMINATION CHIMNEY CAP.
 - 4 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING PER NCRG R905.2.B.3.
 - 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 2 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 3 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 4 VINYL NAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT NAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 5 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 6 VINYL TRIM SIZE AS NOTED. (AT SPECIFIC LOCATIONS. 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED.
 - 11 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE NCRG SECTION R312.2.1 AND R312.2.2.



Rear Elevation

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



Right Elevation 'A' at End Unit Condition

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR



Left Elevation 'A' at End Unit Condition

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR

NO.	DATE	REVISION
1	01.13.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series Carolina Div.

CLIENTS NAME:



PROJECT NO: GMD21007.1

SHEET TITLE:
PEARSON EXTERIOR ELEVATIONS 'A'

PRINT DATE:
Nov. 04, 2022

SHEET NO:
A1.5.5

FOR CONSTRUCTION

Examples from recently constructed project.



















CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Resolution
DEPARTMENT NAME:	Parks and Recreation
AGENDA ITEM TITLE:	Second-Level Grant Application for Pine Mountain Trailhead
DEPARTMENT SUMMARY RECOMMENDATION:	Parks and Recreation is seeking approval to pursue the second level of the grant process for the Pine Mountain Trailhead.
LEGAL:	Reviewed by Archer & Lovell

Pine Mtn Main St Trailhead - Cartersville, GA							
OPINION OF PROBABLE COSTS - 10/25/2023							
#	ITEM	QTY	UNIT	Costs	TOTAL	Costs	Notes
1 Permitting							
A	Survey	1	LS	\$3,000.00	\$3,000.00		Approx 15,500 SF for survey area - 0.36 Acres for All Phases
B	Permit Drawings / Construction Documents	1	LS	\$4,500.00	\$4,500.00		For the Restroom Building area and Utilities
C	Permit - Land Disturbing Activity	1	LS	\$1,000.00	\$1,000.00		
D	Permit - Building (for Restroom)	1	LS	\$1,000.00	\$1,000.00		
E	Permit Fees	1	LS	\$0.00	\$7,000.00		City to donate fees as in kind donation to project
F	Bidding Assitance		hourly				See CPL Design Services Contract 9/8/2023 - Appendix 'B' for Hourly rates
G	Construction Administration		hourly				See CPL Design Services Contract 9/8/2023 - Appendix 'B' for Hourly rates
				Subtotal	\$16,500.00		
2 Mobilization							
		1	LS	\$7,500.00	\$7,500.00		
3 Staking							
		1	LS	\$1,000.00	\$1,000.00		
4 Demolition							
A	Utility pole (parking curb) demo	85	LF	\$5.00	\$425.00		salvage existing and re-use where possible by contractor
5 Erosion Control (0.03 AC Restroom Bldg Area Only)							
A	Initial Phase	0.03	AC	\$2,000.00	\$60.00		
B	Intermediate Phase	0.03	AC	\$1,500.00	\$45.00		
C	Final Phase	0.03	AC	\$1,000.00	\$30.00		
D	NPDES Monitoring	0.03	AC	\$10,000.00	\$300.00		
E	Site Cleanup	1	LS	\$1,000.00	\$1,000.00		
				Subtotal	\$1,435.00		
6 Clearing							
A	Remove and dispose of debris	1	LS	\$1,000.00	\$1,000.00		
7A Utilities							
	Water (Connection to Komatsu owned utilities)						Komatsu permission req. to connect to exist. private utilities
A	2" PVC Service Line	185	LF	\$65.00	\$12,025.00		
B	2" Backflow Preventor	1	EA	\$3,000.00	\$3,000.00		Possible for City to provide at lesser cost or waive fee?
C	Water Meter	1	LS	\$4,250.00	\$4,250.00		Possible for City to provide at lesser cost or waive fee?
D	Jack & Bore (Komatsu Dr)	1	LS	\$5,000.00	\$5,000.00		includes steel casing (6" dia.); City to provide service at lesser cost?
	Sanitary Sewer (Connection to Komatsu owned utilities)						
E	6" piping	185	LF	\$90.00	\$16,650.00		
F	Sanitary sewer cleanouts	1	LS	\$500.00	\$500.00		
G	Core and boot existing manhole	1	LS	\$1,500.00	\$1,500.00		
H	Manhole	1	LS	\$3,500.00	\$3,500.00		
I	Jack & Bore (Komatsu Dr)	1	LS	\$8,000.00	\$8,000.00		includes steel casing (12" dia.); City to provide service at lesser cost?
	Electrical (from Trail head Parking Lot)						
J	Existing Transformer on site - Electrical Line to Restroom Bldg	55	LF	\$75.00	\$4,125.00		Existing Electrical provided
				Subtotal	\$58,550.00		
8 Grading							
A	Site Grading	1	LS	\$5,000.00	\$5,000.00		for Restroom Building Pad & ADA Parking Only
10 Restroom & ADA Parking							
A	Restroom Building - CXT Denali includes 2 user occupancy, storage closet, ADA water ftn, bottle filler electric hand dryers, marine grade finishes, & timed electrical locks	1	LS	\$102,753.00	\$102,753.00		Refer to CXT Denali Price sheet for selections, colors, finishes
B	Freight Estimate, Stamped Drawings, State approvals, Tax	1	LS	\$15,000.00	\$15,000.00		
C	Site Installation (Off load)	1	LS	\$2,500.00	\$2,500.00		
	(a) 6" thick gravel utility slab (20'x12')	240	SF	\$5.00	\$1,200.00		graded aggregate base per CXT Installation Recommendations
	(b) Final connections to utilities	1	LS	\$5,000.00	\$5,000.00		
	(c) Toilet paper and soap dispensers (for each restroom)	1	LS	\$500.00	\$500.00		not included in CXT building, need to match standards for Parks & Rec
D	Concrete Apron & ADA Parking Spaces	1,270	SF	\$10.00	\$12,700.00		walkways, ramp, and pavement for 2 ADA parking spaces
E	Parking - paint striping	1	LS	\$500.00	\$500.00		
F	Wheel Stops	2	EA	\$100.00	\$200.00		
				Subtotal	\$140,353.00		
11 Signage							
A	Trailhead park entry sign	1	LS	\$2,000.00	\$2,000.00		Metal sign & post, Reads: PINE MOUNTAIN TRAIL HEAD
B	ADA Signage	2	EA	\$200.00	\$400.00		
				Subtotal	\$2,400.00		
12 Site Furnishings							
A	Benches - 6ft, Metal w/ Recycled Plastic	2	EA	\$1,600.00	\$3,200.00		City may be able to get discounted rate directly with vendor (Victor Stanley)
B	Picnic Tables - 6ft, Metal w/ Recycled Plastic	2	EA	\$2,500.00	\$5,000.00		City may be able to get discounted rate directly with vendor (Victor Stanley)
C	Trash Receptacles - 36 Gal, Metal w/ Recycled Plastic, dome lid	1	EA	\$300.00	\$300.00		City may be able to get discounted rate directly with vendor (Victor Stanley)
D	Shipping Estimate	1	LS	\$2,500.00	\$2,500.00		
E	Pet Fountain Water Bowl - Freestanding	1	EA	\$3,200.00	\$3,200.00		includes shipping estimate & freeze resistance valves
F	Bike Repair Stand (Spur 20 Trail Head)	1	LS	\$2,200.00	\$2,200.00		includes shipping estimate, air pump & pressure gauge
				Subtotal	\$16,400.00		
PROJECT TOTAL					\$250,563.00		



Detailed Budget - Georgia Trails Application

Updated: July 2023

Applicant Organization: City of Cartersville
 Project Title: Pine Mountain Trailhead Amenities

Cost Category	Grant Funds	Cash Match	In-kind Match	Total Cost
Design & Engineering (maximum 15% of grant value)				
Survey	\$3,000.00			
Permit Drawings/Construction Documents	\$4,500.00			
Permit - Land Disturbing Activity		\$1,000.00		
Permit - Building (for Restroom)		\$1,000.00		
Permit Fees		\$7,000.00		
Bidding Assistance			\$3,750.00	
Construction Management/Administration		???		
	\$7,500.00	\$9,000.00		\$20,250.00
Construction Contract(s)				
General				
Mobilization	\$7,500.00			
Staking		\$1,000.00		
Demolition (Utility Pole (Parking Curb))		\$425.00		
Erosion Control (0.03 AC Restroom Bldg Area Only)		\$1,435.00		
Clearing (Debris Removal and Disposal)		\$1,000.00		
Site Grading (for restroom bldg pad and ADA parking spaces only)		\$5,000.00		
Utilities				
Water Connection to Komatsu owned utilities	\$24,275.00			
Sanitary Sewer Connection to Komatsu owned utilities	\$30,150.00			
Electrical Line to Restroom Bldg (Existing Transformer on site)	\$4,125.00			
Restroom Building				
Restroom Building (CXT Denali)	\$102,750.00			
Freight Estimate, Stamped Drawings, State approvals, Tax	\$15,000.00			
Site Installation	\$2,500.00			
6" Thick Gravel Utility Slab (20'x12') (graded aggregate base per CXT installation recommendations)	\$1,200.00			
Final Connection to Utilities	\$5,000.00			
Parking Lot				
Concrete Apron & ADA Parking Spaces (walkways, ramp, and pavement for two ADA parking spaces)		\$12,700.00		
Paint striping for two ADA spaces		\$500.00		
Wheel stops for two ADA spots		\$200.00		
	\$192,500.00	\$22,260.00		\$214,760.00
Material Costs				
Toilet Paper and Soap Dispensers (for each restroom)		\$500.00		
Trailhead park entry sign (metal sign and post)		\$2,000.00		
ADA Signage		\$400.00		
2 Benches (6ft, metal with recycled plastic)		\$3,200.00		
2 Picnic Tables (6ft, metal with recycled plastic)		\$5,000.00		
Trash receptacle (36 gallon, metal with recycled plastic, dome lid)		\$300.00		
Shipping Estimate (for benches, picnic tables, trash receptacle)		\$2,500.00		
Pet Fountain Water Bowl (freestanding, includes shipping estimate and freeze resistant valves)		\$3,200.00		
Bike Repair Stand (includes shipping estimate, air pump and pressure gauge)		\$2,200.00		
		\$19,300.00		\$19,300.00
Equipment Rental (FEMA Schedule of Equipment Rates)				\$0.00
Volunteer Hours (\$15.43/hour)				
Other (must specify)				
Total	\$200,000.00	\$50,560.00	\$3,750.00	\$254,310.00

See if City wants to have CPL handle or include with construction bid

Confirm this \$ amount with CPL and increase if needed
 Estimate by CPL - check with City and see how much this will cost and what they would be willing to waive
 Estimate by CPL - check with City and see how much this will cost and what they would be willing to waive
 Estimate by CPL - check with City and see how much this will cost and what they would be willing to waive
 Estimate by CPL - check with City and see how much this will cost and what they would be willing to waive
 In kind by grant dept (1 month/12 month salary)

I think we probably need someone for this - see if City ok with paying CPL hourly or see about hiring someone like Matt Bailey

Authorizing Signature: _____
 Name: Matt Santini
 Title: Mayor, City of Cartersville

RESOLUTION _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CARTERSVILLE FOR THE PURPOSE OF FILING AN APPLICATION WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES THROUGH THE RECREATIONAL TRAILS PROGRAM TO RECEIVE FUNDING IN ORDER TO CONSTRUCT RESTROOMS AND OTHER TRAILHEAD AMENITIES AT THE MAIN STREET ENTRANCE TO THE PINE MOUNTAIN TRAIL SYSTEM AND FOR OTHER PURPOSES AT THE REGULAR MEETING OF THE CITY COUNCIL HELD ON APRIL 18, 2024.

WHEREAS: the Georgia Department of Natural Resources has notified the City of Cartersville and other general purpose governments that federal funds, managed by said state agency, are available to local governmental units under the Georgia Recreational Trails Program for the purpose of supporting recreational trails and trail-related facilities for both nonmotorized and motorized recreational trail uses and expanding the supply of said trails in the state; and

WHEREAS: The purpose of this funding shall be to construct restrooms and install other trailhead amenities such as picnic tables, benches and a bike repair station to enhance user experience and maintain trail integrity; and

WHEREAS: the City of Cartersville is committed to working cooperatively with the Georgia Department of Natural Resources, multiple federal project participants, property owners and the citizens of Cartersville to implement the Project in accordance with federal and state guidelines as defined by Recreational Trails Program staff of the Georgia Department of Natural Resources in such a manner as to assure that the Project is developed, operated and maintained as a community asset designed to benefit current and future residents of the City of Cartersville; and

WHEREAS: after reviewing the City’s pre-application, the Georgia Department of Natural Resources has invited the City of Cartersville to submit a second-level grant application, which covers additional documentation for an environmental review and the finalized project budget and implementation schedule; and

WHEREAS: the City of Cartersville certifies and assures that it has the ability and intention to finance the minimum required 20% of the total project cost and will move forward with due diligence to prepare, or have prepared, appropriate documentation required for a second-level Recreational Trails Program application; and

WHEREAS: the City of Cartersville deems the Project to be in the best interests of the citizens of Cartersville; and

NOW THEREFORE BE IT RESOLVED AND IT IS HEREBY RESOLVED that the Mayor of Cartersville acting in his official capacity and on behalf of the Cartersville City Council is hereby authorized to file a second-level application with the Georgia Department of Natural Resources in order to receive said Recreational Trails Program Grant funds in order to perform those activities specified within this resolution; and

BE IT FURTHER RESOLVED that the City of Cartersville shall be committed to the operation and maintenance of the trailhead and other facilities developed through the Grant resources herein specified as a part of its permanent parks and recreation inventory; and

BE IT FUTHER RESOLVED, that the Mayor of Cartersville is hereby authorized to execute any and all documents as may be required to accompany said application and to provide the Georgia Department of Natural Resources any and all Support Documentation which is considered to be part of said application process.

SO ADOPTED, this 18th day of April 2024.

<p>ATTEST:</p> <p>/s/ _____ Julia Drake, City Clerk City of Cartersville, Georgia</p>	<p>/s/ _____ Matthew J. Santini, Mayor City of Cartersville, Georgia</p>
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CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Bid Awards/Purchases
DEPARTMENT NAME:	FiberCom
AGENDA ITEM TITLE:	Samsung Camera System
DEPARTMENT SUMMARY RECOMMENDATION:	This item is the purchase of a new Samsung camera software system. This camera system is used for enhancing security and surveillance capabilities across all city departments. The total amount is \$15,698.40 from Telenet Systems. This is not a budgeted item, but funds are available and is recommended for your approval.
LEGAL:	N/A

TELENET SYSTEMS

Estimate

P.O. BOX 2573
 CARTERSVILLE, GA 30120
 PHONE: 770-606-9700

DATE	ESTIMATE NO.
3/28/2024	36062

NAME / ADDRESS
CITY OF CARTERSVILLE ***EMAIL ONLY***

Ship To

P.O. NO.	REP
	MTW

QTY	DESCRIPTION	COST	TOTAL
5	**** WISENET IP CAMERA LICENSES **** WISENET WAVE-PRO-48 IP CAMERA LICENSE- 48 PACK Sales Tax	3,139.68 0.00	15,698.40 0.00
TOTAL			\$15,698.40

This quote is valid for 45 days. Telenet Systems, Inc. retains ownership and right to recover all materials until full payment is received and processed. Acceptance of this quote constitutes agreement of these conditions.

SIGNATURE _____



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Bid Awards/Purchases
DEPARTMENT NAME:	Gas
AGENDA ITEM TITLE:	Crew Truck Purchase
DEPARTMENT SUMMARY RECOMMENDATION:	<p>As you may know, the Gas System has been approved to add an additional crew to perform maintenance on the Gas System’s distribution system. Part of the equipment outfitting of this maintenance crew is the purchase of a crew truck with a service body. With the delays in the production and allocation of heavy-duty trucks and service bodies today, the Gas System searched area dealerships for in-stock trucks that met the Gas System’s specifications required for a crew truck. The Gas System located four (4) new Ford F550 Cab & Chassis trucks that specifically met our specifications. Lee-Smith, Inc. of Chattanooga, Tennessee provided the lowest price and best delivery time of 8-9 weeks for a completed 2024 F550 with a service body in the total delivered price of \$97,370.00. Three (3) other trucks were located meeting our specifications, Speedway Ford of Griffin, Georgia provided a total delivered price of \$98,438.00 for a new 2024 F550 with a delivery time of 20-22 weeks, Peach State Truck Centers of Norcross, Georgia provided the total delivered price for remaining two (2) trucks we located of \$117,140.00 for a new 2022 F550 and \$128,685.70 for a new 2024 F550 each with a delivery time of 1-2 weeks.</p> <p>With discounts totaling \$1,600.00, the Gas System recommends and seeks Council approval to purchase the 2024 F550, Crew Cab, Cab & Chassis truck with service body from Lee-Smith, Inc. of Chattanooga, Tennessee in the amount of \$97,370.00. This purchase is not a budgeted item and will be paid for from gas revenues.</p>
LEGAL:	Approved by the City Attorney’s office.

Memorandum

To: City of Cartersville City Council

cc: Matt Santini, Mayor
Dan Porta, City Manager
Michael Dickson, Gas System Director

From: Brian Friery, Gas System Assistant Director

Date: April 9, 2024

RE: Crew Truck Purchase

As you may know, the Gas System has been approved to add an additional crew to perform maintenance on the Gas System’s distribution system. Part of the equipment outfitting of this maintenance crew is the purchase of a crew truck with a service body. With the delays in the production and allocation of heavy-duty trucks and service bodies today, the Gas System searched area dealerships for in-stock trucks that met the Gas System’s specifications required for a crew truck. The Gas System located four (4) new Ford F550 Cab & Chassis trucks that specifically met our specifications. Lee-Smith, Inc. of Chattanooga, Tennessee provided the lowest price and best delivery time of 8-9 weeks for a completed 2024 F550 with a service body in the total delivered price of \$97,370.00. Three (3) other trucks were located meeting our specifications, Speedway Ford of Griffin, Georgia provided a total delivered price of \$98,438.00 for a new 2024 F550 with a delivery time of 20-22 weeks, Peach State Truck Centers of Norcross, Georgia provided the total delivered price for remaining two (2) trucks we located of \$117,140.00 for a new 2022 F550 and \$128,685.70 for a new 2024 F550 each with a delivery time of 1-2 weeks.

With discounts totaling \$1,600.00, the Gas System recommends and seeks Council approval to purchase the 2024 F550, Crew Cab, Cab & Chassis truck with service body from Lee-Smith, Inc. of Chattanooga, Tennessee in the amount of \$97,370.00. This purchase is not a budgeted item and will be paid for from gas revenues.

INVOICE TO:

Company City of Cartersville Gas System

Contact Brian Friery

Title Assistant Director

Address P.O. Box 1390

City Cartersville ST GA Zip 30120

Phone 770-387-5642 Fax 770-387-5638

Email: bfriery@cityofcartersville.org

END USER:

City of Cartersville Gas System

(This name must be on factory warranty and delivery forms.)

Salesperson Ashford

PO # _____ NEW USED

FOB Chattanooga TN.

VIN 1FD0W5HT3RED27952 Year 2024 Make Ford Model F-550 4x4 Mileage 25

SELLING PRICE	<u>\$97,370.00</u>
FEDERAL EXCISE TAX	_____
SUBTOTAL	_____
EXTENDED SERVICE CONTRACT(S)	_____
MISC.	_____
SUBTOTAL	_____

EXTENDED SERVICE CONTRACTS:	
Describe Policy(s)	Policy #

TRADE IN ALLOWANCE	_____
NET AFTER TRADE IN	_____

Year	_____	Make	_____	Model	_____
TRADE	VIN	_____	Mileage _____		

STATE TAX	_____	_____
COUNTY TAX	_____	_____
CITY TAX	_____	_____
TENNESSEE TIRE TAX	_____	_____
GEORGIA TAVT	_____	_____
TITLE AND/OR TAG	_____	_____

FOR RESALE TAX # _____

ICC EXEMPTION MC# _____

Lienholder:

INVOICE TOTAL	<u>\$97,370.00</u>
PAYOFF ON TRADE IN	_____
NON REFUNDABLE DEPOSIT	_____
FACTORY REBATE TO CUSTOMER	_____
TOTAL	_____

Payment Terms:

NET DUE 5 days after delivery

delivery of complete unit 8-9 weeks after receipt of purchase order and order placed with body company

NOTES/COMMENTS _____

Initials (signature on following page)

ADDITIONAL TERMS

Meeting: April 18, 2024 Item 8.

PURCHASE AGREEMENT

For good and valuable consideration, Seller hereby sells to Purchaser the vehicle(s) and/or equipment described herein at the prices and upon the terms and conditions stated herein. Purchaser agrees that he is relying on his own skill and judgment in selecting the vehicle and not on any representation by Lee-Smith, Inc. that the vehicle is or is not suitable for any particular application of use.

NEW AND USED VEHICLES & EQUIPMENT

Lee-Smith, Inc. sells many brands of new vehicles. Component parts, optional equipment and other additional equipment such as truck bodies, lift gates, 5th wheels, **auxiliary** axles, etc. (herein collectively called "Additional Parts & Equipment") may be sold separately or added to such vehicle. Lee-Smith, Inc. provides no warranty on such vehicles or Additional Parts & Equipment. No oral representation of any salesperson to the contrary shall be binding upon Lee-Smith, Inc. The manufacturer of the vehicle or Additional Parts & Equipment may provide a limited warranty. The manufacturer's warranty for Additional Parts & Equipment may not be identical to the vehicle warranty, even though the Additional Parts & Equipment were sold with or added to the vehicle prior to sale. You should request any applicable written manufacturer's warranties from your salesperson. Lee-Smith, Inc. is not responsible for providing warranty service. **ALL USED VEHICLES AND EQUIPMENT ARE SOLD "AS IS"**. Purchaser may have the opportunity to purchase a warranty or extended warranty from third parties, depending upon the circumstances, **BUT IN NO EVENT DOES LEE-SMITH, INC. PROVIDE ANY WARRANTIES ON ANY NEW OR USED VEHICLES OR ON ANY ADDITIONAL PARTS & EQUIPMENT.**

FEDERAL, EXCISE & HIGHWAY USE TAXES

Purchaser understands and agrees that **IF** the vehicle(s) being purchased is new and qualifies as being taxable under the Highway Revenue Act of 1982, the sales prices of the vehicle includes a 12% Federal Excise Tax computed per Internal Revenue Service Regulations. Purchaser also understands that if the addition of any parts or accessories and the installation thereof within 6 months of the date of delivery exceed an aggregate price of \$1000.00 within the 6 month period, Purchaser is responsible for paying the 12% Federal Excise and filing the same with the Internal Revenue Service on the total aggregate prices of all the parts and accessories added as well as the cost of the installation. Purchaser understand and agrees that Lee-Smith, Inc. has no knowledge of and therefore expresses no opinion as to whether the Federal Highway Use Tax has been paid on the vehicle(s) for the current year and/or any preceding years. Purchaser agrees to indemnify and hold harmless Lee-Smith, Inc. from any liability, costs and damages, including attorney's fees pertaining to any such Federal Excise taxes or Federal Highway Use taxes.

LIMITATION OF LIABILITY

LEE-SMITH, INC. MAKES NO WARRANTIES WHATSOEVER ON ANY NEW OR USED VEHICLES OR ADDITIONAL PARTS & EQUIPMENT. LEE-SMITH, INC. HEREBY DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES, WHETHER IMPLIED BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Under no circumstances, and in no event, will Lee-Smith, Inc. be liable for personal injury or property damages or any other loss, damage, cost of repairs, economic loss (such as lost profits or "down time") or incidental, punitive, special or consequential damages of any kind, whether based upon warranty, contract, strict liability, negligence, or any other cause of action arising in connection with the new or used vehicle or the Additional Parts & Equipment.

LIENS ON TRADE-INS

If a trade-in is noted on Page 1 of this Agreement, Purchaser hereby makes delivery and passes title of any trade-in vehicle or equipment to Lee-Smith, Inc. Purchaser represents that any such trade-in is free of all liens and encumbrances except as stated herein. Lee-Smith, Inc. is authorized to pay off the lien holder shown. The amount reflected as payoff of lines or indebtedness on trades is based on information given to Lee-Smith, Inc. by the Purchaser. The actual amount due to lien holders, if different, is totally the responsibility of the Purchaser. Purchaser agrees that if the amount of the actual pay off is different, then Lee-Smith, Inc. may pay the lienholder such actual amount and adjust the trade-in credit and the amount due from Purchaser shown on Page 1 of this Agreement, accordingly. Customer shall immediately pay Lee-Smith, Inc. any shortage resulting from a difference between the actual payoff and the amount stated in this Agreement, if not paid at the time of sale.

PAYMENT TERMS

Terms are cash on delivery, unless otherwise specified on Page 1 of this Agreement. Interest on late payment accrues from the date payment is due at the rate of 1.5 percent per month (18% per annum) or such lower rate that is then the maximum rate allowed by law. Lee-Smith, Inc. may assist the Purchaser in seeking financing, or Purchaser may obtain financing from other sources. The failure of Purchaser to secure financing shall not relieve Purchaser's obligation hereunder. If any credit is being extended as part of this sale by Lee-Smith, Inc., the Credit Terms and Conditions attached to and made a part of this Agreement shall apply.

LEGAL

This Agreement represents the entire Agreement between the parties. If Purchaser fails to abide by the terms of this Agreement, Purchaser agrees to pay all costs of collection, interest (as stated above), court costs and reasonable attorneys' fees of Lee-Smith, Inc. including without limitation any attorneys' fees incurred in the enforcement of this Agreement. The remedies of Lee-Smith in case of a default include any one or more of the following: (1) enforcing this Agreement for the full amount due hereunder, (2) repossessing (if no longer in the possession of Lee-Smith, Inc.) the vehicle and/or all of the Additional Parts & Equipment; (3) reselling the vehicle and/or all of the Additional Parts & Equipment; (4) collecting the deficiency from Purchaser for any difference between the purchase price stated in this Agreement and the net amount collected upon any resale, after deducting all selling expenses, interest, and reasonable attorneys' fees; and (5) all other remedies that may be available to Lee-Smith, Inc. under this Agreement, at law or in equity. All remedies are cumulative. Purchaser further agrees to pay reasonable attorneys' fees if Lee-Smith, Inc. engages legal counsel to negotiate, interpret, advise, defend, or otherwise represent it in connection with any dispute arising under this Agreement. This Agreement is entered into in Hamilton County, Tennessee, and shall be governed by Tennessee law without regard to its conflict of laws provisions. Purchaser agrees that jurisdiction and venue for any legal action arising out of or related to this Agreement, or the property purchased hereunder shall solely be in the federal or state courts located in Hamilton County, Tennessee. To the extent this Agreement is in conflict with any previous agreement between parties, this Agreement shall prevail. All uses of masculine, feminine and neuter pronouns in this agreement shall be deemed to include and refer to the appropriate gender of the party so referenced.

ACCEPTANCE

Purchaser agrees that (1) he has inspected the vehicle(s) and the Additional Parts & Equipment (if applicable), found them to be in good working order and hereby accepts same; (2) he has read, understands and agrees to the terms of any applicable manufacturer's warranty and any third party warranty acquired by Purchaser in connection with the purchase contemplated by this Agreement and that sales person(s) of Lee-Smith, Inc. are not authorized to orally alter the terms of such warranties or offer any warranties on behalf of Lee-Smith, Inc.; (3) he has received a copy of this Agreement and any third party warranty agreement; and (4) that he will receive a properly executed title or certificate of origin for the vehicle being purchased when the purchase price of it has been paid in full in immediately available funds.

SURCHARGES

Prices quoted are estimates and subject to change. Prices may be altered at any time due to government mandates and associated costs, any changes to specifications, destination charge increases, surcharges (including but not limited to fuel, steel, other raw materials), vendor price increases and availability, model discontinuation, or changes to extended service contracts pricing. After placing the order, you will be informed of any additional fees or surcharges that affect your order and on those occasions you will be given an opportunity to cancel at no charge to you. An order cancellation at any other time will result in a fee of \$5000 per unit. Cancellations will not be accepted after the 61st day prior to the estimated build date.

Purchaser

[Signature line]

Date

[Signature line]

Prepared for: Brian Friery

Director, Cartersville Gas Dept

Prepared by: Andy Ashford

04/04/2024

Meeting: April 18, 2024 Item8.

Lee-Smith, Inc. | 2600 Eighth Avenue Chattanooga Tennessee | 374071156

2024 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 425 | Quote ID: cartersvil

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
W5H	Base Vehicle Price (W5H)	\$60,370.00
Packages		
660A	Order Code 660A <i>Includes:</i> - Transmission: TorqShift 10-Speed Automatic 10R140 with neutral idle. Includes SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road. - Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 6 speakers. - SYNC 4 Communications & Entertainment System Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller.	N/C
Powertrain		
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 <i>Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking.</i> <i>Includes:</i> - Dual 68 AH/65 AGM Battery	\$9,995.00
44G	Transmission: TorqShift 10-Speed Automatic <i>10R140 with neutral idle. Includes SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road.</i>	Included
X4L	Limited Slip w/4.30 Axle Ratio	\$395.00
68M	GVWR: 19,500 lb Payload Plus Upgrade Package <i>Includes upgraded frame, rear-axle and low deflection/high capacity rear springs. Increases max RGAWR to 14,706 lbs. Note: See Order Guide Supplemental Reference for further details on GVWR.</i>	\$1,155.00
Wheels & Tires		
TGM	Tires: 225/70Rx19.5G BSW Traction <i>Includes 4 traction tires on the rear and 2 A/P tires on the front.</i>	\$190.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Brian Friery

Director, Cartersville Gas Dept

Prepared by: Andy Ashford

04/04/2024

Lee-Smith, Inc. | 2600 Eighth Avenue Chattanooga Tennessee | 374071156

Meeting: April 18, 2024 Item8.

2024 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 425 | Quote ID: cartersvil

As Configured Vehicle (cont'd)

Code	Description	MSRP
64Z	Wheels: 19.5" x 6" Argent Painted Steel <i>Hub covers/center ornaments not included.</i>	Included
512	Spare Tire & Wheel Required in Rhode Island. <i>Excludes carrier.</i> <i>Includes:</i> - 6-Ton Hydraulic Jack	\$350.00

Seats & Seat Trim

A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.</i>	Included
---	--	----------

Other Options

PAINT	Monotone Paint Application	STD
203WB	203" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 6 speakers.</i> <i>Includes:</i> - SYNC 4 Communications & Entertainment System <i>Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller.</i>	Included
96V	XL Chrome Package <i>Includes:</i> - Chrome Front Bumper - Bright Grille - Power Sliding Rear Glass - Rear Window Defroster - Remote Start - Halogen Fog Lamps	\$225.00
535	High Capacity Trailer Tow Package <i>Includes trailer brake wiring kit. Increases GCW from 32,500 lbs. to 40,000 lbs. Note: Salesperson's Portfolio or Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental Reference for vehicle height consideration.</i>	\$580.00
41H	Engine Block Heater	\$190.00
41P	Transfer Case Skid Plates	\$100.00
61J	6-Ton Hydraulic Jack	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Brian Friery

Director, Cartersville Gas Dept

Prepared by: Andy Ashford

04/04/2024

Meeting: April 18, 2024 Item8.

Lee-Smith, Inc. | 2600 Eighth Avenue Chattanooga Tennessee | 374071156

2024 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 425 | Quote ID: cartersvil

As Configured Vehicle (cont'd)

Code	Description	MSRP
86M	Dual 68 AH/65 AGM Battery	Included
67B	410 Amp Dual Alternators <i>Includes 250 Amp + 160 Amp.</i>	\$115.00
18B	Platform Running Boards	\$445.00
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>	\$415.00
43C	110V/400W Outlet <i>Includes 1 in-dash mounted outlet.</i>	\$175.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty Requires valid FIN code. <i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.</i>	N/C
--------	---	-----

Emissions

425	50-State Emissions System	STD
-----	---------------------------	-----

Exterior Color

Z1_01	Oxford White	N/C
-------	--------------	-----

Interior Color

AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
-------	---	-----

SUBTOTAL		\$74,700.00
Destination Charge		\$1,995.00
TOTAL		\$76,695.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Brian Friery

Director, Cartersville Gas Dept

Prepared by: Andy Ashford

04/04/2024

Meeting: April 18, 2024 Item8.

Lee-Smith, Inc. | 2600 Eighth Avenue Chattanooga Tennessee | 374071156

2024 F-550 Chassis 4x4 SD Crew Cab 203" WB DRW XL (W5H)

Price Level: 425 | Quote ID: cartersvil

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$60,370.00
Options	\$14,330.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,995.00
Subtotal	\$76,695.00

Pre-Tax Adjustments

Code	Description	MSRP
DOT Inspection	DOT inspection & PDI	\$485.00
SAFETY EQUIP	Triangle kit and Fire extinguisher	\$295.00
Lot	Lot charge	\$500.00
22892R	Govt Fleet Concession Management	-\$600.00
LSI discount	Lee-Smith Preferred Customer Discount	-\$1,000.00
CM Body	CM body w/ flip top & master locks	\$20,945.00
Fuel	fuel for delivery	\$50.00
Total		\$97,370.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



1710 N Expressway ~ Griffin, GA 30223
 Phone: 678-972-1308
driggins@speedwayford.com

Contact: Brian Fiery Company: City of Cartersville Gas Company
 Address: _____
 City: Cartersville State: GA Zip: 30120
 Phone: 770-387-5642 Fax: _____ E-Mail: bfriery@cityofcartersville.org
 Stock #: 24F147 Year: 2024 Make: Ford Model: F550 4 X 4
 VIN: 1FD0W5HT4RED Cab: Crew Mileage: 0

Specifications:

Added Equipment:		
	U132 flip top body	Price Before Added Equipment
		\$21,350.00
		\$0.00
		\$0.00

<p>Must be titled in Company Name.</p> <p>Quotes are not binding until accepted by management. Some incentives must be qualified for and are zip code restrictive. Always ask for most current pricing. Prices and incentives are subject to change without notice & without incurring obligation. Vehicles ordered will be placed with best priority possible for quick build but we are NOT responsible for delays as we do NOT control production.</p>	Total Before Taxes & Fees	\$98,328.00
	Trade Allowance(s)	\$0.00
	Administrative Fee	\$0.00
	Estimated TAVT	\$0.00
	Title-Tag/GWRA/Digital Enroll Fee	\$110.00
	Trade Pay Off	\$0.00
	Sub Total	\$98,438.00
	Cash Down	\$0.00
	Balance	\$98,438.00

Plan	Years	Miles	Deductible	Price
0	0	0	\$0	\$0.00



Ask us for full details on ESP coverages

NOTES:

Quote Prepared by: Darrell Riggins

Date: 3/28/2024

Quote Accepted By: _____

Date: _____





6535 Crescent Drive
Norcross, GA. 30071

“F-550 Crew Cab W/Service Bed Body”

April 2, 2024

The price of the **2022 Ford F-550 Crew Cab Gas with a 11' Stahl Service Body** is **\$117,140.00**. This price includes the chassis, body and delivery to City of Cartersville, GA.

Chassis Specs:

2022 Ford F-550 - 4x4
Crew Cab
Oxford White
19,500LB GVW – Payload Plus Package Upgrade
203” Wheelbase
40/20/40 – Vinyl Seats
Power Windows & Locks
6.7L – Diesel Engine
10-Speed Automatic Transmission
Power Take-Off Provision
4.88/Limited Slip – Axle Ratio
Trailer Brake Controller

Body Specs:

Stahl CST134VVDT Service Body - 11' Bed
Flip Tops Over Body Compartments
LED Surface Mount Light
Powder Coat Body & Bumper
Recessed Embossed Bumper – 95”
Single Point “T” Handle Latches

Optional Chassis:

If you would like to go with the **2024 Ford F-550 Crew Cab** chassis instead of the 2022 please add **\$11,545.70** to the price above.

Sincerely,

Joshua Little
Peach State Truck Center – Norcross, GA.



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Bid Awards/Purchases
DEPARTMENT NAME:	Gas
AGENDA ITEM TITLE:	Valve Purchase
DEPARTMENT SUMMARY RECOMMENDATION:	The Gas System is requesting the purchase of three 12-inch valves. Two for the SK America Project and one for stock. Three bids were requested but only two were received. Consolidated Pipe and Supply of Lawrenceville, Georgia submitted the low bid of \$45,570.00. This is a budgeted item and Council's approval to accept this bid is recommended.
LEGAL:	N/A

STOCK

April 9, 2024

MATERIAL BID PROPOSAL

All materials to be considered by this proposal shall be new, unused and manufactured in the United States unless otherwise specified and shall meet the applicable requirements of the Pipeline Safety Regulations, Code of Federal Regulations, Title 49, Latest Edition and any other applicable requirements and specifications listed in this proposal.

Each bid proposal must be submitted on this form. All blank spaces for bid prices must be filled in, by hand or typewritten, in both words and numerals for unit prices and numerals only for total amounts. In case of discrepancies, words will take precedence over numerals and unit prices will take precedence over totals.

Item Specification:

SEE ATTACHED SHEET

ITEM NO.	SIZE	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL AMOUNT	EXPECTED DELIVERY DATE (from time of order)
1.	12"	Line Valve Assembly ANSI Class 300	3	Ea.	\$ 15,190.00 Numerals	\$ 45,570.00 Numerals	1-2 DAYS Calendar Days
					FIFTEEN THOUSAND ONE HUNDRED NINETY DOLLARS & NO CENTS Words (Unit Price Only)		
CL 600 W/ GEAR CDS# 22-1200-00025 STOCK B'HAM AL					TOTAL BID \$ 45,570.00 Numerals		

BID PROPOSAL SUBMITTED BY:

CDS
Name of Supplier

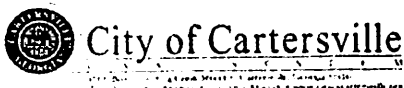
Paul Root
Name of Preparer

4-10-24
Date

All price quotes received by the City shall be for the item as called for in the specification for the item above. Any deviation in material, style, model, options, manufacturer, size, etc. of the item must have prior written approval of the City for the bid proposal to be considered. A request for such an approval request must be by submitting any and all applicable specifications of the item to be considered by mail, facsimile or email attachment to the City. All submittals shall include the manufacturer's specifications and clear indication of the item to be quoted. If the specification above does not state "or equal", a quote for only the item in the specification will be accepted. Any and all items delivered in response to this proposal that do not meet the specification as called for or was not approved as an "equal" will be returned to the Supplier at their expense.

All price quotes shall include any and all costs associated with providing the material to the City of Cartersville's storage facilities including but not limited to procurement, delivery, shipping and invoicing.

The Supplier agrees that this bid proposal may not be withdrawn for a period of 30 calendar days after the scheduled closing time for receiving bid proposals.



STOCK

April 8, 2024

MATERIAL BID PROPOSAL

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Item Specification:

SEE ATTACHED SHEET

<u>ITEM NO.</u>	<u>SIZE</u>	<u>ITEM DESCRIPTION</u>	<u>QTY.</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL AMOUNT</u>	<u>EXPECTED DELIVERY DATE</u> <u>(from time of order)</u>
1.	12"	Line Valve Assembly ANSI Class 300	2	Ea.	\$ <u>17,600.00</u> Numerals	\$ <u>52,800.00</u> Numerals	<u>STOCK</u> Calendar Days

Seventeen Thousand Six Hundred Dollars
Words (Unit Price Only)

TOTAL BID \$ 53,580 includes \$780 estimated freight
Numerals

Please note total amount is for Qty (3) valves

BID PROPOSAL SUBMITTED BY:

Devtech
Name of Supplier

Kory Tate
Name of Preparer

04/10/24
Date

All price quotes received by the City shall be for the item as called for in the specification for the item above. Any deviation in material, style, model, options, manufacturer, size, etc. of the item must have prior written approval of the City for the bid proposal to be considered. A request for such an approval request must be by submitting any and all applicable specifications of the item to be considered by mail, facsimile or email attachment to the City. All submittals shall include the manufacturer's specifications and clear indication of the item to be quoted. If the specification above does not state "or equal", a quote for only the item in the specification will be accepted. Any and all items delivered in response to this proposal that do not meet the specification as called for or was not approved as an "equal" will be returned to the Supplier at their expense.

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Ryan Malone

From: Tom McCrorey <mccrorey@Bartlettcontrols.com>
Sent: Wednesday, April 10, 2024 4:16 PM
To: Ryan Malone
Cc: Rodney Reynolds; Corey Hughes; 'Hunter Thomas'
Subject: [EXTERNAL] RE: Quote
Attachments: 327017 - 6 Inch HP Cooper Cameron Balon Ball.pdf; 12inch Line Valve (002).pdf



Ryan,

We will have to no bid.

Regards,



Tom McCrorey
Office: 704-843-2299
Email: mccrorey@bartlettcontrols.com
702 Old Providence Road
PO Box 400
Waxhaw, NC 28173
www.bartlettcontrols.com



From: Hunter Thomas <hunter@marieco.com>
Sent: Monday, April 8, 2024 4:21 PM
To: Ryan Malone <rmalone@cityofcartersville.org>; Corey Hughes <Corey@Bartlettcontrols.com>
Cc: Rodney Reynolds <rreynolds@cityofcartersville.org>; Tom McCrorey <mccrorey@Bartlettcontrols.com>
Subject: RE: Quote

Bartlett Team –

See below and attached from City of Cartersville, GA Bid request.
Let me know if you have any questions, or if I can be of further assistance.

Thank you,



Hunter Thomas
Inside Sales
Phone: 205-699-7282
Cell: 205-810-5384
Email: Hunter@Marieco.com
8370 SIDE TRACK
LEEDS, AL, 35094
www.marieco.com



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Bid Awards/Purchases
DEPARTMENT NAME:	Gas
AGENDA ITEM TITLE:	Filter Purchase
DEPARTMENT SUMMARY RECOMMENDATION:	The Gas System is requesting the purchase of two 6-inch filters for the SK America Project metering station. Three bids were requested but only two were received. Bartlet Controls of Waxhaw, NC submitted the low bid of \$27,720.00. This is a budgeted item and Council's approval to accept this bid is recommended.
LEGAL:	N/A

STOCK

April 8, 2024

MATERIAL BID PROPOSAL

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Item Specification:

SEE ATTACHED SHEET

							<u>EXPECTED DELIVERY DATE</u> (from time of order)
<u>ITEM NO.</u>	<u>SIZE</u>	<u>ITEM DESCRIPTION</u>	<u>QTY.</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL AMOUNT</u>	
1.	6"	Apollo Filter GFR-06-720 w/ Additional Filter, DPI Assembly & Davit Arm Cartersville # 319005	2	Ea.	\$ <u>13,860.00</u> Numerals	\$ <u>27,720.00</u> Numerals	<u>70-84</u> Calendar Days
					<u>Thirteen Thousand Eight Hundred & Sixty</u> <u>Words (Unit Price Only)</u>		
TOTAL BID \$					<u>27,720.00</u> Numerals		

BID PROPOSAL SUBMITTED BY:

Bartlett Controls, LLC
Name of Supplier

Tom McCrorey
Name of Preparer

04/09/2024
Date

All price quotes received by the City shall be for the item as called for in the specification for the item above. Any deviation in material, style, model, options, manufacturer, size, etc. of the item must have prior written approval of the City for the bid proposal to be considered. A request for such an approval request must be by submitting any and all applicable specifications of the item to be considered by mail, facsimile or email attachment to the City. All submittals shall include the manufacturer's specifications and clear indication of the item to be quoted. If the specification above does not state "or equal", a quote for only the item in the specification will be accepted. Any and all items delivered in response to this proposal that do not meet the specification as called for or was not approved as an "equal" will be returned to the Supplier at their expense.

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The Supplier agrees that this bid proposal may not be withdrawn for a period of 30 calendar days after the scheduled closing time for receiving bid proposals.



PO Box 400
Waxhaw, NC 28173
704-843-2299
www.bartlettcontrols.com

QUOTE

Quote # BARQ29074
Date 04/10/24
Sales Rep. Tom McCrorey

Company: City of Cartersville Natural Gas Dept.

To: Ryan Malone

Phone: (770)387-5642

Fax: (770)387-5638

Email: rmalone@cityofcartersville.org

Here is the quote you requested.

Customer Reference:

PLEASE EMAIL ORDERS TO ORDERS@BARTLETTCONTROLS.COM

Item	Qty	Description	Unit Price	Ext. Price
2	ea	Apollo Type GFR-06-720 Gas Filter Includes: Type GFR-06-720 Gas Filter Complete DPI Assembly Housing Gasket Filter Element Davit Arm Assembly	\$13,860.00	\$27,720.00
			Total	\$27,720.00

ARO: 10-12 Weeks ARO Subject to Prior Sale

FOB: Factory

TERMS: Net 30 Days

Please note: MTR's, Certificates of Conformance, and any other required documentation needs to be requested at time of order.

*PAYMENTS BY CREDIT CARD PLUS 3.5%

Quote Valid 30 Days

FREIGHT ALLOWED

EQUIPMENT CONTROLS COMPANY, INC.
4555 S. BERKELEY LAKE ROAD
NORCROSS GA 30071
770-441-6400 Fax 770-448-7312

Meeting: April 18, 2024 Item10.

Quotation

QUOTE DATE	QUOTE NUMBER
04/09/24	S2415367
ORDER TO: EQUIPMENT CONTROLS COMPANY, IN 4555 S. BERKELEY LAKE ROAD NORCROSS GA 30071 770-441-6400 Fax 770-448-7312	PAGE NO. 1

QUOTE TO:
 CARTERSVILLE, CITY OF
 P O BOX 1390
 CARTERSVILLE, GA 30120

SHIP TO:
 CARTERSVILLE, CITY OF
 155 OLD MILL ROAD
 CARTERSVILLE, GA 30120

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON	
25667	6" APOLLO FILTER	RYAN		
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Johnny Smith	FREIGHT ALLOWED	Net 15 Days	12 week ETA 04/09/24	Yes
ORDER QTY	PART NO	DESCRIPTION	Unit Price	Ext Price
		***** Shipping Instructions *****		
		* SHIP FREIGHT ALLOWED *		
		* **ORDERS MUST SHIP COMPLETE UNLESS PO# *		
		* IS RYAN OR RODNEY** *		

2ea	20866	GFR-06-720 6" APOLLO GAS PIPELINE FILTER ANSI 300 RAISED FLANGED CONNECTIONS WITH DAVIT ARM	16112.000	32224.00
2ea	28714	APOLLO DPI DIFFERENTIAL PRESSURE GAUGE ASSEMBLY	1217.340	2434.68
2ea	25709	010-13-160808 APOLLO FILTER ELEMENT FOR 6"	245.340	490.68
TAXES NOT INCLUDED				

This is a Quotation.

Price are firm for 30 days. subject to change without notice after 30 days.
 Applicable taxes extra.

Subtotal	35149.36
S&H CHGS	0.00
Amount Due	35149.36

STOCK

MATERIAL BID PROPOSAL

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Item Specification:

SEE ATTACHED SHEET

ITEM NO.	SIZE	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL AMOUNT	EXPECTED DELIVERY DATE (from time of order)
1.	6"	Apollo Filter GFR-06-720 w/ Additional Filter, DPI Assembly & Davit Arm Cartersville # 319005	2	Ea.	\$ <u>NO Bid</u> Numerals	\$ _____ Numerals	_____ Calendar Days
					_____ Words (Unit Price Only)		
TOTAL BID \$					_____ Numerals		

G & C Supply
 974 Epco Drive
 Dandridge, TN 37725
 Date:

BID PROPOSAL SUBMITTED BY:

Name of Supplier

HUNTER LEP

Name of Preparer

4-11-24

Date

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MATERIAL BID PROPOSAL

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Item Specification:

SEE ATTACHED SHEET

ITEM NO.	SIZE	ITEM DESCRIPTION	QTY.	UNIT			<u>EXPECTED DELIVERY DATE</u>
					<u>UNIT PRICE</u>	<u>TOTAL AMOUNT</u>	<u>(from time of order)</u>
1.	6"	Apollo Filter GFR-06-720 w/ Additional Filter, DPI Assembly & Davit Arm Cartersville # 319005	2	Ea.	\$ _____ Numerals	\$ _____ Numerals	_____ Calendar Days
					_____ Words (Unit Price Only)		
TOTAL BID \$					_____ Numerals		

NO BID--DISTRIBUTOR QUOTING DIRECT

BID PROPOSAL SUBMITTED BY:

Irby Utilities
Name of Supplier

Charmaine Harper
Name of Preparer

4/11/24
Date

All price quotes received by the City shall be for the item as called for in the specification for the item above. Any deviation in material, style, model, options, manufacturer, size, etc. of the item must have prior written approval of the City for the bid proposal to be considered. A request for such an approval request must be by submitting any and all applicable specifications of the item to be considered by mail, facsimile or email attachment to the City. All submittals shall include the manufacturer's specifications and clear indication of the item to be quoted. If the specification above does not state "or equal", a quote for only the item in the specification will be accepted. Any and all items delivered in response to this proposal that do not meet the specification as called for or was not approved as an "equal" will be returned to the Supplier at their expense.

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CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Bid Awards/Purchases
DEPARTMENT NAME:	Gas
AGENDA ITEM TITLE:	Relief Valve Purchase
DEPARTMENT SUMMARY RECOMMENDATION:	The Gas System is requesting the purchase of two 4-inch Mooney relief valves. One for the SK America Project metering station and one for stock. Bartlet Controls of Waxhaw, NC is the sole source provider for these items, and they submitted a quote of \$17,552.00. This is a budgeted item and Council's approval to accept this quote is recommended.
LEGAL:	N/A

STOCK

April 10, 2024

MATERIAL BID PROPOSAL

All materials to be considered by this proposal shall be new, unused and manufactured in the United States unless otherwise specified and shall meet the applicable requirements of the Pipeline Safety Regulations, Code of Federal Regulations, Title 49, Latest Edition and any other applicable requirements and specifications listed in this proposal.

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Item Specification:

SEE ATTACHED SHEET

ITEM NO.	SIZE	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL AMOUNT	EXPECTED DELIVERY DATE (from time of order)
1.	4"	Mooney Relief Series 20 Pilot 60 - 200 Psig Cartersville # 319031	2	Ea.	\$ <u>8,776.00</u> Numerals	\$ <u>17,552.00</u> Numerals	<u>7-14</u> Calendar Days
					Eight Thousand, Seven Hundred & Seventy-Six Words (Unit Price Only)		
TOTAL BID \$					<u>17,552.00</u>	Numerals	

BID PROPOSAL SUBMITTED BY:

Bartlett Controls LLC
Name of Supplier

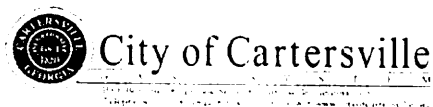
Tom McCrorey
Name of Preparer

4/11/24
Date

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PO Box 400
Waxhaw, NC 28173
704-843-2299
www.bartlettcontrols.com

QUOTE

Quote # BARQ29085
Date 04/11/24
Sales Rep. Tom McCrorey

Company: City of Cartersville Natural Gas Dept.
To: Rodney Reynolds
Phone: (770)387-5642
Fax: (770)387-5638
Email: rreynolds@cityofcartersville.org
Here is the quote you requested.

Customer Reference:

PLEASE EMAIL ORDERS TO ORDERS@BARTLETTCONTROLS.COM

Item	Qty	Description	Unit Price	Ext. Price
2	ea	FG-39-100%DHTP-75-RELIEF Mooney 4" Mooney Flowgrid Gas Pressure RELIEF 4" 150 CL End Connections x 4" Single Port, 100% Capacity DHTP 75 Durometer Series 20 Pilot - Brass 60-200 psig spring range - Purple - RELIEF Type 30AD Pilot Filter - Anodized Aluminum 1/4" FNPT Connections Type 24S Restrictor Pilot mounted to regulator using stainless steel tubing and fittings Mounting C	\$8,776.00	\$17,552.00
Total				\$17,552.00

ARO: 1-2 Weeks ARO Subject to Prior Sale
FOB: Factory
TERMS: Net 30 Days

Please note: MTR's, Certificates of Conformance, and any other required documentation needs to be requested at time of order.

*PAYMENTS BY CREDIT CARD PLUS 3.5%

Quote Valid 30 Days

FREIGHT ALLOWED



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Bid Award/Purchases
DEPARTMENT NAME:	Water Department
AGENDA ITEM TITLE:	Flow Meter Console Replacement
DEPARTMENT SUMMARY RECOMMENDATION:	<p>The Water Treatment Plant uses acoustic transit time flow meters to accurately measure flow pumped into the City’s water distribution system by the high service pumps. The original Accusonic console for high service pump station #2, installed in 2007 has failed and needs replacement.</p> <p>The sole source provider of this equipment, Accusonic has provided a quote for a new, updated replacement console at a cost of \$42,478.00. This cost includes material, installation, commissioning, and one-year parts and labor warranty.</p> <p>This is a budgeted maintenance item and is recommended for your approval.</p>
LEGAL:	N/A



A Brand of ADS LLC

REFERENCE: Carter.Walker.8510+UP.FS.GA – 4.3.2024

Mr. Daniel Duke
 City of Cartersville
 237 Allatoona Dam Rd. SW
 Cartersville, GA 30120

340 The Bridge Street, Suite 204
 Huntsville, AL 35806
www.adsenv.com/accusonic
 ADS LLC, ADS Corp for CA only

Phone: (404) 821-6637
 Email: dduke@cityofcartersville.org

DATE	April 3, 2024
TERMS	To Be Determined
SHIPMENT	FOB Shipping Point, Prepay & Add
DELIVERY	TBD After order approval
OFFER VALID	90 Days
PROJECT PERIOD	Not more than 1 year from ship date

Price Proposal
 Upgrade an existing **Accusonic Model 7510** console to Accusonic Model **8510+10ACR6** Flowmeter console at **Clarence B. Walker Water Treatment Plant at City of Cartersville.**

Proposal Assumptions	
1.	Accusonic proposes to provide (1) new Model 8510+10ACR6 flowmeter console at the Clarence B. Walker Water Treatment Plant at City of Cartersville to upgrade their existing Accusonic Model 7510 console (Previous Job No. 4A-1406).
2.	Commissioning is included in this proposal per customer’s request.
3.	It is assumed the console mounting will be performed by customer personnel in advance of the Accusonic technician’s service visit.
4.	Proper operation of acoustic transit-time flowmeters requires that the flow stream in the measurement location is free of visible or microscopic entrained air bubbles that interfere with effective transmission of the acoustic signals.

Item	Qty	Hardware Description	Total Price (USD)
1.	1	PN 8510+10ACR6 Flowmeter Console <ul style="list-style-type: none"> • 10-Path Flow Measurement Capability • NEMA 4X (IP66) Wall-Mounted Enclosure • 90-250 VAC, 47-63 Hz or 100-300 VDC External Power • 7.7-inch LCD Touchscreen Color Display • (8) Isolated 4-20 mA Analog Outputs • (6) Contact Relay Outputs for Alarming • Modbus Interface via RS-232, RS-485 or TCP/IP • 16 Gigabyte Internal Data Logging Storage AccuFlow™ PC-based Software Interface – Available for Download	\$ 29,303.
2.	1	Standard Equipment Manual Available for download	
Subtotal for Hardware			\$ 29,303.
Ground Freight (Estimate provided upon request)			Prepay & Add
Total Hardware (TAXES EXCLUDED)			\$ 29,303.



Item	Qty	Basic Services Description	Total Price (USD)
3.	1	<p>Accusonic Field Technical Services include flowmeter commissioning and on-site operator training.</p> <p>NOTE: The cost for any third-party safety certification, that is specifically mandated in the customer’s terms and conditions, like Avetta or ISNetworld, will be added to the cost of our proposal.</p> <p>Commissioning shall include:</p> <ul style="list-style-type: none"> • Terminate transducer cables and wire them to the console. • Upload the as-built parameters and output ranges into the console. • Check that all diagnostic values are within tolerance for the application. • Cycle flow (if possible) and collect flow data to verify operation. • Please refer to Notes #7 and # 8 regarding services required by others. <p>Operator Training shall include:</p> <ul style="list-style-type: none"> • Allows for a single 4-hour session consisting of hands-on training at console. • The number of trainees that can be included in this training is only limited by the practical access to the live console. • Topics covered include principle of operation, console programming, meter functionality, inputs/outputs, software interface, basic maintenance, and troubleshooting. 	
4.		<p>Field Technical Service work described above is expected to require a minimum of One (1) mobilization and a total of up to four (4) days, including travel time to and from the customer site. Pricing is lump sum. If the work is accomplished in fewer days, there will be no reduction in price. Typical schedule would be as follows:</p> <ul style="list-style-type: none"> • 1 Trip – 4 Days total: 2 man-day to commission flowmeter console and provide operator training, plus 2 full travel days. • Days during each trip are assumed to be consecutive days. • Trip report will be provided within 30 days following the service trip. • See Notes 7 & 8 on page 4 for details on responsibilities of all parties involved in the project. <p style="text-align: right;">Total for Standard Service: One (1) Mobilization and four (4) Days</p> <p style="text-align: right;">Travel & Living Expenses</p>	<p>\$ 13,175.</p> <p>Included</p>
Grand Total for Hardware and Commissioning (excluding taxes)			\$ 42,478. (USD)

Item	Qty	Optional Services Description	Total Price (USD)
5.	Ea.	<p>Additional Days or Mobilizations: Any additional days (including idle days) and any additional mobilizations that are required to complete the service work will be invoiced as described.</p> <p style="text-align: right;">Additional Day Rate</p> <p style="text-align: right;">Travel & Living Expenses for Additional Days</p>	<p>\$ 1,600.</p> <p>Cost + 15%</p>

NOTES

1. This proposal does not include fastening hardware (studs, anchors, and associated hardware), protective cable conduit, junction boxes, electrical fittings, enclosure mounting hardware, pulling of cables, provision of AC mains power to the console, or mounting of the enclosure
2. Does not include duties, taxes, fees, customs fees, or other charges ex-U.S. in destination country. These are the responsibility of purchaser.
3. Does not include special, modified, or custom documentation or manuals. Standard Accusonic manuals, appropriate to equipment order will be provided.
4. Assessment of site suitability is based on configuration information provided by customer. Unsuitable site-specific conditions, such as aeration, cannot always be predicted prior to installation. Unsuitable site conditions may adversely affect performance of the equipment.
5. Proposal includes an electronic copy of approved operation and maintenance manuals, which are appropriate to the equipment ordered.
6. Submittal drawings will be based on configuration information provided by the customer. Unsuitable site-specific conditions, such as aeration, cannot always be predicted prior to the installation. Unsuitable site conditions may adversely affect performance of the equipment.
7. **Responsibility of others (i.e. customer or contractor during the installation and/or commissioning):**
 - a. **Labor:** Supply of support labor to assist the Accusonic service technician(s) for installation of the transducer assemblies, and commissioning of the flowmeter system; typically a minimum of one skilled laborer per day of installation and commissioning, plus a safety assistant as required.
 - b. **Safety:** Supply of qualified support labor needed to comply with any safety or confined space entry requirements, including training, proper safety precautions, the use of air monitoring and ventilation, and rescue standby personnel.
 - c. **Utilities:** Supply of electrical power.
 - d. **Tools:** As determined at kickoff meeting, supply of light hand tools (hammers, grinders, etc.), drilling equipment and/or stud-welding equipment.
 - e. **Cables & Conduit:** Supply of cable conduit or cable trays, and the pulling of cables through conduit or cable trays.
 - f. **Console:** Mounting the console enclosure, performing conduit punch-outs and providing AC or DC mains power.
8. **The following is the responsibility of others IF required:**
 - a. **Scaffolding & Ladders:** Supply and erection of scaffolding, staging, and/or ladders in order to access the flowmeter system or the pipe.
 - b. **Tasks:** As directed by Accusonic service technician as required, any surface prep such as grinding, chipping or drilling.
 - c. **Patch Work:** Re-painting and/or re-patching of the pipe or linings (mortar, paint, cold tar, etc.).
 - d. **Hardware:** Any junctions boxes or electrical fittings.
9. This proposal includes the required number of field service days for installation and commissioning based on the recommended equipment and installation requirements. The client is responsible for ensuring adequate site access to allow the field services to be performed in the defined number of days. Should sufficient access not be provided, or delays incurred that are beyond Accusonic's control, the client is responsible for additional charges as described.
10. **Extended Project Periods:** An automatic price escalation of 4% will be applied on the yearly anniversary date of order acceptance unless a revised quote is presented according to the provisions of the Terms and Conditions. Warranty is as described in the Terms and Conditions. No provision is made for extended warranty.



REFERENCE: Carter.Walker.8510+UP.FS.GA – 4.3.2024

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11. These items are controlled by the U.S. Government and authorized for export only to the country of ultimate destination for use by the ultimate consignee or end-user(s) herein identified. They may not be resold, transferred, or otherwise disposed of, to any other country or to any person other than the authorized ultimate consignee or end-user(s), either in their original form or after being incorporated into other items, without first obtaining approval from the U.S. government or as otherwise authorized by U.S. law and regulations.

Acceptance of this proposal for the purchase of ADS LLC Products and Services constitutes your and/or your company's agreement to ADS' Standard Terms and Conditions found at <https://www.adsenv.com/termsconditions/>. ADS' Terms and Conditions supersede any terms and conditions in any documentation submitted by you and/or your company as a buyer of ADS products and services.

SIGNED

Customer Name

Signature

Printed Name/Title

Date

Ship-To Address (print):

Site Name:

Attn:

Billing Address (print):

Tax Rate:

ADS LLC d/b/a Accusonic

Signature

Printed Name/Title

Date

Direct questions about this quote to:
Kevin Young
+1 (909) 303-0958
KYoung1@idexcorp.com

Send Purchase Orders to:
Monique Dupré
(508) 273-9621
mdupre@idexcorp.com



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Bid Award/Purchases
DEPARTMENT NAME:	Water Department
AGENDA ITEM TITLE:	Laboratory Equipment Move
DEPARTMENT SUMMARY RECOMMENDATION:	<p>In planning the logistics of moving to the new Water Admin Complex, we have determined that the water and wastewater laboratories will need specialty moving services to ensure continued service, and regulatory compliance. Since there are specific temperature, time, and analytical requirements which must be maintained throughout the move, it is best if everything and everyone is moved within a single day by a company specializing in operating laboratory moves.</p> <p>We've solicited quotes from three companies with this specific expertise and received one responsive bid from Armstrong for \$19,996.00.</p> <p>This is a budgeted expense to be paid from account 505.3320.54.1301. I recommend this service for your approval.</p>
LEGAL:	N/A

Estimate # 7710

Cartersville Water Lab
Date: 3/28/2024

TOTAL

\$19,996.00

Expires: 4/27/2024

Origin Information	Destination Information	Sales Information	General Information
Cartersville Water Lab	Business Name: Cartersville Water Lab	Sales Rep: Richard D Duvoisin	
Cartersville GA 30120	Cartersville GA 30120		

Item	Qty	Rate	Amount
LABOR-FLAT CHARGE Chemicals pack, load, relocate, unload, unpack the day after the lab relocation	1	\$0.00	\$7,450.00
LABOR-FLAT CHARGE Lab pack, load, relocate, unpack, unload, unpack. Equipment to be disconnected and clean prior to moving. Carrier relocating empty freezers and fridges- customer to relocate cold items. Freezers to go first and individually to minimize unplug time.	1	\$0.00	\$8,376.00
LABOR-FLAT CHARGE Touchup move crew- day after lab move, same day as chemicals move, to ensure lab is ready to receive chemicals	1	\$0.00	\$1,870.00
MATERIALS FURNISHED OTHER Packaging, protective materials, fuel, crew transit and all needed relocation equipment	1	\$0.00	\$2,300.00

Subtotal	\$19,996.00
Discount	
Total	\$19,996.00

Signature _____ Date: _____



Estimate # 7710


Meeting: April 18, 2024 Item 13.

Cartersville Water Lab
Date: 3/28/2024

Customer PO:
Memo:

DISCLAIMER: A surcharge will be assessed at time of payment if payment is made using a card.



	<h2>CITY COUNCIL ITEM SUMMARY</h2>	
MEETING DATE:	April 18, 2024	
SUBCATEGORY:	Second Reading of Ordinances	
DEPARTMENT NAME:	Water	
AGENDA ITEM TITLE:	Water Department Ordinance Updates	
DEPARTMENT SUMMARY RECOMMENDATION:	<p>The following ordinance updates related to the Water Department, summarized below are submitted for your approval:</p> <p>Section 24-25 Residential Toilet Rebate Program – Changes effective date of rebate, increases rebate amount to \$75.00, and reduces flush rate of ultra-high efficiency toilets to 1.1 gallons per flush.</p> <p>Chapter 24 Article XV Drought Management and Response – Codifies the City’s drought response to match the State EPD’s Drought Management and Response Rules.</p> <p>Section 24-8 Water Ban – This section will be listed as “Reserved” as new language in Chapter 24 Article XV will replace this.</p> <p>Section 24-145 Wastewater Treatment Rates – Adds language allowing a surcharge to be applied to high concentrations of Ammonia and Total Phosphorus in permitted industrial wastewater discharges.</p> <p>Section 24-44 Charges – Updates surcharge rates for BOD, COD, and TSS and adds surcharge rates for Ammonia (NH3) and Total Phosphorus (TP).</p> <p>There have been no changes since the first reading of these ordinances.</p>	
LEGAL:	Reviewed and approved by City Attorney	

Ordinance No. ____

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 24. UTILITIES. ARTICLE II. RATES, CHARGES, BILLING AND COLLECTION PROCEDURE. SEC. 24-25. RESIDENTIAL TOILET REBATE PROGRAM** is hereby amended by deleting said section in its entirety and replacing it as follows:

1.

Sec. 24-25. Residential Toilet Rebate Program

The City of Cartersville is offering a toilet rebate based on the following requirements:

(a) *Customer eligibility.*

- (1) Must be a customer of the Cartersville Water Department with sewer service.
- (2) Own or rent a single-family residential home built in 1993 or earlier (this will be verified).
- (3) Purchase an approved toilet after January 1, 2024, to replace an older toilet using greater than 3.5 gallons per flush (gpf).
- (4) Agree to an installation verification visit to ensure your efficient toilets have been installed.
- (5) Agree to complete a program participation survey prior to receiving your rebate.

(b) *Who is not eligible.*

- (1) Customers who have already received a rebate from participating water system.
- (2) Customers who own or rent a single-family home built after 1993.
- (3) Customers who purchased a toilet prior to January 1, 2024.
- (4) Customers who currently have a 1.1 gallons per flush (gpf) or less toilet.
- (5) Customers living in a multifamily residence or nonresidential customers.

(c) *Rebate information.*

- (1) Purchase a toilet that uses 1.1 gpf or less for a seventy-five dollar (\$75.00) rebate. A recommended list of toilets is available at the City of Cartersville Water Department. These toilets received a score of at least three hundred fifty (350) grams per flush on the maximum performance test.
- (2) No one hundred-dollar (\$100.00) rebates are provided.

- (3) The rebate is only applicable to toilets purchased after January 1, 2024, and is limited to one (1) such rebate per household. Approved applicants will receive a confirmation letter within thirty (30) days and their rebate within two (2) billing cycles after their application is approved.

(d) *Application instructions.*

- (1) Download the application:

<https://northgeorgiawater.org/residents-schools-businesses/conserve-our-water/water-conservation-rebate-programs/single-family-home-toilet-rebate-application/>

To access the application and the seventy-five dollar (\$75.00) approved toilet list go to *www.cityofcartersville.org* or call (770) 387-5657 to request a copy be mailed to you. Please note the City of Cartersville Water Department is only accepting applications for the seventy-five dollar (\$75.00) rebate approved toilet list.

- (2) Mail the completed signed application, original receipt for the new toilet purchased, and a copy of your most recent water bill to:

Cartersville Water Department
Toilet Rebate Program
P.O. Box 1390
Cartersville, GA 30120

- (3) An applicant should receive a letter in the mail within thirty (30) days confirming their application was received and their rebate is being processed, along with a program participation survey.
- (4) An applicant should on average receive their rebate within two (2) billing cycles after the city receives their program participation survey.

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 and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____

SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

Ordinance No. ____

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 24. UTILITIES.** is hereby amended by a new **ARTICLE XV – DROUGHT MANAGEMENT AND RESPONSE** as follows:

1.

Article XV. Drought Management and Response.

Sec. 24-475. - Purpose and Intent.

- (a) *Purpose.* The purpose of this Article is to protect the public health, safety, environment, and general welfare by adopting and enforcing water use restrictions that ensure adequate supplies of water for customers of the public water system and avoid or relieve any local water shortages during declared periods of drought.
- (b) *Intent.* It is the policy of the City of Cartersville to comply with the laws and regulations imposed by the State of Georgia and any local variances restricting water use, particularly during times of declared drought. The water use restrictions and exceptions in this Article are consistent with the EPD Drought Rule. Codifying these water use restrictions and exceptions is required by O.C.G.A. §12-5-7(a.1)(3) and is necessary to consistently, fairly, and lawfully enforce water use restrictions at the local level as part of the public water system’s drought response efforts.
- (c) *Delegation to City of Cartersville Water and Sewer Superintendent.* The Mayor and City Council of the City of Cartersville hereby delegates to City of Cartersville Water and Sewer Superintendent the authority and responsibility under this Article for the implementation of drought response efforts, for seeking local variances for additional or fewer drought restrictions as needed, and for the enforcement of water use restrictions.

Sec. 24-476. - Authority. The **City of Cartersville** has the authority to adopt this ordinance pursuant to applicable home rule provisions of Article 9, Section 2 of the Constitution of the State of Georgia and Title 36 of the Official Code of Georgia Annotated, Section 7 of Chapter 5 of Title 12 of the Official Code of Georgia Annotated, the EPD Drought Rule, and Sec. 1.03 of the **City of Cartersville’s** Charter.

Sec. 24-477. - Applicability.

- (a) *Applicable to Customers.* The water use restrictions in this Article apply to all retail customers of the public water system. This application is based on the public water system’s water service area and, therefore, applies regardless of whether a given retail customer is located within or outside of the **City of Cartersville’s** general **city limits**.
- (b) *Condition of Water Service.* As a condition of receiving continued water service from the public water system, customers agree to familiarize themselves with and comply by the water use restrictions for the applicable declared drought response level.
- (c) *Customer Responsibility for Third-Party Usage.* The customer is responsible for ensuring third-party water usage from their account complies with the restrictions in this Article, and all notices of violation and administrative fines resulting from violations of water use restrictions by third parties with water from the customer’s account will be the responsibility of the customer. This applies whether such third-party is a tenant, property management company, landscaping contractor, lawncare company, employee, independent contractor, or any other person or legal entity that customer allows to use water from its account.

Sec. 24-478. - Definitions.

“affected drought area” means any area subject to a drought declaration made by the EPD Director in accordance with EPD Drought Rule.

“customer” means any person or legal entity that has established an account with, and makes retail water purchases from, the public water system.

“declared drought response level” means the applicable drought response level 1, 2, 3, or 3 plus as declared by the EPD director or pursuant to a local variance, if any.

“drip irrigation” means the use of an irrigation system manufactured and sold specifically for delivering water through small flexible pipes and emitters slowly and directly to the soil around the base of individual plants in a manner that minimizes evaporative losses, pooling, runoff and wetting of plant foliage. This type of system may be part of a larger automated irrigation system or may operate as a stand-alone system connected to a typical outdoor faucet.

“drought contingency plan” means the **City of Cartersville** plan submitted to, and approved by EPD, as part of the City of Cartersville’s most recent new or modified water withdrawal permit. As required by Ga. Comp. R. & Regs. Ch. 391-3-6-.07(4)(b)(9), such plan includes drought condition indicators, potable

water use priorities, surface water low flow protections, and water storage availability analyses (if applicable).

“EPD” means the Environmental Protection Division of the Georgia Department of Natural Resources.

“EPD Director” means the director, or his/her designee, of the EPD.

“EPD Drought Rule” Georgia Department of Natural Resources Rules for Drought Management, Ga. Comp. R. & Regs. Ch. 391-3-30.

“even-numbered address” means an address number ending with the number 0, 2, 4, 6, 8, or no address number.

“Golf Irrigation Prediction and Estimation Worksheet” is an Excel spreadsheet tool that EPD has developed for drought response that a mathematical calculation that takes into account local evapotranspiration, distribution uniformity of irrigation, efficiency of the water application, crop coefficients, and local average rainfall to determine the annual irrigation needed to maintain healthy turf grass.

“landscape” means ground cover, trees, shrubs, or other plants such as grasses.

“odd-numbered address” means an address number ending with the number 1, 3, 5, 7, or 9.

“ornamental purposes” refers to when water is used outdoors for the purpose of adding beauty, aesthetic appeal, visual, or auditory appeal. Water used for ornamental purposes does not include fountains that must be operated to sustain aquatic animals or splash pads and other outdoor water features used primarily for recreation.

“pool covers” means a solid track, foam, or bubble cover which can be placed over the water area of a swimming pool and is intended for use during the open swim season. Pool covers may be automatically, semi-automatically, or manually controlled, and pool covers may, but are not required to be, safety pool covers. Pool covers do not include solar rings, liquid barriers, or chemical barriers.

“public water system” means the system owned and operated by **City of Cartersville** for the provision to the public of piped water for human consumption among other purposes.

City of Cartersville Water and Sewer Superintendent means the **City of Cartersville** staff member who is responsible for the management and direction of the public water system.

“soaker hose” means a hose that is connected to a typical outdoor faucet and that is manufactured and sold specifically for delivering water slowly and directly to the soil around the base of individual plants by allowing water to seep from it in a manner that minimizes evaporative losses, pooling, runoff and wetting of plant foliage.

Sec. 24-479. - Non-drought restrictions on watering hours and water waste.

(a) *Year-round restrictions on watering hours.* Subject to further limitations under any applicable declared drought response levels, customers may irrigate outdoor ground cover, trees, shrubs, or other plants such as grasses only before 10 a.m. and after 4 p.m. subject to the following exceptions:

- i. Agricultural operations as defined in O.C.G.A. § 1-3-3,
- ii. Capture and reuse of cooling system condensate or storm water in compliance with applicable local ordinances and state guidelines,
- iii. Reuse of gray water in compliance with O.C.G.A. § 31-3-5.2 and applicable local board of health regulations adopted pursuant thereto,
- iv. Use of reclaimed wastewater by a designated user from a system permitted by the Environmental Protection Division of the department to provide reclaimed wastewater,
- v. Irrigation of personal food gardens,
- vi. Irrigation of new and replanted plant, seed, or turf in landscapes, golf courses, or sports turf fields during installation and for a period of 30 days immediately following the date of installation,
- vii. Drip irrigation or irrigation using soaker hoses,
- viii. Hand watering with a hose with automatic cutoff or handheld container,
- ix. Use of water withdrawn from private water wells or surface water by an owner or operator of property if such well or surface water is on said property,
- x. Irrigation of horticultural crops held for sale, resale, or installation,
- xi. Irrigation of athletic fields, golf courses, or public turf grass recreational areas,
- xii. Installation, maintenance, or calibration of irrigation systems, and
- xiii. Hydroseeding.

(b) *Restriction on Water Wasting Activities.* The following are prohibited everyday and all the time under non-drought and all declared drought response levels as water wasting activities:

- i. Operating a landscape irrigation system under the following conditions:
 - 1. with visible leaks,
 - 2. with broken or missing sprinkler heads,
 - 3. during the rain or shortly thereafter when the landscape is visibly wet, or

- 4. in a manner that results in pooling or flowing water on hard surfaces such as streets, gutters, sidewalks, and driveways.
- ii. Failing to install correctly, maintain, or use the legally required rain-sensor shutoff for a landscape irrigation system,
- iii. Failing to repair a water service line, customer-side connection to the water meter, outdoor water spigot, or yard hydrant with a visible leak within 30 days after being notified by the public water system,
- iv. Using a water hose without a water shut-off nozzle,
- v. Operating water features as fountains, reflecting pools, and waterfalls, when water is regularly misting, splashing, or otherwise escaping outside the areas designed to be part of such water feature, and
- vi. Failing to offer and explain to hotel and motel guests the option of using their towels and linens for more than one day during multi-day stays.

Sec. 24-480. - Declared Drought Response Levels by the EPD Director and through Local Variances.

- (a) *Compliance with Water Use Restrictions.* The public water system and its customers shall comply with the water use restrictions imposed based on the declared response level by the EPD Director or by local variance. A variance is required before the public water system may impose additional or fewer water use restrictions at a local level.
- (b) *Drought Response Levels Declared by the EPD Director.* The EPD Director may declare drought response levels for affected drought area(s) based upon the severity of drought conditions and their impacts on water supplies and the factors established in the EPD Drought Rule. If the public water system is in an affected drought with a declared drought response level, the public water system shall implement the water use restrictions for the declared drought response level in this Article.
- (c) *Local Variance for Additional Restrictions.*
 - i. If the **City of Cartersville Water and Sewer Superintendent** determines based on the drought condition indicators that additional water use restrictions are needed to avoid or relieve a local water shortage, then the **City of Cartersville Water and Sewer Superintendent** may submit a variance request to the EPD director to impose additional restrictions. The local drought condition indicators are set forth in the **City of Cartersville's** drought contingency plan.
 - ii. For variance requests for drought response level 3 plus, the **City of Cartersville Water and Sewer Superintendent** must first submit the proposed water use restrictions to the public water system's governing body for consideration and approval.

- iii. The request shall include the information required under the EPD Drought Rule including but not limited to a statement of which drought response (level 1, level 2, level 3, or level 3 plus) the public water system seeks to declare, the duration of those restrictions, and a description of why such restrictions are necessary.
 - iv. Such variance shall be effective and become the declared drought response level for the public water system upon approval by the EPD director.
- (d) *Emergency Restrictions.* In the case of an emergency which immediately threatens the public health, safety, or welfare as determined by the **City of Cartersville Water and Sewer Superintendent**, the **City of Cartersville Water and Sewer Superintendent** may impose additional emergency restrictions on water use; provided, however, that such emergency restrictions shall be valid for a period not to exceed seven days unless a variance request is submitted and approved in accordance with Sec. 24-480(c) of this Article. Emergency water use restrictions shall be consistent with the water use priorities in the **City of Cartersville's** drought contingency plan.
- (e) *Local Variance for Fewer Restrictions.* If the **City of Cartersville Water and Sewer Superintendent** determines based on drought condition indicators that the water use restrictions under the declared drought response level are not needed to avoid or relieve a local water shortage, then the **City of Cartersville Water and Sewer Superintendent** may submit a variance request to the EPD director to impose fewer restrictions. The local drought condition indicators are set forth in the **City of Cartersville's** drought contingency plan. The request shall include the information required under the EPD Drought Rule including but not limited to a statement of which drought response level (non-drought, level 1, or level 2) the public water system seeks to apply, the duration of the less stringent restrictions, and a description of why the restrictions described in the Rule are not needed. Such variance shall be effective upon approval by the EPD director.

Sec. 24-481. - Drought Response Level 1. During a declared drought response level 1, the public water system will implement a public information campaign that will include, at a minimum, public notice regarding drought conditions and drought specific public-service messages. The restrictions on water wasting activities and the watering hours and exceptions in Sec. 24-479 of this Article continue to apply, but there are otherwise no additional water use restrictions under a declared drought response level 1.

Sec. 24-482. - Drought Response Level 2. During a declared drought response level 2, the following restrictions apply:

- (a) *Outdoor Irrigation Limited to Two Days Per Week.* Customers may irrigate outdoor ground cover, trees, shrubs, or other plants such as grasses only two

days a week on an odd-even schedule. Customers with even numbered addresses may irrigate on Wednesday and Saturday and customers with odd numbered addresses may irrigate on Thursday and Sunday. The restrictions on watering before 10:00 am and after 4:00 pm and the exceptions in Sec. 24-479 of this Article continue to apply.

(b) *Restrictions on other Outdoor Water Uses.* The following outdoor water uses are not allowed:

- i. Washing hard surfaces such as streets, gutters, sidewalks, and driveways, except when necessary for public health and safety,
- ii. Using water outdoors for ornamental purposes, such as fountains, reflecting pools, and waterfalls,
- iii. Use of fire hydrants, except for the purposes of firefighting, public health, safety, or flushing,
- iv. Non-commercial washing of vehicles, such as cars, boats, trailers, motorbikes, airplanes, or golf carts,
- v. Non-commercial washing, or pressure washing, of buildings or structures, except for immediate fire protection, and
- vi. Charity, or non-commercial fund-raiser, car washes.

(c) *Drought Response Strategies.* The public water system shall select and implement four or more of the drought response strategies listed in the EPD drought rule. Most of the drought response strategies involve internal operational actions by the public water system and, therefore, do not involve restrictions on customers that must be set forth in this ordinance. However, the following drought response strategies are included in this ordinance because they impose additional water use restrictions on customers. The public water system shall post on their website and make known by public notice if they select any of the following water use restrictions:

- i. Restaurant shall serve glasses of water only upon request by their patrons and shall provide drought education materials from their public water system to patrons either on tabletop placards or in another location highly visible to patrons.
- ii. Customers responsible for private and public pools must place pool covers over the water area of their swimming pools when not in use whether day or night during the open swim season; and
- iii. Customers, including but not limited to local governments, shall suspend their street cleaning programs that use water.

Sec. 24-483. - Drought Response Level 3. During a declared drought response level 3, the following restrictions apply:

- (a) *Outdoor Irrigation Ban.* Customers shall not irrigate outdoor ground cover, trees, shrubs, or other plants such as grasses subject to the exceptions in Sec. 24-479 of this Article modified as follows:
 - i. Irrigation of personal food gardens and hand watering with an automatic cutoff or handheld container may be conducted only before 10:00 a.m. and after 4:00 p.m.,
 - ii. Irrigation of athletic fields or public turf grass recreational areas may be conducted only before 10:00 a.m. and after 4:00 p.m. and subject to the two days a week odd-even schedule described in drought response level 2,
 - iii. Irrigation of golf courses shall be conducted in accordance with the "Golf Irrigation Prediction and Estimation Worksheet" and only before 10:00 am and after 4:00 p.m., provided, however, irrigation of golf course greens may occur at any time of day,
 - iv. Installation, maintenance, or calibration of irrigation systems is allowed provided it is done by professional landscapers or golf course superintendents, and
 - v. Reclaimed wastewater shall not be used for irrigating outdoor ground cover, trees, shrubs, or other plants such as grasses subject only to the exceptions in Sec. 24-479 of this Article as modified in (i) through (iv) above.

- (b) *Restrictions on other Outdoor Water Uses.* The restrictions in Sec. 24-482 of this Article continue to apply.

- (c) *Drought Response Strategies.* The public water system shall implement all ten of the drought response strategies listed in the EPD drought rule, including strategies involving operational changes and those water use restrictions on customers in Sec. 24-482(c) of this Article.

Sec. 24-484. - Drought Response Level 3 Plus.

- (a) *Creating Additional Water Use Restrictions.* Under a declared drought response level 3 plus, public water systems may create and implement water use restrictions in addition to those set forth in the EPD drought rule. Additional water use restrictions should be based on an evaluation of areas where the greatest water savings potential exists among and within its customer classes.

- (b) *Water Use Priorities.* Unless modified based on local conditions in the public water system's local drought contingency plan, the following order of potable

water use priorities provided in EPD rule 391-3-6-.07(9)(ii)(I) should be followed:

- i. Emergency facilities for essential life support measures;
- ii. Domestic and personal uses, including drinking, cooking, washing, sanitary and health related;
- iii. Farm uses;
- iv. Industrial uses;
- v. Other uses such as lawn sprinkling, non-commercial car washing, garden watering, etc.; and
- vi. Outdoor recreational uses.

(c) *Approvals and Notice of Additional Water Use Restrictions.* The **City of Cartersville Water and Sewer Superintendent** is responsible for creating and then seeking approval from the local governing board and from EPD for a variance to impose any necessary, additional water uses restrictions. Upon local and EPD approval, the public water system shall post the additional water use restrictions on their website and make them known by public notice, and then such additional water use restrictions may be implemented and enforced as water use restrictions under this Article.

Sec. 24-485. - Signage, Notice and Registration Required to Claim Exceptions for New and Replanted Landscapes and Reuse, Reclaimed, and Privately Sourced Water.

(a) *New and Replanted Landscapes.* To claim the exception from restrictions under this Article on outdoor irrigation for new or replanted landscapes being irrigated within 30 days following installation, the customer shall post one or more signs that list the date of planting and the date the 30-day period ends. The customer shall send notice on or before the date of planting to the public water system to claim the exception.

(b) *Reuse, Reclaimed, and Privately Sourced Water.* To claim the exceptions from restrictions under this Article on outdoor landscape irrigation using reuse, reclaimed, and privately sourced water, the customer shall post one or more signs that state as applicable: “This landscape is irrigated with [reuse water / reclaimed water / private well / private surface waters]”. The customer shall register their alternative water source with the public water system to claim the exception. The registration shall be made using the paper or electronic forms provided by the public water system and include the customer number, customer address, brief description of the alternative source, its intended use and estimated volumes, and a picture of the required signage.

(c) *Signage Requirements.* Each sign required under this section shall be at least 24-inches wide and 18-inches tall and shall be visible and readable from all rights-of-way from which outdoor landscape irrigation is visible to passersby.

If such irrigation is visible from two or more right-of-ways, then one sign shall be placed along each right-of-way.

- (d) *Grace Period.* Customers shall have 30-day grace period from the date of the declared drought response level imposing the outdoor water use restrictions to post the required signage, provide notice, and register with the public water system. This 30-day grace period applies regardless of whether a customer is given individual notice of the applicable water use restrictions.

Sec. 24-486. - Professional Exemptions; Applications Required for Essential Business Use Exception.

- (a) *Professional Exemptions.* The following commercial outdoor water uses are exempt from the outdoor water use restrictions of this Article:

- i. Pressure washing;
- ii. Permanent car wash facility, provided that it is connected to a sanitary sewer system of a political subdivision or local government authority or recycles used wash water;
- iii. Water use at construction sites;
- iv. Watering-in of pesticides and herbicides on turf grasses; and
- v. Other water using activities essential to daily business as established pursuant to Sec. 24-486(b) of this Article.

- (b) *Required Application for Professional Exemptions.* To claim the exemption in Sec. 24-486(a)(v) of this Article for water use activities essential to daily business, a customer must first apply in writing to the public water system with information and supporting materials showing why an otherwise restricted outdoor water use is essential to daily business. The public water system shall approve such outdoor water use as essential if there are no reasonable alternatives and the customer could not operate without such water use. Otherwise, the public water system shall deny the application. The public water system shall make its determination within 14 days of receiving each application.

- (c) *Grace Period.* Customers shall have 30-day grace period from the date of the declared drought response level imposing the outdoor water use restrictions to submit the required application to the public water system. This 30-day grace period applies regardless of whether a customer is given individual notice of the applicable water use restrictions.

- (d) *Dispute.* Following a denial of its application, a customer may dispute the determination through the same process used for disputing administrative fines set forth in Sec. 24-487(e) of this Article.

- (e) *Water Use While Application or Dispute Resolution Pending.* The customer may use water as if its application will be approved while waiting for a decision on their application and during any dispute resolution process. If the application is denied and following the resolution of any dispute, if initiated, the customer must cease the water use in question within 14 days.

Sec. 24-487. - Enforcement and Administrative Fines.

- (a) *Enforcement Authority.* The public water system is the enforcement authority for this Article. **The City of Cartersville City Manager** may also authorize other **City of Cartersville** departments as may be deemed necessary to support enforcement. The City of Cartersville Code Enforcement Officers are authorized to issue citations for violations of this Ordinance.

- (b) *Warning and Administrative Fines for Violations.*

- i. Customers that violate the water use restrictions in this Article shall be subject to the following schedule of administrative penalties:
 - a. First Violation – Written warning,
 - b. Second Violation – An administrative fine of \$125,
 - c. Third Violation – An administrative fine of \$250, and
 - d. Fourth Violation – An administrative fine of \$500.
 - e. Fifth Violation – An administrative fine of \$1,000.
 - f. Sixth and Subsequent Violations – An administrative fine of \$1,000 and water shut-off.

- ii. Violations shall be counted from the first violation after the first drought response level is declared and shall not reset until such time as there is no longer any declared drought response level for the public water system and the non-drought conditions in Sec. 24-279 of this Article once again apply. After and except for the first violation, one violation may be issued per day of noncompliance with the applicable water use restrictions.

- (c) *Notices of Violation.* Notices of violation for the first and all subsequent violations of the water use restrictions in this Article shall be posted at the property where the violation occurred and sent by first class mail to the customer. These notices shall be in writing, include the address of where the violation occurred, the restriction which has been violated, and the consequences of subsequent violations.

- (d) *Payment of Administrative Fine.* All administrative penalties shall become a part of the customer's regular bill for service. Failure to remit payment of the regular bill plus the administrative fine shall be subject to the public water

system’s rules, procedures, and penalties for nonpayment, including water shut-off.

- (e) *Disputing Administrative Penalties.* Customers desiring to dispute an administrative fine must file a written request for the **City of Cartersville Water and Sewer Superintendent** to reconsider the administrative fine along with full payment of the fine amount plus a \$25 processing fee within 14 days of the notice of violation. The **City of Cartersville Water and Sewer Superintendent** will convene an administrative hearing on the matter where the customer will have the opportunity to show cause as to why an administrative fine under this Article should not be assessed. The **City of Cartersville Water and Sewer Superintendent** shall establish reasonable procedures for conducting such hearings and appointing members to decide customer disputes. Until such time as these procedures are established and members of general public are appointed, Customers disputes shall instead be referred to the local City of Cartersville Municipal Court. If the customer’s appeal is successful, the payment of the fine and processing fee shall be returned to the customer.

Sec. 24-488. – 499. – Reserved.

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 and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
 SECOND READING: _____

 MATTHEW J. SANTINI, MAYOR

ATTEST: _____
 JULIA DRAKE, CITY CLERK

Ordinance No. ____

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 24. UTILITIES. ARTICLE I. IN GENERAL. SEC. 24-8. WATER BAN** is hereby amended by deleting said section in its entirety and replacing it as follows:

1.

Sec. 24-8. Reserved.

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 and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

Ordinance No. ____

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 24. UTILITIES. ARTICLE V. - SEWER USE, PRETREATMENT AND SEWAGE DISPOSAL. DIVISION 14. - WASTEWATER TREATMENT RATES. SEC. 24-145. - GENERALLY.** is hereby amended by deleting (h) only in its entirety and replacing it as follows:

1.

Sec. 24-145. Generally.

- (h) Wastewater discharges between three hundred (300) mg/L and eight hundred fifty (850) mg/L of BOD will be assessed a surcharge. Enforcement shall be initiated for BOD discharges exceeding eight hundred fifty (850) mg/L. Wastewater discharges between three hundred (300) mg/L and one thousand five hundred (1,500) mg/L of TSS will be assessed a surcharge. Enforcement shall be initiated for TSS discharges exceeding one thousand five hundred (1,500) mg/L. The purpose of the surcharge is to encourage treatment of wastes rather than relying on the POTW to handle excess BOD and/or TSS, and to require industries generating high strength waste to bear the cost. Wastewater discharges greater than 17 mg/L of Ammonia (**NH3**) will be assessed a surcharge. Wastewater discharges greater than 7 mg/L of Total Phosphorus (**TP**) will be assessed a surcharge.
- (1) For samples with a difficult BOD to measure accurately, chemical oxygen demand (COD) may be substituted for BOD analysis. Wastewater discharges between seven hundred fifty (750) and two thousand five hundred (2,500) mg/L of COD will be assessed a surcharge. Enforcement shall be initiated for discharges exceeding two thousand five hundred (2,500) mg/L.

2.

All other existing provisions of Section 24-145 not changed herein, shall remain as is.

3.

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 and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK

Ordinance No. ____

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 24. UTILITIES. ARTICLE III. EXTENSIONS. 24-44. CHARGES** is hereby amended by deleting said section in its entirety and replacing it as follows:

1.

Sec. 24-44. Charges.

- (a) A permit from the city shall be obtained before a sewer tap is made, and such permit shall indicate that the prescribed fee has been made.
- (b) Any unauthorized person making a tap shall be punished upon conviction of an offense.
- (c) Nothing in this section shall prevent the installation of sewer lines by assessments of abutting property that have been duly petitioned, advertised and approved by the council and in the same manner as assessments are made for paving streets.
- (d) Cut-on and cut-off service charges for water and gas utilities inside and outside the city shall be fixed by the council. Meters shall be read when service is discontinued and again when the service is cut on. If service is restored for the same customer, any service used during the off period will be billed at twice the applicable rate as a penalty.
- (e) Nonwater customers and those obtaining water from wells using the city sewer system are required to meter well pumpage and shall be charged the regular sewer service fees. The property owners shall pay the cost of the meter and installation by the water department.
- (f) Fees associated with excessive discharges of conventional pollutants (BOD, TSS, COD) may or may not be punitive as deemed by the city.
- (g) Fines for conventional pollutants (BOD, TSS, COD) can be waived, provided no harm occurred to the POTW, at the discretion of the city on a case by case basis.
- (h) Wastewater discharges between three hundred (300) mg/L and eight hundred fifty (850) mg/L of BOD will be assessed a surcharge. Enforcement shall be initiated for BOD discharges exceeding eight hundred fifty (850) mg/L. Wastewater discharges between three hundred (300) mg/L and one thousand five hundred (1,500) mg/L of TSS will be assessed a surcharge. Enforcement shall be initiated for TSS discharges exceeding one thousand five hundred (1,500) mg/L. Wastewater discharges greater than 17 mg/L of Ammonia (**NH₃**) will be assessed a surcharge. Wastewater discharges greater than 7 mg/L of Total Phosphorus (**TP**) will be assessed a surcharge.

(1) BOD

a.	0-300 mg/L	\$0.00/lb
b.	301-850 mg/L	\$0.49/lb
c.	851 mg/L	\$0.49/lb plus enforcement

(2) TSS

a.	0-300 mg/L	\$0.00/lb
b.	301-1500 mg/L	\$0.50/lb
c.	1501 mg/L	\$0.50/lb plus enforcement

(3) COD

a.	0-750 mg/L	\$0.00/lb
b.	751-2500 mg/L	\$0.34/lb
c.	2501 mg/L	\$0.34/lb plus enforcement

(4) NH3

a.	0-17 mg/L	\$0.00/lb
b.	18 mg/L	\$1.51/lb

(5) TP

a.	0-7 mg/L	\$0.00/lb
b.	8 mg/L	\$1.75/lb

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 and/or alphabetized accordingly to accomplish such intention.

BE IT AND IT IS HEREBY ORDAINED

FIRST READING: _____
SECOND READING: _____

MATTHEW J. SANTINI, MAYOR

ATTEST: _____
JULIA DRAKE, CITY CLERK



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Change Order
DEPARTMENT NAME:	Water Department
AGENDA ITEM TITLE:	Lagoon Dredging Project Change Order #2
DEPARTMENT SUMMARY RECOMMENDATION:	<p>The Water Treatment Plant sludge lagoon dredging project is proceeding well, with approximately 20,000 wet tons removed to date. This change order was requested by the Water Department, as this is the final, approved project to utilize 2018 bond funds.</p> <p>The change order represents an additional 214 contract days, and 15,000 wet tons of solids removal. Mathematically, this represents the removal of approximately 30 years of sludge production at the Water Treatment Plant.</p> <p>The cost for this change is \$1,987,500.00, for a total solids removal of 35,056 wet tons, and a total contract price of \$5,356,720.00.</p> <p>The contractor has agreed to hold the same unit price per wet ton removed as originally bid in July 2022.</p> <p>Bond funds are available, and the change order is recommended for your approval.</p>
LEGAL:	N/A

Meeting: April 18, 2024 Item 15.

CONTRACT MODIFICATION

Owner: CITY OF CARTERSVILLE, GEORGIA

Contractor: DENALI WATER SOLUTIONS, LLC.

Change Order No. 2

Date: March 27, 2024

Project: WTP SLUDGE LAGOON DREDGING

W&S Project No.: 027-21-121

Owners Project No.: 505.3310.54.1321

Council Approval Date.: August 4, 2022

Description of Changes:

- 1. To change the quantity of Section I - Item No.3 in the Bid Form from 20,056 to 35,056 Wet Tons for a net addition of 15,000 Wet Tons using the base bid unit price of \$132.50.

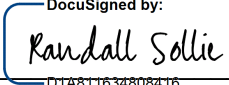

Total cost increase = 15,000 x \$132.50 = \$1,987,500.00


Additional days added to the contract = 214 Calendar Days.

The revised completion date is December 31, 2024.

	<u>Total Contract Cost</u>
Original Contract Amount	\$ 2,699,300.00
Change Order # 1, Total net Add	\$ 669,920.00
Change Order # 2, Total net Add	<u>\$ 1,987,500.00</u>
Revised Final Contract Amount	\$ 5,356,720.00

This Change is Acceptable To: DENALI WATER SOLUTIONS, LLC., Contractor.

DocuSigned by:
 Signed:   Title: GM Date: 3/29/2024

Recommended By: WIEDEMAN AND SINGLETON, INC., Engineer
 Signed:  **Ahmed A. Annaim** Title: Project Manager Date: 4/1/2024

Approval of Change Requested By: CITY OF CARTERSVILLE, GEORGIA, Mayor
 Signed: _____ Title: _____ Date: _____

Approval of Change Requested By: CITY OF CARTERSVILLE, GEORGIA, City Clerk
 Signed: _____ Title: _____ Date: _____



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Contracts/Agreements
DEPARTMENT NAME:	Administration
AGENDA ITEM TITLE:	InvoiceCloud Statement of Work
DEPARTMENT SUMMARY RECOMMENDATION:	Requesting Council approval and an authorized signature from the Mayor for the InvoiceCloud Statement of Work for the Customer Portal implementation.
LEGAL:	N/A



Statement of Work | City of Cartersville (GA) Utilities– SSO

SUMMARY OF WORK

The purpose of this project is for Invoice Cloud to assist the City of Cartersville (GA) Utilities – BID 737, with the addition of SpryPoint SSO.

SCOPE OF WORK

The City of Cartersville (GA) Utilities (Biller) is adding SpryPoint SSO (Software Partner) to their Cogsdale CIS.

TASKS AND DELIVERABLES - TEST

1. InvoiceCloud (IC) will work with Biller and Software Partner to establish a project schedule
2. Software Partner will provide credentials and data, as well as integration requirements
3. IC will code to credentials to populate and verify test portal, as well as troubleshoot issues
4. Biller will certify the test environment

TASKS AND DELIVERABLES - PRODUCTION

Once testing is certified and SOW is signed and returned, the following activities will be executed:

1. IC will obtain credentials for live system from Software Partner
2. No maintenance window will be needed as IC will update URLs on IC's end and link to Biller's end
3. IC will continue receiving and exchanging data with Software Partner to support full IC functionality
4. Biller will Certify Conversion
5. IC will provide monitoring and oversight during the Conversion and Go-Live processes
 - a. Verify the successful Conversion
 - b. Support conversion until go live date, plus two weeks. Biller Support will manage all other issues by reaching out to helpdesk@invoicecloud.com

OUT OF SCOPE OF WORK

1. IC will not change any part of the integration that is not expressly listed in this SOW
2. Data conversions of any kind, unless outlined in this SOW
3. Changes to Close batch time
4. IC will not provide any reporting for customer registration, paperless, etc., as these are available in the Biller portal

PROJECT TIMELINE

The Go Live Date is contingent upon the return of a signed Statement of Work, as well as timely Certification of Testing.

COST

Services	Cost / Hour	Total Hours	Cost
Project work, coding, test, and production for conversion	\$200	20	\$5,000

PAYMENT

Upon receipt of the signed SOW, Biller will be invoiced 50%, with payment due in 30 days from receipt of invoice and prior to the start of significant modifications. The remaining 50% will be invoiced upon delivery of services.

INVOICE CLOUD PROJECT CONTACTS

Name	Title	Email
Kesri Sugrim	Conversion Specialist, Project Manager	ksugrim@invoicecloud.com

BILLER PROJECT CONTACT

Name	Title	Email
Freddy Morgan	Assistant City Manager	fmorgan@cityofcartersville.org

CLIENT SIGNATURE (INVOICE WILL BE SENT TO THE AUTHORIZED SIGNATURE BELOW)

By signing below, you agree to and accept this statement of work:

Signature

Date

Printed Name

Title



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	April 18, 2024
SUBCATEGORY:	Monthly Financial Report
DEPARTMENT NAME:	Finance
AGENDA ITEM TITLE:	February 2024 Financial Report
DEPARTMENT SUMMARY RECOMMENDATION:	Attached are the financial reports for February 2024.
LEGAL:	None

MONTHLY SUMMARY
As of February 29, 2024

	FY 2022-23 MONTH OF February-23	FY 2023-24 MONTH OF February-24	FY 2022-23 Year to Date February-23	FY 2023-24 Year to Date February-24	100.00% OF BUDGET (Year to Date)
GENERAL FUND <i>excluding SPLIST, DDA & School System Property Tax Revenue & Expenditures</i>					
REVENUE	\$2,122,734	\$1,891,857	\$28,585,442	\$47,881,457	120.08%
EXPENDITURE	\$2,263,764	\$2,764,363	\$20,713,404	\$24,568,357	61.61%
Gen. Fund Net Profit (Loss)	(\$141,030)	\$16,154,210	\$7,872,038	\$23,313,100	
WATER & SEWER					
REVENUE	\$2,612,733	\$2,293,425	\$20,517,574	\$22,594,019	50.43%
EXPENDITURE	\$1,742,878	\$3,623,711	\$13,039,988	\$23,332,682	52.08%
Wtr. & Svr. Fund Net Profit (Loss)	\$869,855	(\$1,330,286)	\$7,477,586	(\$738,663)	
<i>As of February 29, 2024 a total of \$1,642,449 in capital expenses were funded with Series 2018 Water and Sewer Bond proceeds</i>					
GAS					
REVENUE	\$4,411,635	\$4,875,044	\$34,634,575	\$22,873,721	47.18%
EXPENDITURES	\$2,319,968	\$2,359,949	\$28,838,845	\$18,955,216	39.10%
Gas Fund Net Profit (Loss)	\$2,091,667	\$2,515,095	\$5,795,730	\$3,918,505	
ELECTRIC					
REVENUE	\$4,336,694	\$4,829,895	\$37,953,224	\$39,695,435	63.06%
EXPENDITURES	\$4,435,610	\$5,462,268	\$37,512,002	\$40,106,518	63.71%
Electric Fund Net Profit (Loss)	(\$98,916)	(\$632,373)	\$441,222	(\$411,083)	
STORMWATER					
REVENUE	\$134,658	\$145,619	\$1,059,815	\$1,200,995	75.92%
EXPENDITURE	\$90,693	\$90,233	\$856,177	\$844,933	53.41%
Stormwater Fund Net Profit (Loss)	\$43,965	\$55,386	\$203,638	\$356,062	
SOLID WASTE					
REVENUE	\$321,395	\$399,417	\$2,559,420	\$2,912,177	83.23%
EXPENDITURE	\$204,136	\$235,674	\$2,178,284	\$2,266,165	64.77%
Solid Waste Fund Net Profit (Loss)	\$117,259	\$163,743	\$381,136	\$646,012	
FIBER OPTICS					
REVENUE	\$217,298	\$229,730	\$2,714,519	\$1,787,153	68.20%
EXPENDITURE	\$158,883	\$209,768	\$1,625,982	\$1,644,717	62.77%
Fiber Fund Net Profit (Loss)	\$58,415	\$19,962	\$1,088,537	\$142,436	

	Description	2/29/2024	FY 2024 Budget	% of Monthly Totals to Budget
General Fund	Total Revenues	\$47,881,457	\$39,874,050	120.08%
	GO Bond Proceeds from School	\$0	\$0	#DIV/0!
	Property Taxes-City Portion Only	\$5,822,170	\$6,422,485	90.65%
	Local Option Sales Tax (LOST)	\$5,697,009	\$7,208,530	79.03%
	Other Taxes	\$8,097,491	\$11,006,185	73.57%
	Building Permit & Inspection Fees	\$904,540	\$400,000	226.14%
	Fines and Forfeitures	\$633,333	\$400,000	158.33%
	Operating Transfers In-City Utilities	\$3,103,052	\$4,619,200	67.18%
	Other Revenues	\$20,689,062	\$5,848,050	353.78%
	School Bonds	\$2,934,800	\$3,969,600	73.93%
	Total Expenditures	\$24,568,356	\$39,874,050	61.61%
	Personnel Expenses	\$14,519,905	\$21,597,240	67.23%
	Operating Expenses	\$5,571,346	\$9,881,120	56.38%
	Capital Expenses	\$1,190,180	\$4,105,390	28.99%
	GO Bond Expense for School	\$2,934,800	\$3,819,600	76.84%
	Library Appropriations	\$352,125	\$470,700	74.81%
Water & Sewer Fund	Total Revenues	\$22,594,019	\$44,800,765	50.43%
	Water Sales	\$12,621,243	\$16,950,000	74.46%
	Sewer Sales	\$7,252,724	\$8,900,000	81.49%
	Bond Proceeds	\$0	\$2,000,000	0.00%
	Use of Reserves	\$0	\$12,740,000	0.00%
	Prior Year Capacity Fees	\$0	\$2,650,000	0.00%
	Other Revenues	\$2,720,052	\$1,560,765	174.28%
	Total Expenditures	\$23,332,682	\$44,800,765	52.08%
	Personnel Expenses	\$2,964,273	\$4,441,615	66.74%
	Operating Expenses	\$3,291,951	\$5,334,125	61.71%
	Capital Expenses	\$11,258,779	\$26,452,180	42.56%
	Capital Expenses (Bond Funds)	\$1,642,449	\$2,000,000	82.12%
	Transfer To General Fund	\$1,969,080	\$2,953,620	66.67%
	Debt Payments	\$2,206,150	\$3,619,225	60.96%
Gas Fund	Total Revenues	\$22,873,722	\$48,484,010	47.18%
	Gas Sales	\$20,832,168	\$36,355,020	57.30%
	Gas Commodity Charge	\$999,699	\$1,495,800	66.83%
	Bond Proceeds	\$0	\$0	#DIV/0!
	Proceeds from Capital Leases	\$0	\$0	#DIV/0!
	Other Revenues	\$1,041,855	\$960,115	108.51%
	Use of Reserves	\$0	\$9,673,075	0.00%
	Contributions from Other Funds	\$0	\$0	#DIV/0!
	Total Expenses	\$18,955,216	\$48,484,010	39.10%
	Personnel Expenses	\$1,736,208	\$2,494,780	69.59%
	Operating Expenses	\$1,054,427	\$1,782,945	59.14%
	Purchase of Natural Gas	\$11,050,087	\$25,500,000	43.33%
	Transfer to General Fund	\$2,655,165	\$3,958,105	67.08%
	Debt Service	\$429,904	\$819,300	52.47%
	Capital Expenses	\$2,029,425	\$13,928,880	14.57%

	Description	2/29/2024	FY 2024 Budget	% of Monthly Totals to Budget	
Electric Fund	Total Revenues	\$39,695,435	\$62,949,910	63.06%	
	Electric Sales	\$38,339,694	\$59,339,880	64.61%	
	Other Revenues	\$1,355,741	\$1,760,030	77.03%	
	Use of Reserves	\$0	\$1,850,000		
	Total Expenses	\$40,106,518	\$62,949,910	63.71%	
	Personnel Expenses	\$1,982,900	\$2,896,230	68.46%	
	Operating Expenses	\$1,270,267	\$1,956,170	64.94%	
	Purchase of Electricity	\$31,593,316	\$46,938,660	67.31%	
	Capital Expenses	\$2,868,066	\$7,570,895	37.88%	
	Transfer to General Fund	\$2,391,969	\$3,587,955	66.67%	
Stormwater Fund	Total Revenues	\$1,200,995	\$1,582,000	75.92%	
	Stormwater Revenues	\$1,085,751	\$1,568,000	69.24%	
	Mitigation Grant Revenue	\$0	\$0	#DIV/0!	
	Other Revenues	\$43,495	\$14,000	310.68%	
	Proceeds from Capital Leases	\$71,749	\$0	#DIV/0!	
	Use of Reserves	\$0	\$0	#DIV/0!	
	Stormwater Improvement Funds	\$0	\$0	#DIV/0!	
	Total Expenses	\$844,933	\$1,582,000	53.41%	
	Personnel Expenses	\$498,149	\$853,120	58.39%	
	Operating Expenses	\$275,035	\$456,570	60.24%	
Capital Expenses	\$71,749	\$272,310	26.35%		
Solid Waste Fund	Total Revenues	\$2,912,177	\$3,499,000	83.23%	
	Refuse Collections Revenues	\$2,354,335	\$3,470,000	67.85%	
	Other Revenues	\$67,083	\$29,000	231.32%	
	Proceeds From Capital Leases	\$490,759	\$0	#DIV/0!	
	Total Expenses	\$2,266,165	\$3,499,000	64.77%	
	Personnel Expenses	\$947,235	\$1,437,430	65.90%	
	Operating Expenses	\$1,116,991	\$1,814,735	61.55%	
	Capital Expenses	\$201,939	\$246,835	81.81%	
	Fiber Optics Fund	Total Revenues	\$1,787,153	\$2,620,325	68.20%
		Fiber Optics Revenues	\$1,634,510	\$2,410,525	67.81%
GIS Revenues		\$75,250	\$115,500	65.15%	
Proceeds from Capital Leases		\$0	\$0	#DIV/0!	
Other Revenues		\$77,393	\$94,300	82.07%	
Total Expenses		\$1,644,717	\$2,620,325	62.77%	
Personnel Expenses		\$658,866	\$1,017,985	64.72%	
Operating Expenses		\$801,972	\$1,012,070	79.24%	
MEAG Telecom Statewide Pymt		\$0	\$0	0.00%	
Debt Payment		\$4,896	\$5,725	0.00%	
Capital Expenses	\$35,992	\$370,060	9.73%		
Transfers to General Fund	\$142,991	\$214,485	66.67%		

Cash Position	6/30/23	7/31/23	8/31/23	9/30/23	10/31/23	11/30/23	12/31/23
Total Unrestricted Cash Balance	\$86,014,423.75	\$83,843,178.12	\$84,297,670.05	\$84,090,744.34	\$87,776,683.79	\$88,725,501.76	\$88,746,327.86
Total Restricted Cash Balance	\$201,845,990.22	\$203,713,010.57	\$203,372,292.15	\$202,519,636.22	\$202,616,905.95	\$204,165,991.34	\$203,912,318.14
Cash Position		1/31/24	2/28/24	3/31/24	4/30/24	5/31/24	6/30/24
Total Unrestricted Cash Balance		\$92,696,326.08	\$110,009,321.63				
Total Restricted Cash Balance		\$203,779,673.63	\$203,583,096.97				

Highlights for the Month of February 2024:
 Unrestricted cash increased due to increases in the General, Gas, Electric, Solid Waste, and Stormwater Funds, while decreases occurred in the Grant, Water, Fiber, Insurance, and Garage funds.

Restricted cash decreased due to increases in the SPLOST 2020, DEA, GO Parks & Rec Bond, Debt Service, Hotel-Motel Tax, and Motor Vehicle Tax Funds, while decreases occurred in the ARPA and TPD Funds and the MEAG Generation Trust Account (monthly billing adjustments for February).

SPLOST Account Balances	
SPLOST 2014	\$231,991.10
SPLOST 2020	\$12,823,183.68