

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA - TUESDAY, JULY 2, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

[Minutes](#) of the Work Session held on June 20, 2019

[Minutes](#) of the Voting Session held on June 20, 2019

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ALCOHOL LICENSE

[Alcohol License Transfer](#) (Retail Consumption on Premises of Beer and Wine) - Point Bluff LLC d/b/a Crave Hot Dogs

I. NEW BUSINESS

- [1.](#) Consideration of Special Event Business License Application - *Carol Stream Amusements Inc. Carnival*
- [2.](#) Consideration of Special Event Business License Application - *North Georgia Premium Outlets Food Truck Events*
- [3.](#) Consideration of Special Event Business License Application - *Papa Pat's Corn Maze*
- [4.](#) Consideration of Emergency Services Pay Compensation Proposal
- [5.](#) Consideration of RFP #343-19 - Salary Study for Dawson County Award Request
- [6.](#) Consideration of Settlement Agreement with ALA Riley Place LLC with Respect to a Stop Work Order Issued on June 3, 2019, for the Riley Place Subdivision
- [7.](#) Consideration of Appeal by ALA Riley Place LLC of a Stop Work Order Issued on June 3, 2019, for the Riley Place Subdivision

J. PUBLIC COMMENT

K. ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.

Item Attachment Documents:

Minutes of the Work Session held on June 20, 2019

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – JUNE 20, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Hamilton; County Clerk Cloud; and interested citizens of Dawson County.

UNFINISHED BUSINESS

1. Presentation of RFP #338-19 - Veterans Memorial Park Pavilion, Playground and Multi-Purpose Field- Special Purpose Local Option Sales Tax (SPLOST) Administrator / Public Works Director David McKee (*Moved forward from the June 6, 2019, Work Session*)
This item will be added to the June 20, 2019, Voting Session Agenda.

NEW BUSINESS

1. Presentation of Request to Donate Property Located at 1168 Quail Cove Drive in Big Canoe- Property Owner James W. Bryant Jr.
Property Owner James W. Bryant Jr. was not present. This item was removed from the June 20, 2019, Work Session Agenda and may be added to a future work session agenda for presentation.
2. Presentation of Request for Contract Assignment by Professional Probation Services Inc.- Judge Andrew Fuller, Superior Court / Keith Ward, Professional Probation Services Inc.
This item, presented by Judge Andrew Fuller, Superior Court / Thomas York, Professional Probation Services Inc., will be added to the June 20, 2019, Voting Session Agenda.
3. Presentation of Special Event Business License Application - Carol Stream Amusements Inc. Carnival- Planning & Development Director Jameson Kinley
This item will be placed on the July 2, 2019, Voting Session Agenda.
4. Presentation of Special Event Business License Application - North Georgia Premium Outlets Food Truck Events- Planning & Development Director Jameson Kinley
This item will be placed on the July 2, 2019, Voting Session Agenda.
5. Presentation of Special Event Business License Application - Papa Pat's Corn Maze- Planning & Development Director Jameson Kinley
This item will be placed on the July 2, 2019, Voting Session Agenda.
6. Presentation of Emergency Services Pay Compensation Proposal- Emergency Services Director Danny Thompson
This item will be placed on the July 2, 2019, Voting Session Agenda.

7. Presentation of RFP #343-19 - Salary Study for Dawson County Award Request- Human Resources Director Lisa Green / Purchasing Manager Melissa Hawk
This item will be placed on the July 2, 2019, Voting Session Agenda.
8. Presentation of FY 2020 Legacy Link Contract- Chief Financial Officer Vickie Neikirk
This item will be added to the June 20, 2019, Voting Session Agenda.
9. County Manager Report
This item was for information only.
10. County Attorney Report
Interim County Attorney Hamilton had no information to report and requested an Executive Session.

EXECUTIVE SESSION

Motion passed 4-0 to enter into Executive Session to discuss litigation and land acquisition.
Fausett/Nix

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

Item Attachment Documents:

Minutes of the Voting Session held on June 20, 2019

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JUNE 20, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

ROLL CALL: Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Hamilton; County Clerk Cloud; and interested citizens of Dawson County.

Motion passed 4-0 to come out of Executive Session. Gaines/Satterfield

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced that the next Board of Commissioners (BOC) meeting would be held Tuesday, July 2, 2019, due to the Fourth of July holiday.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on June 6, 2019. Nix/Fausett

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 6, 2019. Fausett/Gaines

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 7, 8 and 9 under New Business:
 - RFP #338-19 - Veterans Memorial Park Pavilion, Playground and Multi-Purpose Field
 - Request for Contract Assignment by Professional Probation Services Inc.
 - FY 2020 Legacy Link Contract

Satterfield/Nix

PUBLIC COMMENT:

None

ZONINGS:

Chairman Thurmond announced that if anyone had contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 19-05 - Dawson Village Partners has made a request to rezone property located at TMP 112-019, 113-057-002, 112-109, 104-065, 104-028, 104-029, 112-018 and 104-027 from CHB (Commercial Highway Business), RA (Residential Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development) and COI (Commercial Office/Institution) to Mixed Use Village. (Tabled from the May 16, 2019, Voting Session)

Planning & Development Director Jameson Kinley said the applicant made changes to the proposed plan since May 16, 2019, when ZA 19-05 was brought before the BOC. He said the applicant submitted an updated zoning application.

Jim King of Ensite Civil Consulting in Dawsonville, Georgia, representing the applicant, said the applicant revised the proposed plan based on comments received during the public hearing in May. He said “everything west of the Etowah River” that “seemed to be a highly contentious point” was removed from the plans. Additionally, King said the updated plan does not include a public entrance from Highway 53 East and that the entrance would be gated and used only for emergency personnel and emergency vehicle access. He said the revised plan reduces density from 2.8 units per acre to 2.4 units per acre.

No public hearing for ZA 19-05 was held on June 20, 2019; a public hearing for ZA 19-05 was held on May 16, 2019.

Motion passed 4-0 to table ZA 19-05 until the July 18, 2019, BOC Voting Session, at which time there will be another public hearing. Fausett/Nix

ZA 19-06 - PR Acquisitions LLC requests a Residential Planned Community Master Plan and zoning condition update for TMP 107-013 pursuant to zoning case ZA 06-10.

Planning & Development Director Jameson Kinley said the subject property is located at the corner of Harry Sosebee Road and Lumpkin Campground Road. He said the applicant does not seek to change the current density but, rather, reconfigure the units that previously were approved. He said the applicant seeks to amend some of the stipulations. Kinley read aloud the original stipulations and noted the applicant’s proposed changes to those stipulations.

Michael Miller of Piedmont Residential in Woodstock, Georgia, representing the applicant, said there are 17 stipulations to the original rezoning in 2006 based on the site having a private wastewater treatment facility, “which is no longer necessary.” He said the applicant seeks to revise the conditions and remove those that are no longer relevant. He said the applicant proposes to realign Harry Sosebee Road and tie it into the planned traffic circle at the intersection of Lumpkin Campground Road, at the applicant’s cost. Miller said the applicant also met with a neighbor regarding a fence and said the applicant and neighbor reached a private agreement about a fence along the property boundary.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve the master plan and zoning condition update for ZA 19-06 with the following stipulations:

1. All homes or unit owners within the development shall be required to be members of a Homeowners Association, which will collect dues for continued maintenance of the properties and landscaping;
2. The required minimum heated square footage for homes within the development are as follows:
 - a. Active Adult Quad Units- 800 square feet
 - b. Attached Townhome Units- 1,000 square feet
 - c. Single Family Homes- 1,000 square feet

* The revised site plan does not show any quad units or townhome units, but the applicant would like to reserve the right to change the site plan if future market conditions change. Any site plan changes would have to be resubmitted to the Dawson County Board of Commissioners for approval;
3. The future development tract on the western boundary of the property can only be developed as detached single-family residential to a density of no more than two units per acre; and the final site plan therefore shall be subject to approval by the Board of Commissioners, which shall not be unreasonably withheld or delayed;
4. Variance to allow a density greater than one unit per acre;
5. Density reduction from 403 total units to 338 single-family units and a two-acre commercial corner at the intersection of Harry Sosebee Road and Lumpkin Campground Road. Commercial square footage is not to exceed 25,000 square feet;
6. The following buffers shall be required:
 - Northern boundary- 50-foot buffer that may be disturbed and replanted.
 - Southern boundaries- 50-foot buffer that may be disturbed and replanted.
 - Extreme westernmost boundary- 100-foot undisturbed buffer so long as the adjoining property continues to be zoned agricultural; thereafter, a 50-foot buffer that may be disturbed and replanted.
 - Commercial property- 50-foot buffer along any boundary adjoining any residential zoned property that may be disturbed and replanted, including the requirement that upon the development of the commercial property the outermost 25-foot of said buffer shall be a landscape buffer that shall be planted, bermed and/or fenced where necessary to fill in gaps in the existing plant and tree material so as to provide visual screening to a height of at least six feet around the perimeter of the property, provided that if any fencing is used it shall be erected at least 10 feet inside of the perimeter of the property.
 - The following shall be allowed within any and all of the above buffers: entrances, utility crossings (including stormwater and sanitary sewer), planting of additional trees and shrubs.
7. The commercial parcel to be limited to no more than 25,000 square feet as offered by the applicant;

8. Except as modified by these conditions, all prior stipulations for zoning and those included in the May 16, 2006, letter are to be followed;
9. Commercial development shall conform to all the applicable items of the Georgia 400 Corridor Guidelines; and
10. In accordance with plans to be approved by the county, the developer shall construct a new road, which shall replace Harry Sosebee Road beginning at the westernmost corner of the subject property along Harry Sosebee Road and continuing to a to-be-constructed roundabout at the intersection of Lumpkin Campground Road and Lee Castleberry Road as follows:
 - Developer shall pay for the design of both the realigned portion of Harry Sosebee Road and the future roundabout and shall deliver construction plans to the county for the roundabout no later than July 1, 2019. Such plans shall clearly delineate the limits of construction of the roundabout.
 - Developer shall contribute, at no cost to the county, any required right-of-way, which currently is owned by the developer and which is required for the proposed improvements.
 - Developer shall be responsible for funding and constructing the realigned portion of Harry Sosebee Road in conjunction with the development of the residential portion of the property, which may occur subsequent to construction of the roundabout by the county.
 - The county shall be responsible for funding and constructing the roundabout.
 - If the realignment of Harry Sosebee Road occurs prior to construction of the roundabout, the developer shall connect the realigned Harry Sosebee Road to Lumpkin Campground Road so as to form a full intersection with Lee Castleberry Road. In such case, the developer shall not be required to construct any decel or turn lanes along either Harry Sosebee Road or Lumpkin Campground Road nor any signalization for such intersection.
 - The design of the realigned Harry Sosebee Road shall only require right-turn decel lanes into any entrances of the proposed development within the property.

Gaines/Satterfield

ZA 19-07 - Judd Hughes requests the rezoning of TMP 114-022-006 and 114-022-007 from RA (Residential Agriculture) to RMF (Residential Multi-Family) for the proposed use of a 240-unit apartment development and associated amenities.

Planning & Development Director Jameson Kinley said the subject property is located near the corner of Dawson Forest Road and Highway 53. He said the applicant seeks to rezone 40 acres in order to construct 240 apartment units. Kinley said a DRI (Developments of Regional Impact) study notes two items: traffic flow and retention / water pond; Kinley said traffic flow is addressed in a proposed stipulation and that any retention / water pond issues could be addressed through engineering oversight. Kinley said the Planning Commission recommends approval of application.

Brian Metzler of Penler in Atlanta, Georgia, representing the applicant, said his company currently is under contract with the applicant to purchase a 40-acre tract. Metzler said the proposed project would include 10 two-story buildings with 24 units per building as well as a 4,000-square-foot amenity building (club room and leasing facility). He said a resort-style pool would be located near the amenity building. Metzler said the project would entail more than 50 percent open / green space. He said it would be a “lower intensity” apartment development. “We feel that this project represents a great transition as you have your commercial uses here along Georgia 400 and you move east ... toward your more residential area,” said Metzler. He added that, if the application is approved by the BOC, the applicant plans to make a few “minor” variance requests “viewed favorably by the Planning department” before the Planning Commission at its July 16, 2019, meeting. Metzler said the developer plans to own the project long-term, take an institutional approach to managing the asset and staff the project with four full-time employees, some of whom he expects to live on site. He noted the rental rates of The Crossings of Dawsonville and said his proposed apartments’ rental rates are expected to exceed those. Metzler said the target market is young professionals, including Millennials, working along the Georgia 400 Corridor, as well as some “empty nesters” and retirees. He said he does not expect “much burden on the school system from our project.”

Chris Harrell of Summit Engineering Consultants in Alpharetta, Georgia, civil engineer for the proposed project, discussed the stormwater management responsibilities for the project - including sediment and erosion control during construction, and ensuring proper water quality and that “any downstream erosion is taken care of” post construction. Harrell said no modifications are being proposed to the floodplain and that his job should be “relatively easy on this site” since the topography is “pretty moderate.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

The following spoke in favor of the application:

- Dave Polak, Dawsonville
- John Mock, Dawsonville

The following spoke against the application:

- Paul Hoffman, Dawsonville
- Kevin Dye, Dawsonville

Chairman Thurmond asked if there was anyone else present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 3-1 to approve ZA 19-07 with the following stipulations:

1. The property shall be developed as a gated community;
2. The entrance along Dawson Forest Road shall include a minimum of 100 feet of roadway for the future development and interconnectivity of the east outparcels (100 feet back from right of way of Dawson Forest Road or 100 feet of frontage along the road);

3. The developer shall construct a deceleration lane traveling eastbound on Dawson Forest Road prior to the issuance of the first Certificate of Occupancy;
4. The developer shall improve Dawson Forest Road to include a right-hand passing lane prior to the issuance of the first Certificate of Occupancy;
5. The developer is to provide \$250,000 toward the cost of intersection improvements of Dawson Forest Road and Highway 53 before the issuance of a building permit on the property;
6. The developer shall employ a third-party erosion control monitor for the project; and
7. The developer shall consult with the Army Corps of Engineers regarding the project.

Gaines/Nix- Commissioner Satterfield voted against the motion

UNFINISHED BUSINESS:

Land Use Resolution Update (A portion was tabled from the May 16, 2019, Voting Session; Public hearings were held on May 2 and May 16, 2019)

Motion passed 4-0 to deny the Land Use Resolution Update as it relates to Article III, Section 309 R-A Residential Agricultural / Residential Exurban. Fausett/Nix

NEW BUSINESS:

Consideration of Proposal for Dawson County Food Drive Spearheaded by Public Defender's Office

Motion passed 4-0 to approve the Proposal for a Dawson County Food Drive Spearheaded by the Public Defender's Office. Nix/Gaines

Consideration of Request to Build Bocce Ball Courts at Rock Creek Park as Eagle Scout Project

Motion passed 4-0 to approve the Request to Build Bocce Ball Courts at Rock Creek Park as an Eagle Scout Project. Gaines/Fausett

Consideration of Amicalola Electric Membership Corporation Power Easement for Public Works Complex

Motion passed 4-0 to approve the Amicalola Electric Membership Corporation Power Easement for the Public Works Complex. Satterfield/Fausett

Consideration of Request for No Thru Truck Traffic on Blacks Mill Road

Motion passed 4-0 to approve the Request for No Thru Truck Traffic on Blacks Mill Road from Dawson Forest Road to Harry Sosebee Road. Gaines/Fausett

Consideration of Request for Red Rider Road Improvements

Motion passed 4-0 to approve the Request for Red Rider Road Improvements – to make Red Rider Road a one-way road entering from Lumpkin Campground Road South and install speed tables on Red Rider Road. Fausett/Satterfield

Consideration of Board Appointment:

- **Library Board**
 - Gail Smith- reappointment (Term: July 2019 through June 2023)

Motion passed 4-0 to approve the reappointment of Gail Smith to the Library Board with a term of July 2019 through June 2023. Nix/Gaines

Consideration of RFP #338-19 - Veterans Memorial Park Pavilion, Playground and Multi-Purpose Field

Motion passed 4-0 to approve RFP #338-19 - Veterans Memorial Park Pavilion, Playground and Multi-Purpose Field; to accept the bids submitted and to award a contract to Vertical Earth, not to exceed the amount of \$1,966,284.25. Funds will come from Special Purpose Local Option Sales Tax (SPLOST) VI funds, as well as impact fees if allowed. Satterfield/Nix

Consideration of Request for Contract Assignment by Professional Probation Services Inc.

Motion passed 4-0 to approve the Request for Contract Assignment by Professional Probation Services Inc. Fausett/Gaines

Consideration of FY 2020 Legacy Link Contract

Motion passed 4-0 to approve the FY 2020 Legacy Link Contract. Satterfield/Fausett

PUBLIC COMMENT:

Tom Camp- Dawsonville, Georgia, spoke about the Riley Place subdivision. He said he was speaking on behalf of 54 Riley Place residents. Camp said he came before the BOC (in May 2018 regarding ZA 18-01, which was approved with stipulations to allow for an amenities facility and 28 additional townhomes in the subdivision) and spoke in favor of the zoning application and the applicant. Camp said he and other residents are now concerned about the work that is happening in the subdivision. He posed several questions to the BOC regarding whether permissions were given at any time to allow any part of the subdivision to be used as rental property; if any existing water / sewer lines are large enough to handle additions; the existing and proposed swimming pools; the appearance of the homes being constructed; the Homeowners Association; possible guidelines to protect residents from the developer going to the government for housing assistance; street maintenance; and the 1999 zoning versus the 2018 zoning.

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

Item Attachment Documents:

Alcohol License Transfer (Retail Consumption on Premises of Beer and Wine) - Point Bluff
LLC d/b/a Crave Hot Dogs



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: n/a

Prepared By: Harmony Gee

Voting Session: 7/2/2019

Presenter: Jameson Kinley _____

Public Hearing: Yes _____ No x

Agenda Item Title: Transfer of Alcohol License for Point Bluff, LLC.

Background Information:

The alcohol license is currently held by Blackrock Food Service, LLC d/b/a Crave Hot Dogs. The current owner has sold the business and the new franchisee is taking over the space under the same franchise.

Current Information:

There are no issues with the background check, and all fees have been paid.

Budget Information: Applicable: _____ Not Applicable: x Budgeted: Yes _____ No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Locating & Mailing Address:

25 JUSTICE WAY, SUITE 2322
Dawsonville, GA 30534

Phone: 706.344.3500 x 42335

PREMISE AND STRUCTURE FORM

INSTRUCTION: THIS STATEMENT MUST BE TYPEWRITTEN OR PRINTED AND EXECUTED UNDER OATH. EACH QUESTION MUST BE FULLY ANSWERED. IF SPACE PROVIDED IS NOT SUFFICIENT, ANSWER ON A SEPARATE SHEET AND INDICATE IN THE SPACE PROVIDED THAT A SEPARATE SHEET IS ATTACHED.

1. **TYPE OF BUSINESS:**

- EATING ESTABLISHMENT
 INDOOR COMMERCIAL RECREATION ESTABLISHMENT
 CONVENIENCE STORE
 SUPER MARKET
 PACKAGE LIQUOR STORE
 HOTEL OR MOTEL
 OTHER (DESCRIBE) _____

2. **TRADE NAME OF BUSINESS:** Crave Hot Dogs & Barbecue

LOCATION: 145 Forest Boulevard, Suite 465

Street Number	Street Name		
<u>Dawsonville</u>	<u>GA</u>	<u>30534</u>	
City	State	Zip Code	Phone Number
			<u>114-031-001</u>
	Land Lot		Map & Parcel Number

3. **IS THIS LOCATION WITHIN A COMMERCIAL ZONING DISTRICT?** X yes no
PROOF OF ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT

For package liquor stores, is this zoned Commercial Highway Business (C-HB) or Commercial Planned Comprehensive Development (CPCD) as required by the ordinance?
yes no.

PROOF OF C-HB or CPCD ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT.

4. **DOES THE COMPLETED BUILDING OR THE PROPOSED BUILDING COMPLY WITH ORDINANCES OF DAWSON COUNTY, REGULATIONS OF THE STATE REVENUE COMMISSIONER, AND THE LAWS OF THE STATE OF GEORGIA?** yes IF NO, EXPLAIN NON-COMPLIANCE AND PROPOSED METHODS

TO RECTIFY SAME: _____

PREMISE AND STRUCTURE FORM

5. (a) DOES THE BUILDING IN WHICH THE BUSINESS IS TO BE LOCATED CONTAIN SUFFICIENT LIGHTING SO THAT THE BUILDING ITSELF AND THE PREMISES ON ALL SIDES OF THE BUILDING ARE READILY VISIBLE AT ALL TIMES FROM THE FRONT OF THE STREET ON WHICH THE BUILDING IS LOCATED AS TO REVEAL ALL OF THE OUTSIDE PREMISES OF SUCH BUILDING? yes
- (b) IS THE BUILDING SO ILLUMINATED SO THAT ALL HALLWAYS, PASSAGE WAYS, AND OPEN AREAS MAY BE CLEARLY SEEN BY THE CUSTOMER THEREIN? yes

IF THE ANSWER IS NO TO EITHER OR BOTH (a) OR (b) ABOVE, PLEASE EXPLAIN PROPOSED METHODS TO RECTIFY THE INSUFFICIENT LIGHTING. _____

6. **FOR CONSUMPTION ON PREMISES AND RETAIL PACKAGE APPLICATIONS:**

(Answer "N/A" for items that are not applicable to your business)

- (a) NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA: 2,668
- (b) NUMBER OF SQUARE FEET DEVOTED TO DINING AREA: 1530
- (c) SEATING CAPACITY EXCLUDING BAR AREA: 73
- (d) DO YOU HAVE A FULL SERVICE KITCHEN? Yes

DOES THE ~~FOOD SERVICE~~ KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? Yes

IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? YES

IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

All food is delivered pre-prepped from the supplier. We just reheat the items.

- (e) HOURS PREPARED MEALS OR FOODS ARE SERVED: 11 am - 10 pm
- (f) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED or SOLD: _____
11 am - 10 pm MON-FRI; 11am - 10 pm SUN
- (g) HOURS OF OPERATION: 10 am - 10 pm
- (h) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT: 5
- (i) NUMBER OF PARKING SPACES: 866
- (j) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: 17
- (k) **PACKAGE LIQUOR STORES:**

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 503 - POSTING OF LICENSE NUMBER?

Every licensee shall have posted on the front of the licensed premises the name of the licensee together with the following inscription, "County Retail Package Sales of Distilled Spirits License No. _____"

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 505 A) (2) - TYPES OF OUTLETS WHERE PACKAGE SALES ARE PERMITTED? _____

Outlets that are devoted exclusively to the retail sale of distilled spirits, malt beverages and/or wine by the package with ingress and egress provided directly to an 16 to the exterior of the building and not to any other enclosed part of the building or adjoining building.

PREMISE AND STRUCTURE

7. **FOR HOTEL/MOTEL ONLY:**

- (a) NUMBER OF ROOMS AVAILABLE FOR HIRE TO GENERAL PUBLIC: _____
- (b) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO RESTAURANT: _____
- (c) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO DINING AREA: _____
- (d) SEATING CAPACITY EXCLUDING BAR AREA: _____
EXPLAIN IF MORE THAN ONE DINING AREA: _____

- (e) DO YOU HAVE A FULL SERVICE KITCHEN? _____
DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? _____
IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? _____
IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

- (f) HOURS PREPARED MEALS OR FOODS ARE SERVED: _____
- (g) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED: _____
- (h) MAXIMUM NUMBER OF EMPLOYEES ON THE HIGHEST SHIFT DEVOTED TO THE OPERATION OTHER THAN THE RESTAURANT: _____
- (i) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT DEVOTED TO THE RESTAURANT OPERATION: _____
- (j) NUMBER OF PARKING SPACES: _____
- (k) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: _____

FOR ALL APPLICATIONS:

- 8. **ATTACH A CERTIFIED SCALE DRAWING OF THE PROPOSED PREMISES BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, SHOWING THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY, OR ALCOHOL TREATMENT CENTER.**
(See Survey Form # 3-A)
- 9. **ATTACH APPLICANT'S CERTIFICATION THAT THE LOCATION COMPLIES WITH THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY OR ALCOHOL TREATMENT CENTER.**
(See Survey Form 3-A)
- 10. **ATTACH EVIDENCE OF OWNERSHIP (DEED, LEASE, SALES AGREEMENT, LETTER OF INTENT).**

PREMISE AND STRUCTURE FORM

- 11. IF THE APPLICANT IS A FRANCHISE, ATTACH A COPY OF THE FRANCHISE AGREEMENT OR CONTRACT.
- 12. IF THE APPLICANT IS AN EATING ESTABLISHMENT, ATTACH A COPY OF THE MENU(S).
- 13. (a) IF THE BUILDING IS COMPLETE, ATTACH COPIES OF DETAILED SITE PLANS OF SAID BUILDING INCLUDING OUTSIDE PREMISES AND FLOOR PLAN.

(b) IF THE BUILDING IS PROPOSED, ATTACH COPIES OF PROPOSED SITE PLAN AND SPECIFICATIONS AND BUILDING PERMIT OF THE PROPOSED BUILDING.

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith

STATE OF GEORGIA, DAWSON COUNTY

I, Russell Harlan Wilson II, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PREMISE AND STRUCTURE STATEMENT ARE TRUE AND CORRECT.

Russell H. Wilson II
APPLICANT'S SIGNATURE

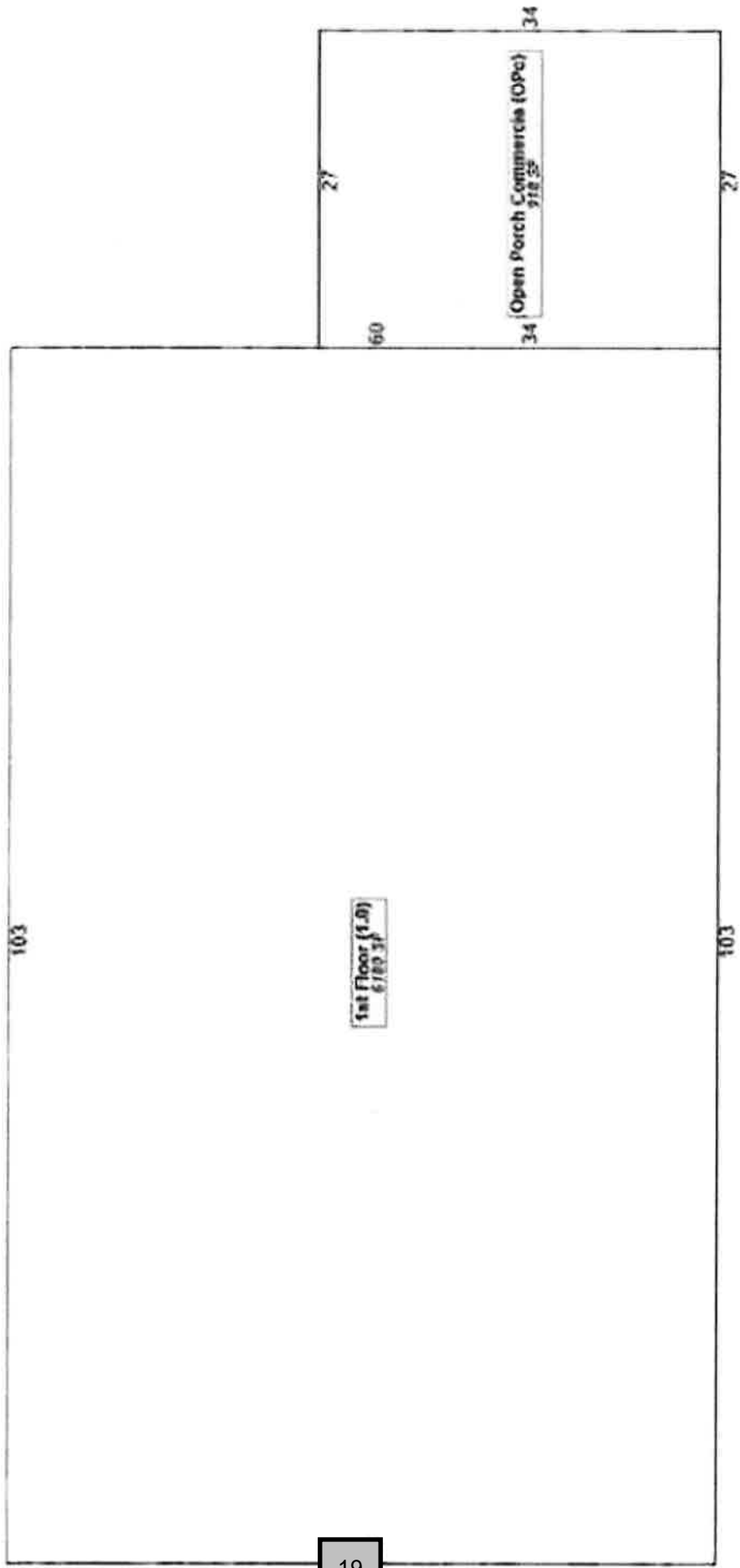
I HEREBY CERTIFY THAT Russell Harlan Wilson II SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 21 DAY OF June, 20 19.



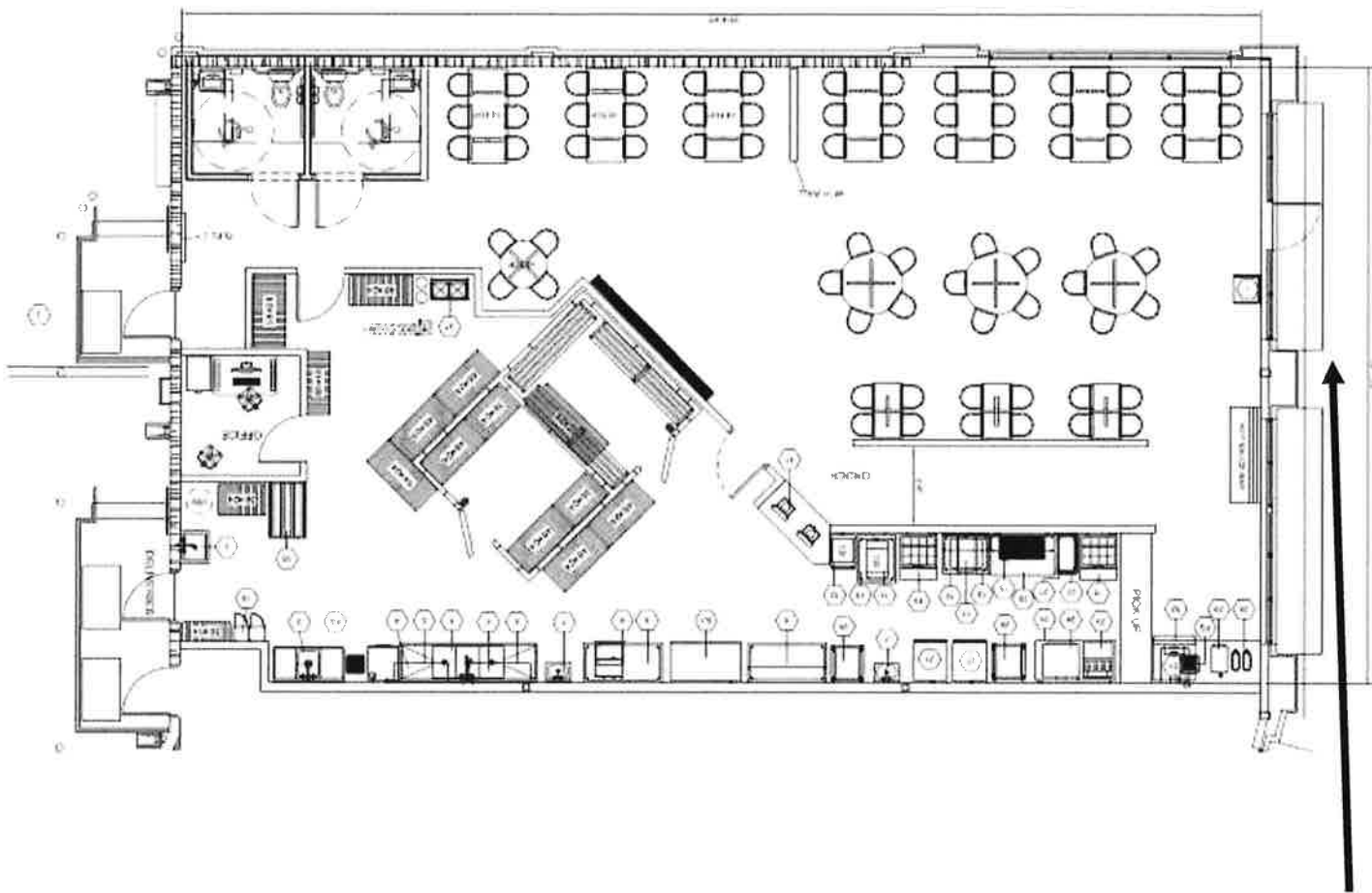
Mary Suazo
NOTARY PUBLIC

Shops B



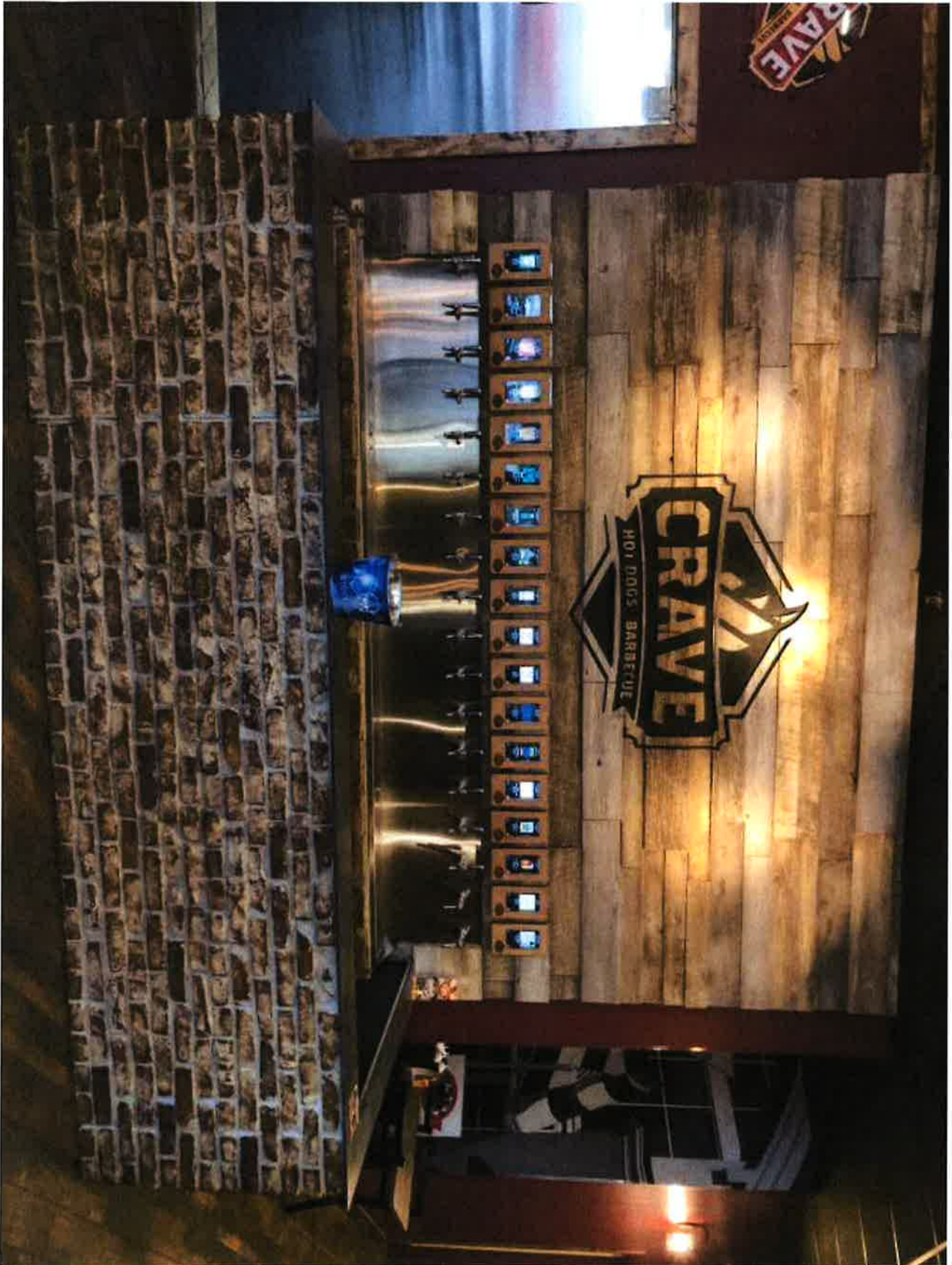
145 Forest Blvd
Suite 465
Dawsonville, GA 30534

SHOPS



MAIN ENTRANCE

BEER, WINE, AND CIDER SERVICE AREA



STATEMENT OF PERSONAL HISTORY

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY.

I, RUSSELL H. WILSON II, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.

Russell H. Wilson II
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Russell H. Wilson II SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 21 DAY OF June, 2019



Mary Suazo
NOTARY PUBLIC

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 2/11/2019 9:37:41 PM

BUSINESS INFORMATION

CONTROL NUMBER 19021292
BUSINESS NAME Point Bluff LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 02/11/2019

PRINCIPAL OFFICE ADDRESS

ADDRESS

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Amanda Wilson	USA	Fulton

ORGANIZER(S)

NAME	TITLE	ADDRESS
Brandon Walker	ORGANIZER	(

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Brandon Walker
AUTHORIZER TITLE Organizer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Point Bluff LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **02/11/2019** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **02/19/2019**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. *****KEEP A COPY OF ALL FORMS SUBMITTED*****

FOR OFFICIAL USE ONLY:

Name of Business: Point Bluff, LLC.

Date Received: 6-21-19 License Fee Enclosed: \$ 750-

Approved: _____ Denied: _____

State License Number: _____

Local License Number: _____

Administrative/Investigative Fee Enclosed: \$ 250- Advertising Fee Enclosed: \$ _____

1. TYPE OF LICENSE: (check one): NEW AMENDMENT (TRANSFER)
2. ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Consumption on Premises)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Retail Package)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Transfer of License)
Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.
ADVERTISING FEE: \$ 40.00 (Distilled Spirits)
(Consumption on Premises & Retail Package)
3. TYPE OF BUSINESS:
- | | |
|---|---|
| <input checked="" type="checkbox"/> Bona Fide Eating Establishment | <input type="checkbox"/> Indoor Commercial Recreation Facility |
| <input type="checkbox"/> Super Market | <input type="checkbox"/> Hotel/Motel |
| <input type="checkbox"/> Convenience Store | <input type="checkbox"/> Caterer (must have alcohol by the drink license) |
| <input type="checkbox"/> Package Liquor Store (see Item 14, Page 5) | <input type="checkbox"/> Other |
- Explain: _____

Will live entertainment be offered? NO If Yes, Explain: _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

4. TYPE OF LICENSE AND FEES: **PAYMENT BY CERTIFIED FUNDS ONLY!!**
(Check all that apply) Note: If license is issued after July 1st, fees are one half.

RETAIL PACKAGE: (Total: Beer - Wine - Distilled Spirits = \$5,800)
(Total: Beer - Wine = \$1,300)

Beer \$650 Wine \$650 Distilled Spirits \$4,500

GROCERY & CONVENIENCE STORES: ATTACH COPY OF DEPT. OF AGRICULTURE FOOD ESTABLISHMENT LICENSE.

RETAIL CONSUMPTION ON PREMISES: (Total: Beer - Wine - Distilled Spirits = \$4,800)
(Total: Beer - Wine = \$1,500)

Distilled Spirits \$3,300
 Beer \$ 750 Add'l Fixed Bars # _____ \$ 500 (each bar)
 Wine \$ 750 Movable Bars # _____ \$ 250 (each bar)

PRIVATE CLUB: **Note: Must obtain a retail consumption on the premises license.**

Beer \$750 Wine \$750 Distilled Spirits \$3,300

HOTEL IN-ROOM SERVICE: **Note: Must obtain a retail consumption on the premises license before Hotel In-Service License is issued.**

Beer \$750 Wine \$750 Hotel In-Service \$250

SPECIAL EVENT ALCOHOL PERMIT: **Note: Must complete additional Special Event Alcohol Permit Form # 2-B.**

\$25 Per Day

5. BUSINESS

(a) Business Name: ~~ROCKY MOUNTAIN~~ CRAVE

(b) Location: 145 FOREST BLVD SUITE 465
Street Number Street Name
DAWSONVILLE GA 30534
City State Zip Code Phone Number

(c) Mailing Address: _____
For Renewals: Street Number Street Name

City State Zip Code Phone Number

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. OWNER:
 (a) Full Name: RUSSEU HARLAN WILSON II _____
Social Security #

(b) Corporation or LLC Name (if applicable): POINT BLUFF LLC _____

(c) Location: _____
Street Number Street Name

City State Zip Code Phone Number

(d) Mailing Address: _____
Street Number Street Name

City State Zip Code Phone Number

7. REGISTERED AGENT: (Applicant may name a registered agent - attach Registered Agent Consent Form #2-A.)

(a) Full Name: AMANDA RAE WILSON _____
Social Security #

(b) Address: _____
Street Number Street Name

City State Zip Code Phone Number

8. TYPE OF OWNERSHIP:

- | | |
|--|--|
| <input type="checkbox"/> Sole Proprietorship
<input type="checkbox"/> Private Held Corporation
<input type="checkbox"/> Public Held Corporation Subject to S.E.C. Regulations
<input type="checkbox"/> Other; explain _____ | <input type="checkbox"/> Legally Registered Partnership
<input type="checkbox"/> Public Held Corporation
<input checked="" type="checkbox"/> Limited Liability Company |
|--|--|

9. FOR PARTNERSHIP ONLY:

(a) Date the Partnership was formed: _____

(b) Attach Partnership Agreement _____

(c) List Partners:

Name & Resident Address <small>(Attach separate sheet if necessary)</small>	Social Security Number	G - General L - Limited S - Silent	Interest Investment \$	Participation %

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)

- (a) Date of Incorporation/Organization: 2019-02-10
- (b) Place of Incorporation/Organization: ALPHARETTA, GA
- (c) State Parent Corporation, if applicable: N/A
- (d) Number of Shares of Capital Stock Authorized, if applicable: N/A
- (e) Number of Shares of Outstanding Stock, if applicable: N/A
- (f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Name	Social Security #	Position	Interest %
<u>BRANDON WALKER</u>		<u>MEMBER</u>	<u>33%</u>
<u>RACHEL WALKER</u>		<u>MEMBER</u>	<u>34%</u>
<u>RUSSELL H WILSON II</u>		<u>MEMBER</u>	<u>16.5%</u>
<u>AMANDA WILSON</u>		<u>MEMBER</u>	<u>16.5%</u>

- (g) Is the corporation owned by a parent corporation or held by a holding company? NO
If yes, explain: _____

11. FOR PRIVATE CLUBS ONLY:

- (a) Date of organization under the laws of the State of Georgia: _____
- (b) State the total number of regular dues paying members: _____
- (c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?

- (d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Name	Social Security #	Position

12. FINANCING:

- (a) Bank to be used by business, include branch: _____
- (b) State total amount of capital that is or will be invested in the business by any party or parties: _____
- (c) State total amount of funds invested by the owner: \$ _____
- (d) State total amount of funds invested by parties other than the owner: \$0 _____
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

13. GENERAL INFORMATION:

(a) Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or wholesaler of alcoholic beverage? ND

(b) Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? NO

(c) If answer is "Yes" to either of immediate foregoing, explain: N/A

(d) Show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as owner(s), directors, officers or members) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the officers, directors or members of said corporation together with the names of the principal stockholders. N/A

(e) List all other businesses engaged in the sale of alcohol beverages that you the owner, or any individual, partner, shareholder, officer, director or member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past.

Table with 3 columns: Name, Name or Business, Interest %. Row 1: N/A

14. FOR PACKAGE LIQUOR STORE APPLICANTS: ***State of Georgia Regulations***

The State of Georgia will not issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do not apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

O.C.G.A. 3-4-21 and Regulation 560-2-2-40. No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.

For the purposes of explanation and applicability of the Code: "Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.

The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.

Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above? Yes No If yes, attach a separate sheet listing names, addresses, and license numbers.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

I, Russell H. Wilson II, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Russell H. Wilson II
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Russell H. Wilson II SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 21 DAY OF June, 2019.



Mary Suazo
NOTARY PUBLIC

FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (Building Permit / Business License)

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only)

APPLICANT HAS COMPLETED **PREMISE & STRUCTURE FORM # 3** AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

Date:	_____
Planning and Development Director	_____
Planning and Development Director	_____
Planning and Development Director	_____

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

Date:	_____
Sheriff	_____

To Whom It May Concern,

Pursuant to the Dawson County Code of Ordinances, Chapter 6, Article IV, Sec. 6-94 – *Transferability of license/change in ownership*, it is my responsibility as the current owner to report any change of any ownership interest in the business in writing within 5 five days of the change. Please consider this document to be such notice. Effective immediately, I am relinquishing ownership of the Crave Hotdogs & Barbeque restaurant franchise located at 145 Forest Blvd Suite # 465 in Dawsonville, GA to *Point Bluff LLC*. I also authorize the transfer of the current Alcohol Beverage License associated with this place of business to *Point Bluff LLC*.

Sincerely,

Robert Bibb

Signature:  _____

Dawson County, Georgia Board of Commissioners

Private Employer Affidavit of Compliance Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

2019-05-23

Date of Authorization

POINT BLUFF LLC

Name of Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on June, 21, 2019 in Alpharetta (city), GA (state).

[Handwritten Signature]

Signature of Authorized Officer or Agent

Russell H Wilson II - MEMBER

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 21 DAY OF June, 2019.

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 2.22.21



Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- X I am a United States citizen.
- I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Alpharetta (city), GA (state)

R. H. Wilson II
Signature of Applicant

2019-06-21
Date

RUSSELL H WILSON II
Printed Name

CRAVE
Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON THIS 21 DAY OF June, 2019

Milly M. W. Notary Public

My Commission Expires: 2-22-21

*This affidavit is a State of Georgia requirement that must be completed for **initial** applications and **renewal** applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.*

Item Attachment Documents:

1. Consideration of Special Event Business License Application - *Carol Stream Amusements Inc. Carnival*



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 6/20/19

Prepared By: Harmony Gee

Voting Session: 7/2/19

Presenter: Jameson Kinley _____

Public Hearing: Yes _____ No x

Agenda Item Title: Presentation of Special Event Business License for Carol Stream Amusements, Inc.

Background Information:

Carol Stream Amusements Inc. will be setting up in the same location in the outlet mall parking lot as they have done for the past 2 years.

Current Information:

The carnival is set to take place between July 25th-August 4th and they are anticipating around 200 visitors per day. The hours of operation will be Monday-Friday 5:00-11:00 p.m. and Saturday and Sunday 1:00-11:00 p.m. There will be no charge for admission; concessions will also be available to patrons in addition to the outlet mall's food court. All necessary signatures and supporting documents have been obtained.

Budget Information: Applicable: _____ Not Applicable: x Budgeted: Yes _____ No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

SUBMITTAL & WORK SESSION SCHEDULE

*If the application requires Board of Commissioner approval,
Planning & Development will provide you with submittal dates for your application.*

**FAILURE TO APPEAR AT MEETINGS CONSTITUTES ABANDONMENT AND
DISMISSAL OF THE CASE, UNLESS THE APPLICANT SHOWS JUST CAUSE BY
REASON OF ILLNESS OR HEALTH OR OTHER EMERGENCY WITHIN A
REASONABLE TIME, IN WRITING.**

1. Application is considered at a commission work session.
2. Application is approved or denied at a voting session.

**COMMISSION MEETINGS ARE HELD AT THE GOVERNMENT CENTER,
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534.**

Work sessions begin at 4:00 p.m. Voting sessions begin at 6:00 p.m.

Prior to the submittal date, applicants are encouraged to request and participate in a pre-application conference with Planning and Development staff to discuss the particulars of the request.

E. Application Checklist

[✓]

LETTER OF INTENT

Include details of the event and potential impact on the community as to security, health, law enforcement, fire, emergency services, utilities, and roads.

[✓]

ALL APPLICABLE BLANKS FILLED OUT ON THE APPLICATION

Attach additional sheets of paper, if needed. If something is not applicable to your event, write "N/A" in that blank.

[✓]

SITE PLAN INFORMATION

Provide a detailed site plan showing location of proposed event and corresponding roads affected by the event.

[✓]

PAID PROPERTY TAX RECEIPT

Obtain from the Tax Commissioner's Office at 25 Justice Way, Suite 1222 -
Phone: 706.344.3520.

Special Event Business License Application

LL 312 344
TMP 345 371 13-S Acreage of the request 160' x 255'

ZONING OF THE PROPERTY C-HB

911 Street address of property: 800 Highway 400S, Dawsonville GA 30534

Submittal Date 4/29/19 Time 1:25 am (pm) Rec'd. By M. Horn
Staff initials

Board of Commissioners Work Session Date: JUNE 20, 2019
(if applicable)

Board of Commissioners Meeting Date: JULY 2, 2019
(if applicable)

Applicant Information (Authorized Representative)

Printed Name Carol Stream Amusements, Inc.

Address 2509 Lake Shore Drive
Orlando, FL 32803

Phone office

Email Address _____ cur-1

Status Owner Authorized Agent Lessee Option to purchase

NOTE: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

Property Owner Information

Name SIMON / Premium Outlet Partners LP

Address 800 Highway 400S. P.O. Box 7066
Dawsonville, GA 30534 Indianapolis, IN
(706) 216 - 3609 46207

Phone _____

Property Information

911 Street Address of Property 800 Highway 400 S., Dawsonville GA 30534

Directions to Property Located on Hwy 400 S and Lumpkin
Campground Road S. @ Dawson Forest Road E.

*
ADD'L
INFO
ATTACHED

Tax Map & Parcel # (TMP) 114 004

Land Lot(s) 312 District see attached Section see attached

Commission District # see attached

Subdivision Name see attached Lot # 312

Current Zoning C-HB Current Use of Property commercial
(Example: residence, farm, commercial)

SURROUNDING ZONING:

North C-IR South C-HB
East C-PCD West RA/C-HB

PROPOSED ACCESS:

Access to the development will be provided from:

Road Name Highway 400 S

Type of Road Surface paved

SITE PLAN: Attach detailed site plan.

Site plan notes: Carnival will utilize ~134 parking spaces
of the 3137 parking spaces

Requested Action & Details of Proposed Use

Special Event Business License for carnival in parking lot

DATE (S) OF THE EVENT JULY 25 - AUGUST 4, 2019

Anticipated Attendance 200 per day

Existing Utilities: Water Sewer Gas Electric

Number of Parking Spaces utilize ~134 of 3137 spaces

Number of Maintenance Personnel: 2

Nearest Emergency Medical Clinic: Northside Hospital, Inc.
81 Northside Dawson Dr., Dawsonville GA 30534
Distance to Clinic: 1 Mile (706) 344-3300

Total # of Toilet Fixtures Provided: 1 ASA and 3 Regular

Total # of Public Water Fountains: Water available @ concession

Proposed Hours of Operation: M-F 5:00pm to 11:00 pm
(See page 5 for times not permitted to operate.) Sat 1:00 pm to 11:00 pm
Sun 1:00 pm to 11:00 pm

Is there a charge for admission, a ticket, or a tour? Yes No ADMISSION

Is there a temporary tent structure? Yes No
If yes, what is the square footage? 12' x 12' - NO SIDES

Are food vendors participating in the event? Yes No
If yes, are they licensed by the Environmental Health Department? Yes No
(Provide copy of licenses)

If yes, how many vendors will participate? 1 - Carol Stream Amusemnts.

Will alcohol be served or sold during the event? Beer Wine Yes No
If yes, what type? Liquor

Requested Action & Details of Proposed Use
(Continued)

Is there any potentially dangerous or hazardous activity? Yes No
If yes, please describe _____

Will any national or local celebrity be participating in the event? Yes No
If yes, provide name and describe type of participation _____

Will there be any media coverage? Yes No
If yes, provide name(s) of media and describe type of coverage _____

Do you foresee any unusual or excessive burden on the Sheriff's Department, Emergency Services, County Marshal, or other county personnel? Yes No
If yes, describe _____

Note that as a condition on the issuance of a temporary special event business license, the license holder shall indemnify and hold Dawson County harmless from claims, demand, or cause of action that may arise from activities associated with the special event.

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

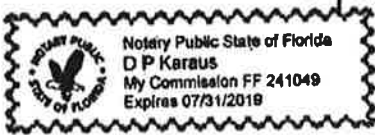
STATE OF GEORGIA, DAWSON COUNTY

I, (Print Name) Shirl T. Magid, DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT.

Shirl T. Magid
Applicant's Signature

I HEREBY CERTIFY THAT Shirl T. Magid SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 29 DAY OF April 2019.



D P Keraus
Notary Public

FOR OFFICE USE ONLY:

APPROVALS:

DATE:

Chairman,
Commissioners

Board

of

Sheriff

Emergency

Services

Environmental

Health

County Marshal

Planning

Director

County Manager

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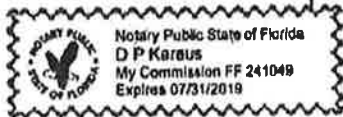
STATE OF GEORGIA, DAWSON COUNTY

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Shirl T. Magid
Applicant's Signature

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THIS 29 DAY OF April, 2019.



D Karous
Notary Public

FOR OFFICE USE ONLY:

APPROVALS:

DATE:

Chairman,
Commissioners

Board

of

Sheriff

Emergency

Environmental

County Marshal

Planning

County Manager

Engl...

Services

Health

Director

5-21-19

37,486.81
40,200

CARNIVAL

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

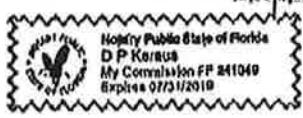
STATE OF GEORGIA, DAWSON COUNTY

I, (Print Name) Shirl T. Majid, DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT.

Shirl T. Majid
Applicant's Signature

I HEREBY CERTIFY THAT Shirl T. Majid SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 19 DAY OF April 2019.



D. Kerasa
Notary Public

FOR OFFICE USE ONLY:	APPROVALS:	DATE:
Chairman, Commissioners	Board	of _____
Sheriff		
Emergency	Services	<u>J. C. Bailey 5/12/19</u>
Environmental	Health	<u>J. C. Bailey 5/22/2019</u>
County Marshal		
Planning	Director	_____
County Manager		_____

37, 48, 84
46, 800

CARNIVAL

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

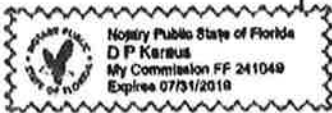
STATE OF GEORGIA, DAWSON COUNTY

I, (Print Name) Shirl T. Magid, DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT.

Shirl T. Magid
Applicant's Signature

I HEREBY CERTIFY THAT Shirl T. Magid SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 29 DAY OF April, 2019.



D Karstus
Notary Public

FOR OFFICE USE ONLY:

APPROVALS:

DATE:

Chairman,
Commissioners

Board

of

Sheriff

Emergency

Services

Environmental

Health

County Marshal

Planning

Director

County Manager

J. C. Bailey 5/2/19

Carnival 7-25-19 to 8-4-19

PROPERTY OWNER AUTHORIZATION

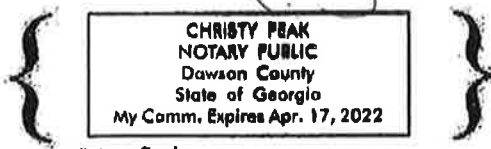
I / we SIMON - Johnathan Andrews, GM hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Address: 800 Highway 400 S, Dawsonville GA 30534
TWP: LL 312 344 345 371 13-5

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request. I hereby authorize the person named below to act as the applicant or agent in pursuit of a business license for a special event hold on this property. I understand that any license granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application.

Printed Name of applicant or agent Shirl T. Magid
Signature of applicant or agent Shirl T. Magid Date 4/29/19
Mailing address 2509 Lake Shore Drive
City, State, Zip Orlando FL 32803
Telephone Number _____

Printed Name of Owner(s) SIMON - Johnathan Andrews, GM
Signature of Owner(s) [Signature] Date 5/16/19
Notary Public [Signature] Date 5/16/19



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



INCORPORATED
USDOT 373405
2509 Lake Shore Drive
Orlando, Florida 32803
(407) 894-6920

May 9, 2019

Dawson County
25 Justice Way, Suite 2322
Dawsonville, Georgia 30534

Attn: Margaret Honn

RE: Letter of Intent for Special Event Business License Application
Carnival @ North Georgia Premium Outlets
July 25– August 4, 2019

Dear Dawson County,

Carol Stream Amusements, Inc. is an outdoor amusement company and will be working with the North Georgia Premium Outlets returning to host an outdoor carnival in the parking area. Our contact for the North Georgia Premium Outlets will work with the team to ensure all permitting information is provided in a timely manner for a successful completion to meet our July 25 opening date. We are looking so forward to working with your departments and staff to obtain the necessary permits for Dawson County.

Our carnival offers adult and kiddie rides, food concessions and games. We have free admission to the carnival. Individual tickets and unlimited ride wristbands are sold for the rides.

In regards to the potential impact on the community, we visit many communities within the state of Georgia and experience positive impacts each time ☺:

- We will be located on private property, on a small section of the parking lot area
- The carnival will set up and remain in the same area for the duration = no movement within the parking lot, therefore will not impact any of the roads regarding ingress and egress of patrons for the North Georgia Premier Outlet Mall
- Our ride layout team will set up our rides ensuring that we do not occupy any fire lanes or emergency access
- We are submitting Temporary Food & Toilet Permits to Bill Ringle @ Environmental Health Dawson County Environmental Health (706) 265-2930

- Security & Law Enforcement – we would like to hire off-duty officers, will contact department to schedule
- Will contact the Fire Marshall to provide flame certificates for tents (all open-sided, none exceed 12'x12')
- We have a Certified Crowd Management employee on staff
- We have attached a copy of our 2019 State of Georgia Safety Fire Commission Carnival License Number 1874
- Included copy of our company Articles of Incorporation
- Included our 2019 Georgia Insurance Department PERMIT No. AC-0104 to Operate Amusement and Carnival Rides
- Included Certificate of Insurance naming Dawson County as an Additional Certificate Holder
- We will rent local dumpster and portable toilets for the carnival and have them delivered to the carnival site

We have completed the application and included important supporting documentation for your perusal. We are happy to answer any questions and/or provide additional information as needed to complete the permitting process in Dawson County prior to June 29th.

I can mail check for \$100.00 or provide credit card information to cover for Permit Fee – please let me know your preference. Thank you so much – we look forward to hearing from you soon!

Debbie Karaus 

Debbie Karaus
Carol Stream Amusements, Inc.
(407) 894-6920 office
(407) 730-1006 cell

	DOTW	DATE	OPEN	CLOSE
1	Thursday	July 25, 2019	5:00 PM	11:00 PM
2	Friday	July 26, 2019	5:00 PM	11:00 PM
3	Saturday	July 27, 2019	1:00 PM	11:00 PM
4	Sunday	July 28, 2019	1:00 PM	10:00 PM
5	Monday	July 29, 2019	5:00 PM	11:00 PM
6	Tuesday	July 30, 2019	5:00 PM	11:00 PM
7	Wednesday	July 31, 2019	5:00 PM	11:00 PM
8	Thursday	August 1, 2019	5:00 PM	11:00 PM
9	Friday	August 2, 2019	5:00 PM	11:00 PM
10	Saturday	August 3, 2019	1:00 PM	11:00 PM
11	Sunday	August 4, 2019	1:00 PM	10:00 PM



2509 Lake Shore Drive
 Orlando, Florida 32803
 (407) 894-6920
smagid@cfl.rr.com

N. Georgia Premium Outlets
 800 Highway 400 S., Dawsonville, GA 30534
 Lt. Christopher Murphy (706) 429-5595 cell (706) 344-3535 Ext. 20531 office
cmurphy@dawsoncountysheriff.org

	Date	Day of Week	# Officers	Time
1	26-Jul	Friday	1 Officer	7PM - 11PM
2	27-Jul	Saturday	1 Officer	7PM - 11PM
3	28-Jul	Sunday	1 Officer	7PM - 11PM
4	2-Aug	Friday	1 Officer	7PM - 11PM
5	3-Aug	Saturday	1 Officer	7PM - 11PM
6	4-Aug	Sunday	1 Officer	7PM - 11PM

Carol Stream Amusements Contact:

Tim Magid

Susan Magid

→ Rate of Pay directly to officers \$ 40.00 /hour with 4-Hour Minimum shift

→ 2 Hour Cancellation Notice for Weather

Printed: 5/21/2019 8:42:43 AM



Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30634
--Online Receipt--

Phone: (706) 344-3520
Fax: (706) 344-3822

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2018 - 2541	114 004 / 1 LL 312 344 345 371 372 LD 13-S FMV: 44823600	\$428802.40	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$428802.40	\$0.00
Totals:		\$428802.40	\$0.00	\$0.00	\$428802.40	\$0.00

Paid Date: 11/26/2018

Charge Amount: \$428802.40

CHELSEA GCA REALTY
CPG PARTNERS LP
P O BOX 6120

INDIANAPOLIS, IN 46206



Scan this code with your mobile phone to view this bill

**Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

Florida Drivers license

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Orlando (city), Florida (state)

Shirl T. Magid
Signature of Applicant

Shirl T. Magid
Printed Name

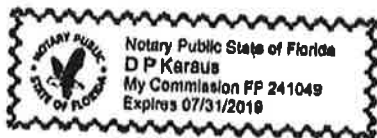
5/9/19
Date

Carol Stream Amusements
Name of Business

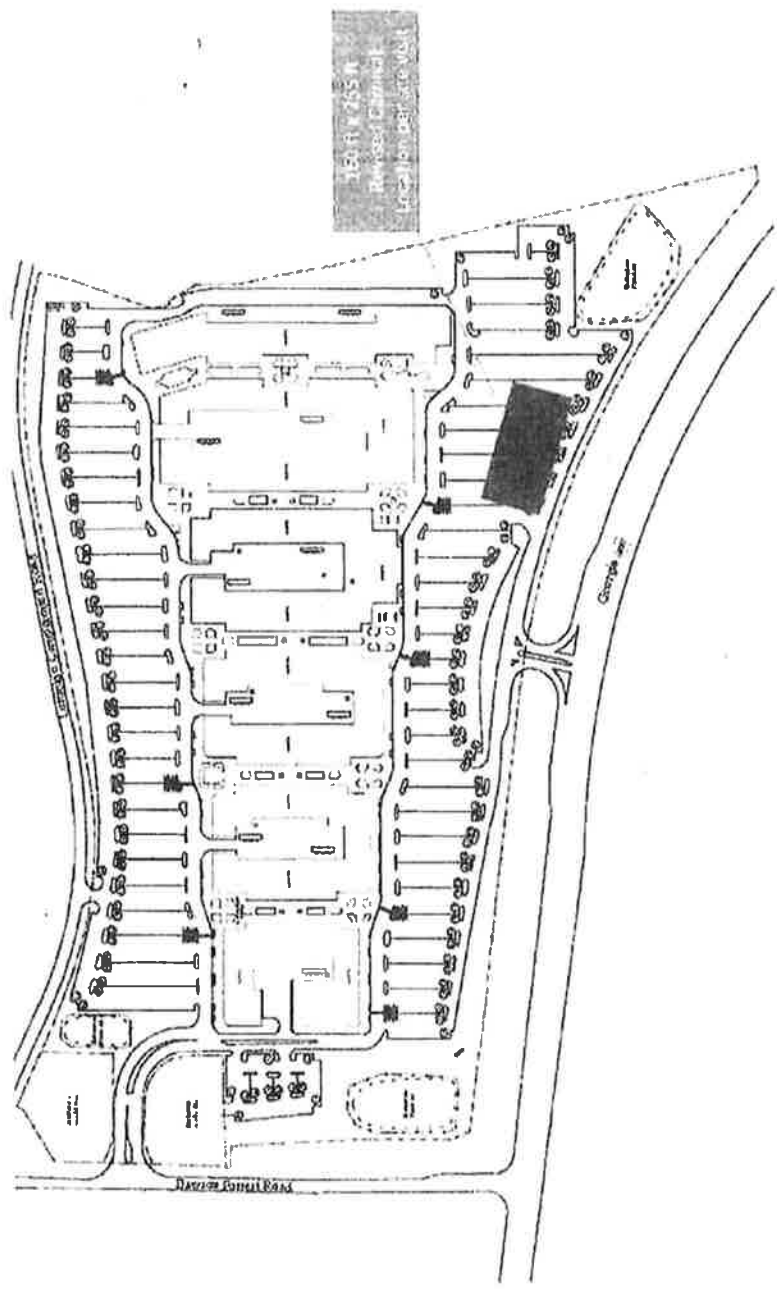
SUBSCRIBED AND SWORN BEFORE ME ON THIS 9 DAY OF May, 2019

[Signature] Notary Public

My Commission Expires: 7/31/19



This affidavit is a State of Georgia requirement that must be completed for initial applications and renewal applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.

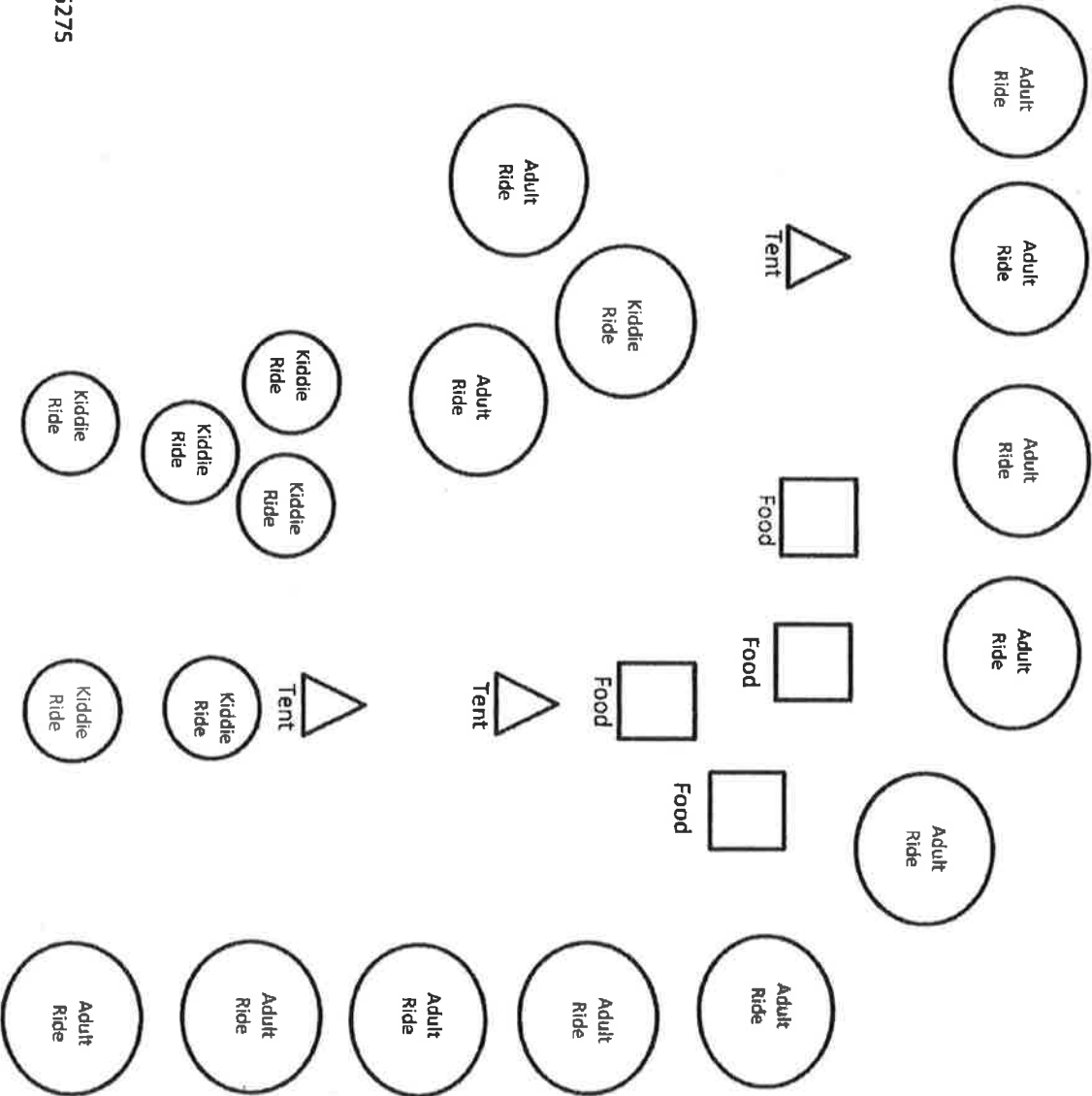


SIMON
 North Georgia Premium Outlets
 900 Highway 420 South
 Dawsonville, GA 30534
 www.northgeorgiapremiumoutlets.com

Project Data
 100%
 100%
 100%
 100%



March, June 27, 2019



Contact:
 Tim Magid
 (321) 231-5275



N. Georgia Premium Outlet Mall
2019

Carol Stream Amusements, Inc. Ride & Concession Dimensions

Dimensions

Unit of Measure

Setbacks or
Notations

1	ALI BABA	12' X 55'	660	SF	
2	BEES	25' CIRCLE	492	SF	
3	BUMPER CARS	50' x 50'	1966	SF	
4	CENTURY WHEEL	66' x 34'	2244	SF	
5	CICLONE	55" Long x 45" Deep	2475	SF	
6	CIRCUS TRAIN	40' x 30'	1200	SF	
7	CLIFF HANGER	65' x 70' - 24' S/B TO BACK AXLE	4550	SF	24' to back axle
8	DIZZY DRAGON	40' CIRCLE	1259	SF	
9	DROP ZONE	34' x 18'	612	SF	
10	GIANT SLIDE	15' x 95'	1425	SF	
11	JET SKI	28" CIRCLE	616	SF	
12	KANGAROO	15' x 25' - 12' S/B	375	SF	
13	MERRY-GO-ROUND	40' CIRCLE	1259	SF	
14	MUSIC EXPRESS	57' x 48' - DRIVERS SIDE 27' S/B	2736	SF	
15	ORBITER	55' CIRCLE	2379	SF	
16	ORIENT EXPRESS	66' x 35' - 27' DRIVER TO CURB 30' FRONT TO CURB	2310	SF	27' driver to curb & 30' front to curb
17	ROUND UP	45' CIRCLE	1593	SF	
18	SEA RAY	70' x 35' - 9' S/B	2450	SF	9' SB
19	SPINNER	42" CIRCLE	1385	SF	
20	TILT-A-WHIRL	42' CIRCLE x 52' ENTRANCE	1388	SF	
21	TORNADO	50' CIRCLE - 28' TO FRONT AXLE	1966	SF	28' to front axle
22	WIGGLE WURM	40' x 40'	1600	SF	
1	Corn Dog & Burger Fryer	20' x 8'	160	SF	
2	Fried Dough	20' x 8'	160	SF	
3	Popper	20' x 8'	160	SF	
4	Lemonade	10' x 6'	60	SF	

Certificate of Achievement
This is to certify that

Susan Magid

has completed the course
Crowd Management Training

Issued: February 8, 2019
Expires: February 8, 2021



R11WAFsgCJ





STATE OF GEORGIA
OFFICE OF

GEORGIA SAFETY FIRE COMMISSIONER

NO.

JIM BECK
SAFETY FIRE COMMISSIONER

SUITE 916 WEST TOWER – FLOYD BUILDING
2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334

Carnival License

Name of Show

CAROL STREAM AMUSEMENTS, INC / S&T MAGIC ENTERPRISES, INC.

Name of Owner

SHIRL T. MAGID

Street or Post Office

2509 LAKE SHORE DR

City

Orlando

State

FL

Zip Code

32803

This Fire Prevention Regulatory License issued upon compliance with the chapter of Prevention of hazards as set forth in the rules and regulations promulgated by the Georgia Safety Fire Commissioner. Failure to comply with these regulations shall be sufficient grounds for revocation. The fee for such license shall be one hundred fifty dollars (\$150.00) for each calendar year or part thereof, for the period from date hereof to and including the Thirty-first day of December of the same year.

THIS LICENSE IS NOT TRANSFERABLE AND IS REVOCABLE FOR CAUSE. FOR MULTI-UNIT CARNIVALS/CIRCUSES, ONE LICENSE PER UNIT PER YEAR.

Issued:

02/25/2019

For Calendar Year:

2019


JEFF HOGAN, STATE FIRE MARSHAL

Fees paid

GEORGIA INSURANCE DEPARTMENT

2 Martin Luther King, Jr. Dr., 920 West Tower, Atlanta, GA 30334

404-679-0687 www.oci.ga.gov

PERMIT

TO OPERATE AMUSEMENT AND CARNIVAL RIDES

Has Been Issued by the
Safety Inspections Division

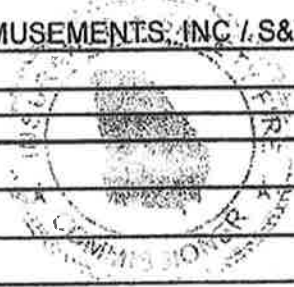
COMPANY NAME CAROL STREAM AMUSEMENTS, INC / S&T MAGIC ENTERPRISES, INC.

ADDRESS 2509 LAKE SHORE DR
ORLANDO FL 32803

OWNER/OPERATOR SHIRL T. MAGID

DATE ISSUED 02/25/2019

EXPIRES 12/31/2019



THE RIDES COVERED BY THIS PERMIT SHALL NOT BE USED
UNTIL INSPECTED BY STATE INSPECTOR

Permit No. AC-0104

Benjamin Crawford
CHIEF ENGINEER

THIS PERMIT MUST BE DISPLAYED

OWNER# 4010

Ride Name	Manufacturer	Jur. # - Serial #	Insp. Date	Insp. Init.
ALI BABA	ARM	THR-13887-AB204-02-26-10	5-2-19	<i>[Signature]</i>
BUMBLE BEE	VISA INT'L	KID-12714-646	5-2-19	<i>[Signature]</i>
BUMPER CARS	OTTERBECKER	FAM-05307-SKT0184769	5-2-19	<i>[Signature]</i>
CENTURY WHEEL	CHANCE	FAM-09572-406-05200	5-2-19	<i>[Signature]</i>
CIRCUS TRAIN	ITAL-REGINA	KID-13819-CE-6G/06	5-2-19	<i>[Signature]</i>
CLIFF HANGER	DARTRON	THR-09553-0210041-5K	5-2-19	<i>[Signature]</i>
CYCLONE	TECHNICAL PARK	SPC-13104-3D45047	5-2-19	<i>[Signature]</i>

GID - 337-SF / DOI 4241

DIZZY DRAGON	SELLNER	KID-08049-DRAGON47T00
DROP ZONE	SBF	FAM-09603-972030
JET SKI	HAMPTON	KID-11048-YP370002
MERRY GO ROUND	S.A. ROLLER WORKS	FAM-13938-MG0821206
MUSIC EXPRESS	MAJESTIC	THR-07461-16MEb27190
ORBITER	TIVOLI	SPC-04051-2027041
ORIENT EXPRESS	WISDOM	KID-04234-832815
ROUND UP	HUBERTZ	THR-13815-2239
SEA RAY	MULLIGAN	THR-05110-093102
SLIDE	DARTRON	KID-08338-0209161-5A
SPINNER	HI - LITE	KID-13139-215G32602
TILT-A-WHIRL	SELLNER	FAM-12543-2029E792
TORNADO	WISDOM	FAM-05286-71378
WIGGLE WORM	MAJESTIC	KID-12536-8W276704

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2509 Lake Shore Drive
Orlando, Florida 32803
(407) 894-6920
smagid@cfl.rr.com

Margaret – Please
share with Fire
Marshall – I did not
have a contact –
thanks!

Fire Marshall Review

Carnival @ N. Georgia Premium Outlets
800 Hwy. 400 S., Dawsonville, GA 30534
July 25-August 4, 2019

Carol Stream Amusements will be providing amusement rides, games concessions and four food concessions. A diagram of the location of the equipment is provided. Carol Stream Amusements has several game concession tops that are 12' x 12' with open sides;

A site plan of Mall is attached indicating the area used for the event;

There will be:

- NO pyro techniques or open flames on site
- NO alcohol served
- NO tents or trailers where guest enter for any reason

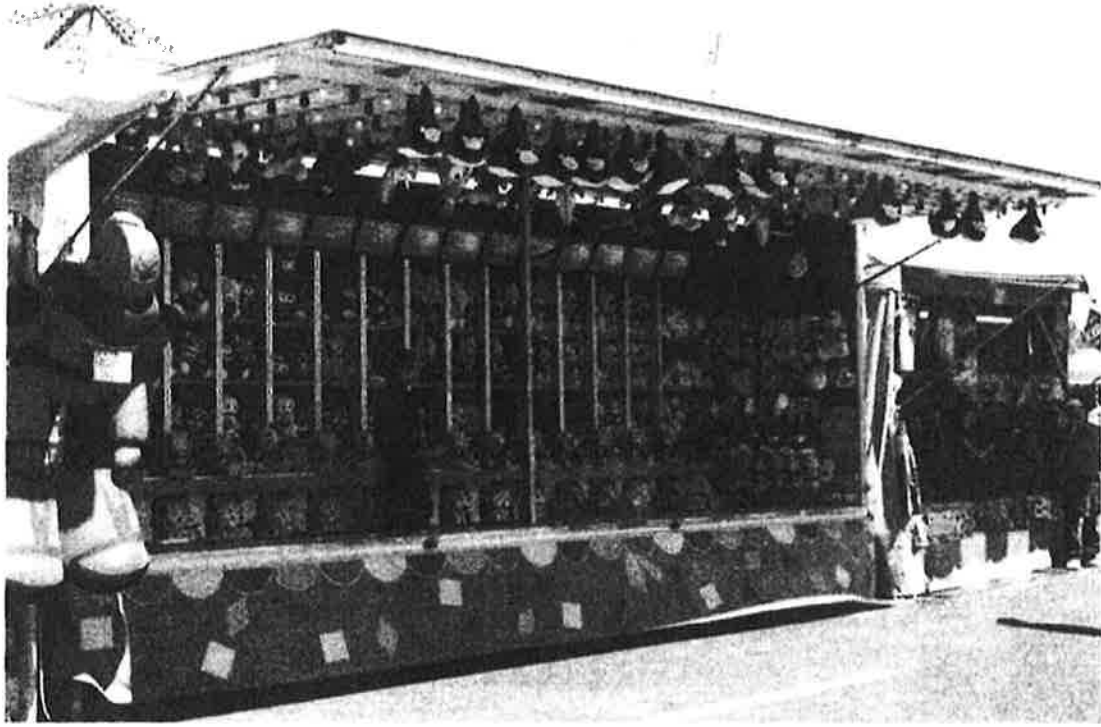
The anticipated number of people attending daily is about 200;

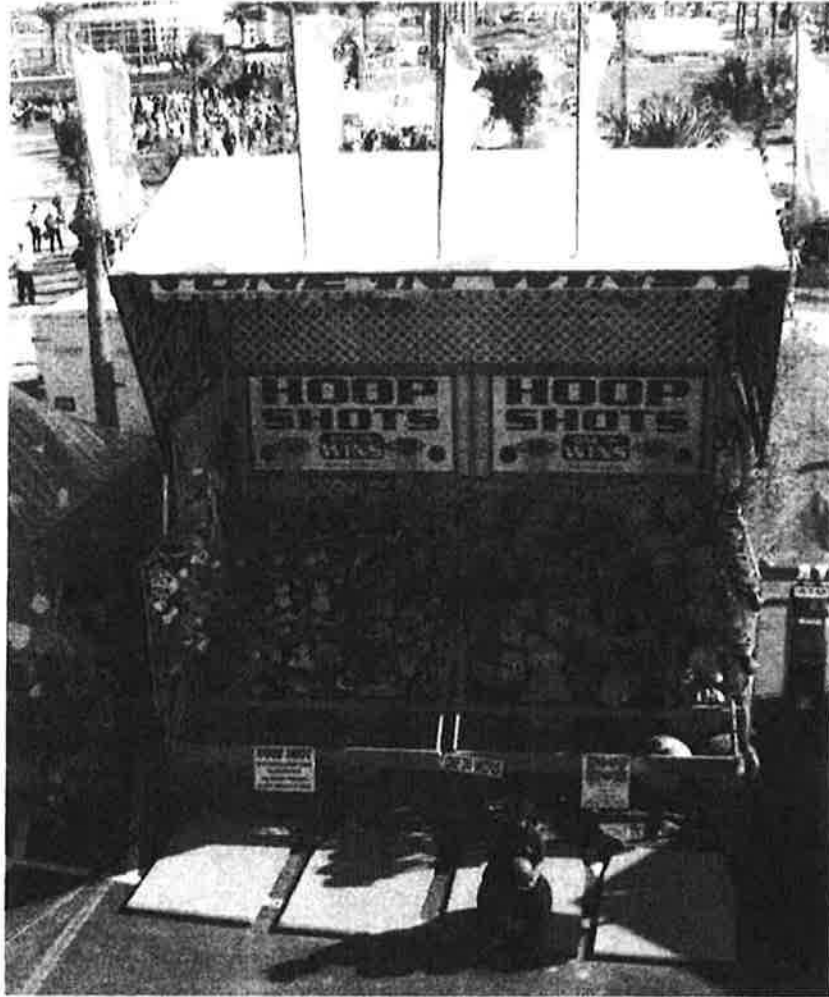
We would like to begin our operation on Thursday July 25. I have attached pictures of several trailers we have on the midway. The trailers are operated by employees - guests do not enter the trailers. The guests walk up to the trailers. We do not have any trailers where guests enter for any reason.

Operating generators will be located a minimum of 20' away from all rides and structures;

We do not have any structures where guests go under for shade;

Flame Certificates and operating schedule attached.





CERTIFICATE OF FLAME RESISTANCE



Registered Application Concern
F-306.1

ISSUED BY
WATERLOO TENT & TARP CO., INC.
3105 Airport Blvd.
WATERLOO, IA 50703
319-234-4679 800-5371193

Date Work Performed
December, 2007

This is to certify that the material described has been flame retardant treated (or are inherently nonflammable).

Mike Szuder

1207 Meadowfinch Drive Winter Garden FL 34787

Certification is hereby made that

The articles described below on this Certificate have been treated with a flame retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the rules and regulations of the State Fire Marshal.

Name of chemical used

Chem. Reg. No.

Method of Application

The articles described below on the Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use. Meets National Fire Association Protection Test #701.

Sunburst

Reg. No. F-306.1

Trade name of flame resistant fabric or material used

The flame retardant process used **WILL NOT** be removed by washing

Herculite Products

Lauren J Williams

Production Company

Quality Control Supervisor

We hereby certify this to be a true copy of the original "CERTIFICATE OF FLAME RESISTANCE" issued to us, "original copy" of which has been filed with the California State Fire Marshal.

WATERLOO TENT & TARP CO. INC.

BY

Customer Number szu34787

Order # 50626

P.O. Number SLA 2007

Items (1) 10 x 10 M2 top set for duck pond

Description replacing top made on 25540, in new colors, and in americana

Color purple, mint green

Stripe Width

Type & Weight of Material

14 oz. vinyl

IMPORTANT!!!
DO NOT LOSE
THIS IS PROOF THAT YOUR TOP IS FLAME
RETARDANT. THE FIRE MARSHAL WILL ASK TO SEE
THIS CERTIFICATE.

Duck



REGISTERED
APPLICATION
CONCERN No.
F-83.501

Issued By
Craig Z Enterprises, Inc.
Ashburn, Ga 31714
(229) 567-0962

Date treated or
manufactured
04/22/2015

Certificate of Flame Resistance

This is to certify that the materials described on the reverse side have been flame retardant treated (or are inherently nonflammable).

FOR Tim Magid
CITY Orlando ADDRESS 2509 Lakeshore Dr
STATE Florida CITY Orlando STATE Florida ZIP 32803

Certification is hereby made that (Check "a" or "b")
(a) the articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.
Name of chemical used _____ Chem. Reg. No. _____

Method of application _____
(b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.
Trade name of flame-resistant fabric or material used Covin Reg. No. F-83.501

The Flame Retardant Process WILL NOT Be Removed By Washing

Covin
By Craig Z Enterprises
Name of Applicator or Production Superintendent
TEXT DEPT., CRAIG Z ENT., INC.

CERTIFICATE OF FLAME RESISTANCE



Registered
Application
Concern No.

F-306.1

ISSUED BY
WATERLOO TENT & TARP CO., INC.
3105 Airport Blvd.
WATERLOO, IA 50703
319-234-4679 800-5371193

Date Work Performed

January, 2005

This is to certify that the material described have been flame retardant treated (or are inherently nonflammable).

Tim Magid

P O Box 174 Orlando FL 38202

Certification is hereby made that:

The articles described below on this Certificate have been treated with a flame retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the roles and regulations of the State Fire Marshal.
Name of chemical used _____ Chem. Reg. No. _____

Method of Application _____

The articles described below on the Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use. Meets National Fire Protection Test #701.

Trade name of flame resistant fabric or material used Sunburst Reg. No. F-306.1

The flame Retardant Process used **WILL NOT** Be Removed By Washing

Herculite Products

Production Company

Lauren J Williams

Quality Control Supervisor

We hereby certify this to be a true copy of the original "CERTIFICATE OF FLAME RESISTANCE" issued to us, "original copy" of which has been filed with the California State Fire Marshal.

WATERLOO TENT & TARP CO. INC.

BY

Customer Number MAGID

Order # 38554

P.O. Number _____

Items (1) ea. 10 X 10 M2 Center Joint Description

Top

Color Mint Green- Laker Purple

Stripe Width America

Type & Weight of Material

14 oz. vinyl

**IMPORTANT!!!
DO NOT LOSE**

**THIS IS PROOF THAT YOUR TOP IS FLAME
RETARDANT. THE FIRE MARSHAL WILL ASK TO SEE
THIS CERTIFICATE.**

CERTIFICATE OF FLAME RESISTANCE



Registered
Application
Concern No.

F-306.1

ISSUED BY
WATERLOO TENT & TARP CO., INC.
3166 Airport Blvd.
WATERLOO, IA 50703
319-234-4879 800-6371193

Date Work Performed

June, 2004

This is to certify that the material described has been flame retardant treated (or are inherently nonflammable).

Tim Magid C/o Strates Shows

P O Box 174 Orlando FL 32802

Certification is hereby made that:

The articles described below on this Certificate have been treated with a flame retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the rules and regulations of the State Fire Marshal.
Name of chemical used _____ Chem. Reg. No. _____

Method of Application _____

The articles described below on the Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use. Meets National Fire Association Protection Test #701.

Trade name of flame resistant fabric or material used Sunburst Reg. No. F-306.1

The flame retardant process used WILL NOT be removed by washing

Herculite Products

Production Company

Lauren J Williams

Quality Control Supervisor

We hereby certify this to be a true copy of the original "CERTIFICATE OF FLAME RESISTANCE" issued to us, "original copy" of which has been filed with the California State Fire Marshal.

WATERLOO TENT & TARP CO. INC.

BY *Lauren J Williams*

Customer Number MAGID

Order # 36767 P.O. Number _____

Items (1) ea 10 x 14 line up top set from stock Description pink and blue w/ center pole

Color pink and dark blue Stripe Width _____

Type & Weight of Material

14 oz. vinyl

IMPORTANT!!!
DO NOT LOSE
THIS IS PROOF THAT YOUR TOP IS FLAME
RETARDANT. THE FIRE MARSHAL WILL ASK TO SEE
THIS CERTIFICATE.

1 Ball game

Line - up

CERTIFICATE OF FLAME RESISTANCE



Registered Application Concern

F-306.1

ISSUED BY
WATERLOO TENT & TARP CO., INC.
3105 Airport Blvd.
WATERLOO, IA 50703
319-234-4679 800-5371193

Date Work Performed

October, 2009

This is to certify that the material described has been flame retardant treated (or are inherently nonflammable).

Tim Magid S & T Magic Enterprises

2509 Lakeshore Drive Orlando FL 38203

Certification is hereby made that:

The articles described below on this Certificate have been treated with a flame retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the roles and regulations of the State Fire Marshal.
Name of chemical used _____ Chem. Reg. No. _____

Method of Application _____

The articles described below on the Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use. Meets National Fire Association Protection Test #701.

Trade name of flame resistant fabric or material used Sunburst Reg. No. F-306.1

The flame retardant process used **WILL NOT** be removed by washing

Herculite Products
Production Company

Lauren J Williams
Quality Control Supervisor

We hereby certify this to be a true copy of the original "CERTIFICATE OF FLAME RESISTANCE" issued to us, "original copy" of which has been filed with the California State Fire Marshal.

WATERLOO TENT & TARP CO. INC.

BY 

Customer Number **MAGID**

Order # 57130 P.O. Number _____

Items (1) ea. 10 x 10 M2 Center Joint Description **Aztec Confetti**
Top

Color **Laker Purple, Mint Green, Turquoise, Yellow, Orange** Stripe Width **Aztec**

Type & Weight of Material

14 oz. vinyl

IMPORTANT!!!
DO NOT LOSE
THIS IS PROOF THAT YOUR TOP IS FLAME
RETARDANT. THE FIRE MARSHAL WILL ASK TO SEE
THIS CERTIFICATE.

Certificate of Flame Resistance



REGISTERED APPLICATION CONCERN No. **F-83.501**

Issued By
Craig Z Enterprises, Inc.
Ashburn, Ga 31714
(229) 567-0962

Date Printed or manufactured
04/22/2015

This is to certify that the materials described on the reverse side have been flame retardant treated (or are inherently nonflammable).

FOR Tim Magid
CITY Orlando ADDRESS 2509 Lakeshore Dr
STATE Florida 32803

(a) Certification is hereby made that (Check "a" or "b")
the articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used _____ Chem. Reg. No. _____
Method of application _____

(b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used Covin Reg. No. F-83.501

The Flame Retardant Process WILL NOT Be Removed By Washing
By Craig Z Enterprises
Name of Approver or Production Superintendent TENT DEPT., CRAIG Z ENT., INC.

Certificate of Flame Resistance



REGISTERED
APPLICATION
CONCERN No.
F-83.501

Issued By
Craig Z Enterprises, Inc.
Ashburn, Ga 31714
(229) 567-4962

Date treated or
manufactured
09/22/2015

This is to certify that the materials described on the reverse side have been flame retardant treated (or are inherently nonflammable).

FOR **Tim Magid**
CITY **Orlando**
ADDRESS **2509 Lakeshore Dr**
STATE **Florida 32803**

Certification is hereby made that (Check "a" or "b")

(a) the articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used _____ Chem. Reg. No. _____
Method of application _____

(b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used **Covin** Reg. No. **F-83.501**

The Flame Retardant Process WILL NOT Be Removed By Washing

Covin
Name of Applicator or Production Superintendent
By **Craig Z Enterprises**
TEXT DEPT. CRAIG Z ENT., INC.

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of CAROL STREAM AMUSEMENTS, INC., a Florida corporation, filed on January 22, 1996, as shown by the records of this office.

The document number of this corporation is F _____

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-ninth day of January, 1996



CR2EO22 (1-95)

Sandra B. Martham
Secretary of State

ARTICLES OF INCORPORATION

FILED

OF

95 JAN 22 PM 4:36

CAROL STREAM AMUSEMENTS, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as Incorporator of a corporation under the *Florida General Corporation Act*, adopt the following *Articles of Incorporation* for such corporation:

ARTICLE ONE

The name of this corporation shall be **CAROL STREAM AMUSEMENTS, INC.**

ARTICLE TWO

The period of its duration is perpetual.

ARTICLE THREE

The purpose is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE FOUR

The corporation is authorized to issue five hundred (500) shares of capital stock, all of one class, at One (\$1.00) Dollar par value.

ARTICLE FIVE

The corporation shall not have any directors. The business of the corporation shall be managed by the shareholders in conformance with these Articles.

(a) *Shareholder Quorum and Voting:* A majority of the

outstanding shares of all stock entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of shareholders. If a quorum is present, the affirmative vote of a majority of the outstanding shares represented at the meeting and entitled to vote on the subject matter shall be the act of the shareholders. Shareholders shall be deemed present at any meeting if a conference by telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other is used, so long as all parties to the communication are aware that the shareholders' meeting is called to order.

(b) *Informal Action:* If all shareholders severally or collectively consent in writing to any action taken or to be taken by the corporation, and the writing or writings evidencing their consent are filed with the Secretary of the corporation, the action shall be as valid as though it had been authorized at a meeting of the shareholders.

ARTICLE SIX

The corporation shall indemnify any officer, or former officer, to the full extent permitted by law.

ARTICLE SEVEN

The power to adopt, alter, amend or repeal the by-laws of this corporation of these *Articles of Incorporation* shall be vested in the

shareholders.

ARTICLE EIGHT

The date the corporate existence of this corporation shall commence on the date these *Articles of Incorporation* are filed.

ARTICLE NINE

The name of the Incorporator signing these Articles of Incorporation is:

S. Timothy Magid
7120 Lake Ellenor Drive
Orlando, Florida 32809
Telephone Number: 855-3939

ARTICLE TEN

The name of the initial registered agent and the address of the initial registered office is:

BENITEZ & BUTCHER, P.A.
1223 East Concord Street
Orlando, Florida 32803
Telephone Number: (407)894-5000

ARTICLE ELEVEN

The principle address of the corporation is:

S. Timothy Magid
7120 Lake Ellenor Drive
Orlando, Florida 32809

IN WITNESS HEREOF, the undersigned Incorporator has
executed these *Articles of Incorporation* this 19 day of January, 1996.

S. Timothy Magid
S. Timothy Magid

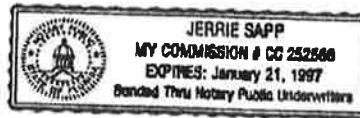
STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County aforesaid to take
acknowledgements, personally appeared to me S. TIMOTHY MAGID, who is
personally known to me and who did take an oath, and who executed the
foregoing **ARTICLES OF INCORPORATION** and he acknowledged before
me that he executed the same freely and voluntarily and that the facts
contained therein are true and correct.

WITNESS my hand and official seal in the County and State
last aforesaid this 19 day of January, 1996.

Jerrie Sapp
Notary Public

Jerrie Sapp
Printed or Typed Name of Notary
My commission expires:
(Seal)



REGISTERED AGENT

I hereby accept the appointment as Registered Agent for the
above-named corporation

[Signature]
BENITEZ & BUTCHER, P.A.
1223 East Concord Street
Orlando, Florida 32803

Item Attachment Documents:

2. Consideration of Special Event Business License Application - *North Georgia Premium Outlets Food Truck Events*



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 6/20/2019

Prepared By: Harmony Gee

Voting Session: 7/2/2019

Presenter: Jameson Kinley

Public Hearing: Yes No x

Agenda Item Title: Special Event Business License-Johnathan Andrews North Georgia Premium Outlets Food Truck

Background Information:

North Georgia Premium Outlets would like to hold food truck weekend events (and holidays when applicable) through the summer and into the fall for several reasons: community fellowship, promote and drive traffic to the center and something new and exciting to promote the center.

Current Information:

The food trucks will set up in the parking lot of the outlets. They anticipate a positive experience for the community with no negative impacts requiring law enforcement, fire or emergency services.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:


**NORTH GEORGIA
PREMIUM OUTLETS®**
A SIMON CENTER

June 11, 2019

Dawson County
Board of Commissioners
25 Justice Way
Dawsonville, GA 30534

RE: Letter of Intent for Food Truck Events
at North Georgia Premium Outlets

To Whom It May Concern:

North Georgia Premium Outlets would like to hold Food Truck weekend events (and holidays when applicable) through the summer and into the fall for several reasons:

- Community fellowship
- Promote and drive traffic to the center
- Something new and exciting to promote the center

The Food Trucks will set up in the parking lot of North Georgia Premium Outlets. We anticipate a positive experience for the community with no negative impacts requiring law enforcement, fire or emergency services.

Thank you for your consideration.

Sincerely,

Johnathan Andrews
General Manager



19 JUN 11 3:44 PM

800 Highway 400 South, Suite 695, Dawsonville, Georgia 30534
706.215.8889

F. SPECIAL EVENT BUSINESS LICENSE APPLICATION

TMP 114.004 Acreage of the request _____

ZONING OF THE PROPERTY CHB

911 Street address of property: 800 Highway 400 South

Submittal Date 6-11-19 Time 3:19 am pm Rec'd. By DPC
Staff initials

Board of Commissioners Work Session Date: 6-20-19
(if applicable)

Board of Commissioners Meeting Date: 7-2-19
(if applicable)

APPLICANT INFORMATION
(Authorized Representative)

Printed Name Johnathan Andrews

Address North Georgia Premium Outlets
800 Highway 400 South, #695, Dawsonville, GA 30534

Phone 706.216.3814

Email Address _____

Status Owner Authorized Agent Lessee Option to purchase

NOTE: *If applicant is other than owner, enclosed Property Owner Authorization form must be completed.*

PROPERTY OWNER INFORMATION

Name Simon Property Group

Address 225 West Washington Street
Indianapolis, IN 46204

Phone _____

19 JUN 11 3:44 PM

PROPERTY INFORMATION

911 Street Address of Property 800 Highway 400 South

Directions to Property Hwy 53 E, R @ Hwy 400 South

Tax Map & Parcel # (TMP) 114.006

Land Lot(312, 344, 345, 371, 372) District 13 Section S

Commission District # _____

Subdivision Name _____ Lot # _____

Current Zoning CHB Current Use of Property Commercial
(Example: residence, farm, commercial)

SURROUNDING ZONING:

North CIR South CHB

East CHB, RA, COI West CPCD

PROPOSED ACCESS:

Access to the development will be provided from:

Road Name Highway 400 South

Type of Road Surface Asphalt

SITE PLAN: Attach detailed site plan.

Site plan notes: _____

19 JUN 11 3:44 PM

PROPERTY INFORMATION

911 Street Address of Property 800 Highway 400 South

Directions to Property Hwy 53 E, R @ Hwy 400 South

Tax Map & Parcel # (TMP) 114.006

Land Lot(s) 312, 344, 345, 371, 372 District 13 Section S

Commission District # 4

Subdivision Name N/A Lot # N/A

Current Zoning CHB Current Use of Property Commercial
(Example: residence, farm, commercial)

SURROUNDING ZONING:

North CIR South CHB

East CHB, RA, COI West CPCD

PROPOSED ACCESS:

Access to the development will be provided from:

Road Name Highway 400 South

Type of Road Surface Asphalt

SITE PLAN: Attach detailed site plan.

Site plan notes: attached

19 JUN 11 3:44 PM

REQUESTED ACTION & DETAILS OF PROPOSED USE

(Continued)

Is there any potentially dangerous or hazardous activity? Yes No

If yes, please describe _____

Will any national or local celebrity be participating in the event? Yes No

If yes, provide name and describe type of participation _____

Will there be any media coverage? Yes No

If yes, provide name(s) of media and describe type of coverage _____

Do you foresee any unusual or excessive burden on the Sheriff Department, Emergency Services, County Marshal, or other county personnel? Yes No

If yes, describe _____

Note that as a condition on the issuance of a temporary special event business license, the license holder shall indemnify and hold Dawson County harmless from claims, demand, or cause of action that may arise from activities associated with the special event.

719 JUN 11 3:44 PM

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

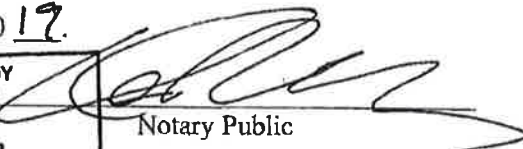
I, (Print Name) Johnathan Andrews, GM of North Ga Premium Outlets DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION STATEMENT ARE TRUE AND CORRECT.


Applicant's Signature

I HEREBY CERTIFY THAT Johnathan Andrews SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 11 DAY OF June 2019.

KEVIN R. KENNEDY
NOTARY PUBLIC
Dawson County
State of Georgia
My Comm. Expires May 30, 2022


Notary Public

FOR OFFICE USE ONLY:

APPROVALS:

DATE:

Chairman, Board of Commissioners

Sheriff

Emergency Services

Environmental Health

County Marshal

Planning Director

County Manager

19 JUN 11 3:44 PM

PROPERTY OWNER AUTHORIZATION

I / we Johnathan Andrews, General Manager, NGPO hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Address: 800 Highway 400 South, Dawsonville, GA 30534

TMP: Map P16315

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request. I hereby authorize the person named below to act as the applicant or agent in pursuit of a business license for a special event held on this property. I understand that any license granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application.

Printed Name of applicant or agent Johnathan Andrews

Signature of applicant or agent [Signature] Date 6/11/19

Mailing address 800 Highway 400 South, Suite 695

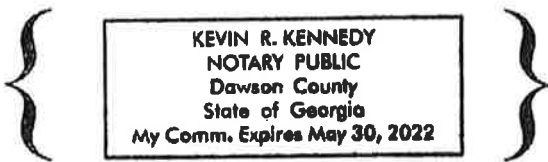
City, State, Zip Dawsonville, GA 30534

Telephone Number _____

Printed Name of Owner(s) Johnathan Andrews, General Manager, NGPO

Signature of Owner(s) [Signature] Date 6/11/19

Notary Public [Signature] Date 6/11/19

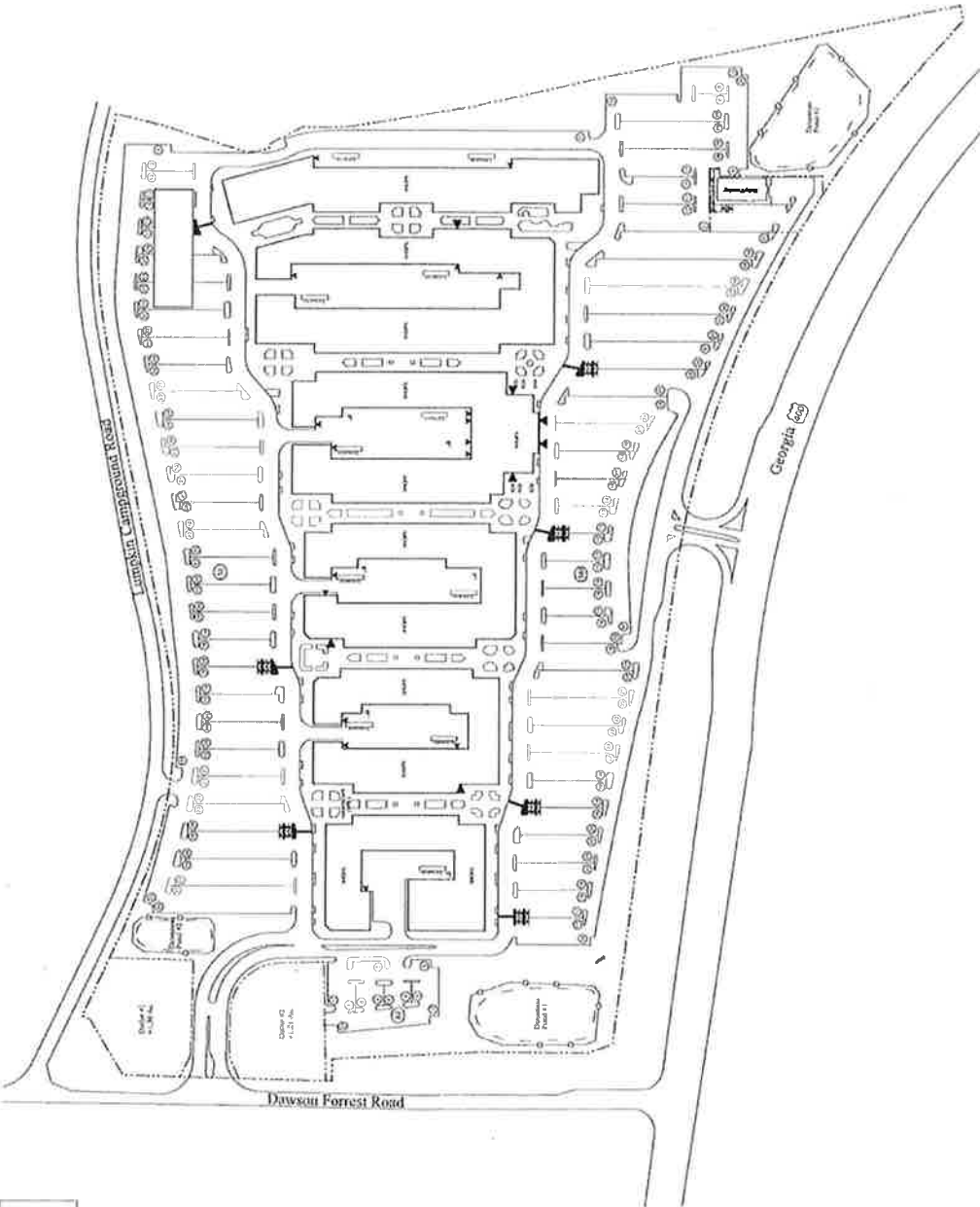


Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

19 JUN 11 3:44 PM

This sketch is prepared for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landsoft and its Client. Certain streets, buildings and/or other features may not be shown to scale. Landsoft reserves the right to modify the sketch at any time.



Site Plan



Project Data
 TIME GLA 54,728
 TOTAL PARKING SPACES 287
 SPACE/1000 SF OF GLA 3.34

SIMON
 PREMIUM OUTLETS
 North Georgia Premium Outlets
 800 Highway 400 South
 Dawsonville, GA 30534
 CORP # 7871

Moddate: March 19, 2018

Item Attachment Documents:

3. Consideration of Special Event Business License Application - *Papa Pat's Corn Maze*



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 6/20/19

Prepared By: Harmony Gee

Voting Session: 7/2/19

Presenter: Jameson Kinley _____

Public Hearing: Yes _____ No x

Agenda Item Title: Presentation of Special Event Business License for Papa Pat's Corn Maze

Background Information:

Papa Pat's Corn Maze will be located off of Highway 53 in the Etowah River Bottoms (previous location of Uncle Shuck's).

Current Information:

There has been a corn maze at this location for the past 17 years with approximately 30,000 visitors annually. It has become a fall family tradition.

Budget Information: Applicable: _____ Not Applicable: x Budgeted: Yes _____ No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Special Event Business License Application

TMP 104-063 Acreage of the request 20

ZONING OF THE PROPERTY R5E

911 Street address of property: 4525 Highway 53 East

Submittal Date 5/13/19 Time 8:30 am pm Rec'd. By PC
Staff initials

Board of Commissioners Work Session Date: _____
(if applicable)

Board of Commissioners Meeting Date: _____
(if applicable)

Applicant Information Dawn (Authorized Representative) Bryan Gober

Printed Name Papa Pats, Dawn Bryan Gober

Address 497 Goble Rd Dawson Ga. 30534

Phone _____

Email Address _____

Status Owner Authorized Agent Lessee Option to purchase

NOTE: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

Property Owner Information

Name CHESTATEE, LLC

Address 201 STOWERS CREEK CIRCLE

DAWSONVILLE, GA 30534

Phone _____

Property Information

911 Street Address of Property 4525 Highway 53 East

Directions to Property Highway 53 East at Etowah River and Gober Hill

Tax Map & Parcel # (TMP) 104-063

Land Lot(s) 131, 132, 167, 168, 169 District 13.5 Section _____

Commission District # 3 - Tim Satterfield

Subdivision Name _____ Lot # _____

Current Zoning R-SR Current Use of Property RSR
(Example: residence, farm, commercial)

SURROUNDING ZONING:

North RA South RA

East RS West CHB

PROPOSED ACCESS:

Access to the development will be provided from:

Road Name Highway 53

Type of Road Surface Asphalt

SITE PLAN: Attach detailed site plan.

Site plan notes: Access From Hwy 53

Parking for 100 cars

Requested Action & Details of Proposed Use

Special Event Business License for Corn maze

DATE (S) OF THE EVENT Sep 6 2019

Anticipated Attendance 30,000

Existing Utilities: Water Sewer Gas Electric

Number of Parking Spaces 100

Number of Maintenance Personnel: 2

Nearest Emergency Medical Clinic: Berlinger - 2395 Thompson Road

Distance to Clinic: 4803'

Total # of Toilet Fixtures Provided: 5

Total # of Public Water Fountains: 1

Proposed Hours of Operation: M-F M to T Friday 10:00 AM to 11:00 PM
(See page 5 for times not Sat 10:00 AM to 11:00 PM
permitted to operate.) Sun 10:00 AM to 6:00 PM

Is there a charge for admission, a ticket, or a tour? Yes No

Is there a temporary tent structure?
If yes, what is the square footage? _____ Yes No

Are food vendors participating in the event?
If yes, are they licensed by the Environmental Health Department?
(Provide copy of licenses) Yes No
If yes, how many vendors will participate? 1

Will alcohol be served or sold during the event? | Yes No
If yes, what type? Beer Wine | Liquor

Requested Action & Details of Proposed Use
(Continued)

Is there any potentially dangerous or hazardous activity? Yes No
If yes, please describe _____

Will any national or local celebrity be participating in the event? Yes No
If yes, provide name and describe type of participation _____

Will there be any media coverage? Yes No
If yes, provide name(s) of media and describe type of coverage _____

Do you foresee any unusual or excessive burden on the Sheriff's Department, Emergency Services, County Marshal, or other county personnel? Yes No
If yes, describe _____

Not that as a condition on the issuance of a temporary special event business license, the license holder shall indemnify and hold Dawson County harmless from claims, demand, or cause of action that may arise from activities associated with the special event.

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

I, (Print Name) David Bryan Gobel, DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT.

David Bryan Gobel
Applicant's Signature

I HEREBY CERTIFY THAT David Bryan Gobel SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 13 DAY OF May 2019.

Diane Callam
DIANE CALAM, Notary Public
Notary Public, Georgia
Dawson County
My Commission Expires
May 28, 2019

FOR OFFICE USE ONLY:	APPROVALS:	DATE:
Chairman, Commissioners	Board	of
Sheriff		
Emergency		Services
Environmental		Health
County Marshal		
Planning		Director
County Manager		

PAPA PATS corn maze

Letter of Intent

The intent is to operate an agritourist event between early September and late November each year.

The potential impact on the community is very positive and has been proven over seventeen (17) years at the same location with the history of approximately 30,000 visitors each year with their tourism dollars. It is a family outing tradition.

These visits have had little to no adverse impact on our community's security, its health, law enforcement, fire, emergency services, utilities and roads. We expect to continue this operation in the same safe, beneficial service to our community.

PROPERTY OWNER AUTHORIZATION

I / we CHESTATEE, LLC hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Address: 201 STOWERS CREEK CIRCLE, Dawsonville 30534

TMP: 104-063

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request. I hereby authorize the person named below to act as the applicant or agent in pursuit of a business license for a special event held on this property. I understand that any license granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application.

Printed Name of applicant or agent David Bryan Gober

Signature of applicant or agent David Bryan Gober Date 5-13-19

Mailing address 497 Gober Road

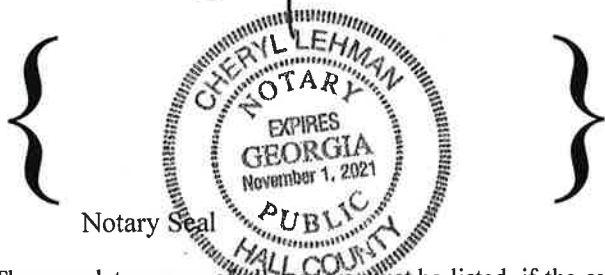
City, State, Zip Dawsonville Georgia 30534

Telephone Number _____

Printed Name of Owner(s) CHESTATEE, LLC, by its sole member Fred Stowers

Signature of Owner(s) [Signature] Date 5-10-19

Notary Public [Signature] Date 5-10-19



(The complete names of all partners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

Owner Information

CHESTATEE LLC
 8595 DUNWOODY PLACE
 ATLANTA, GA 30350

Payment Information

Status Paid
 Last Payment Date 11/26/2018
 Amount Paid \$2,118.63

Property Information

Parcel Number 104 063
 District 1 DAWSON COUNTY
 UNINCORPORATED
 Acres 49.27
 Description LL 131 132 167 168 169 LD 13-5
 Property Address 4527 HWY 53 E
 Assessed Value \$286,104
 Appraised Value \$715,260

Bill Information

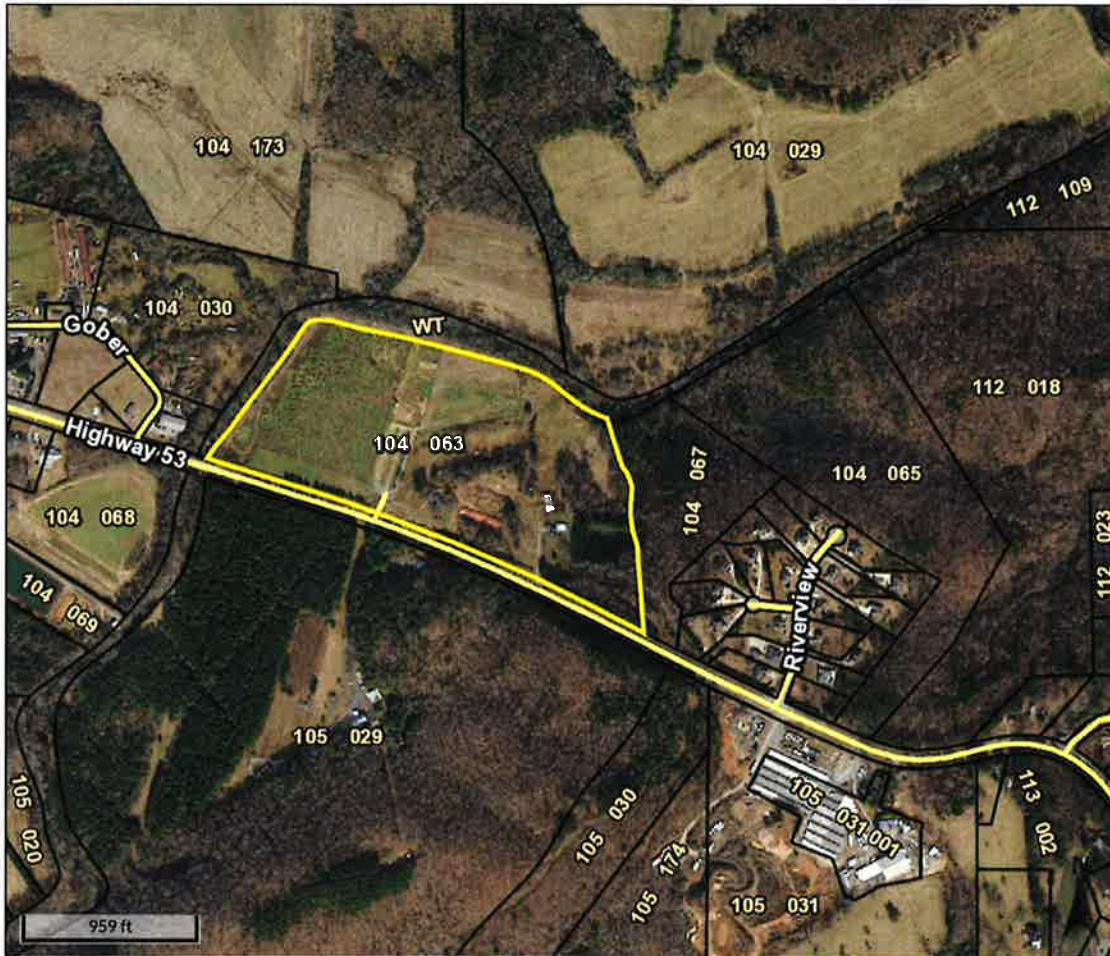
Record Type Property
 Tax Year 2018
 Bill Number 2674
 Account Number 37134
 Due Date 05/20/2019

Taxes

Base Taxes \$2,118.63
 Penalty \$0.00
 Interest \$0.00
 Total Due \$0.00

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	715,260	286,104	197,518	88,586	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	715,260	286,104	197,518	88,586	14.599	\$1,293.27	\$0.00	\$720.92
SALES TAX ROLLBACK	0	0	0	88,586	-6.461	\$0.00	-\$572.35	\$0.00
SCHOOL M&O	715,260	286,104	197,518	88,586	15.778	\$1,397.71	\$0.00	\$1,397.71
Totals					23.916	\$2,690.98	-\$572.35	\$2,118.63



Overview



Legend

-  Parcels
-  Roads

Parcel ID	104 063 A	Owner	MLH FARMS INC	Last 2 Sales			
Class Code	Agricultural		1637 WAR HILL PARK RD	Date	Price	Reason	Qual
Taxing District	DAWSONVILLE		DAWSONVILLE GA 30534	n/a	0	n/a	n/a
	DAWSONVILLE	Physical Address	n/a	n/a	0	n/a	n/a
Acres	n/a	Assessed Value	Value \$4210				

(Note: Not to be used on legal documents)

Date created: 5/14/2019
 Last Data Uploaded: 5/13/2019 12:42:10 PM

Developed by 

Item Attachment Documents:

4. Consideration of Emergency Services Pay Compensation Proposal



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **06.20.19**

Prepared By: **Danny Thompson**

Voting Session: **07.02.19**

Presenter: **Danny Thompson**

Public Hearing: Yes _____ No **X**

Agenda Item Title: **Presentation Emergency Compensation**

Background Information:

Dawson County Emergency Services maintains an attrition rate of personnel at over 11%. This is currently 7% above the national average of fire departments across the country. In the last year, Dawson County Emergency Services has lost 12 personnel to other fire departments or hospitals. We have advertised for over 52 weeks for full-time firefighter/paramedic openings and received less than 6 firefighter/paramedics applications. We have hired two of those, offered two jobs and they declined and others couldn't pass the background check. We currently have 11 full-time openings for firefighter/paramedic.

Current Information:

- Option A: Provides a 10% across the board increase for all personnel.
- Option B: Provides firefighter/EMT a 5% and firefighter/paramedic a 10%.
- Option C: Provide all paramedics with an annual reoccurring \$7,500 incentive.

Budget Information: Applicable: _____ Not Applicable: _____ Budgeted: Yes _____ No **No**

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
X						

Recommendation/Motion: Approve Option A

Department Head Authorization: FDI

Date: 6/6/19

Finance Dept. Authorization: Vickie Neikirk

Date: 6/12/19

County Manager Authorization: DH

Date: 6/12/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Item Attachment Documents:

5. Consideration of RFP #343-19 - Salary Study for Dawson County Award Request



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Human Resources / County Manager

Work Session: 06/20/2019

Prepared By: Melissa Hawk

Voting Session: 07/02/2019

Presenter: Lisa Green / Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: RFP #343-19 2019 Salary Study for Dawson County

Background Information:

A limited scope, non-sealed Request for Quote was released in 2014 and awarded to The Archer Company. A limited update to the 2014 study was performed by The Archer Company in 2017.

Current Information:

An RFP was released on April 17, 2019, with more detailed scope of work. Four responses were received on May 3, 2019. Two proposers were disqualified for listing pricing in their technical response. The focus framework will be performed in two separate types A – Public Safety and B – Non-Public Safety. Management Advisory Group Inc. was the highest score with the lowest price in the amount of \$32,500.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	1500	579000	\$100,000.00	\$100,000.00	\$32,500.00	\$67,500.00

Recommendation/Motion: To accept the bids submitted and award a contract to Management Advisory Group Inc. in the amount \$32,500. This project would be funded from the General Government Contingency.

Department Head Authorization: Lisa Green

Date: 06/05/2019

Finance Dept. Authorization: Vickie Neikirk

Date: 6/12/19

County Manager Authorization: DH

Date: 6/12/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Presentation



War Hill Park

Photo by: Michelle Wittmer Grabowski



RFP #343-19

2019 SALARY STUDY

FOR DAWSON COUNTY

WORK SESSION – June 20, 2019



Background and Overview



- ❖ The County released a non-sealed Request for Quote for a salary study in 2014 and subsequently contracted for a limited scope of services to The Archer Company.
- ❖ A limited update to the 2014 study was performed by The Archer Company in 2017.
- ❖ This year the County determined a more detailed study with better defined parameters was needed including a study of the current job classification and descriptions.
- ❖ The focus framework will be performed in two parts Type A – Public Safety and Type B – Non-Public Safety. The County will review Type A positions performing dual duty rolls. An example is a firefighter/paramedic.
- ❖ An RFP was released on April 17, 2019, receiving 4 responses of which 2 were disqualified due to including price in their technical response.

Procurement Approach and Procedure



BID ACCORDING TO POLICY

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website
- ✓ Posted on Georgia Procurement Registry
- ✓ Emailed notification through vendor registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Chamber of Commerce
- ❑ **4 proposals received**

Scope of Services

❖ Some of the scope of services include:

1. Compensation and Benefits Study

- Review current job classifications and descriptions. Update and combine those where possible. Identify management, supervisory, professional and general employees including FLSA status ensuring the status is properly applied (exempt/non-exempt).
- Review current compensation plan (salary and wage rates). Revise and submit to County for review. Develop and submit an instrument to allow internal administration and maintenance of the proposed compensation plan including methodology for tracking and monitoring data in the survey region.

2. Survey Conclusion

- Submit final reports with detailed narrative and executive summary to clearly describe study methodology; clearly describe study results, including costs and review of process utilized.
- Develop and submit a communication plan for project implementation.
- Present finalized report to the Board of Commissioners.
- Provide on-going consultation and troubleshooting for one year.

Project Deliverables



❖ Some of the deliverables include:

1. Focus Framework

- Develop and provide a focus framework for countywide compensation study to serve as major resource for implementation and completion of project, to be performed as A – Public Safety and B – Non-Public Safety.

2. Salary Survey - Submit a copy of following for future use by County:

- Salary survey document, Excel format
- Salary survey questionnaire, Word format
- List of participants, Word format
- Data analysis, Word or Excel format
- All other salary survey tools

3. Meetings

- Conduct on-going meetings sharing information, methodology and findings with designated County staff. Conduct surveys with employees.

4. Finalization of Project

- Provide all reports detailed in the scope of services
- Develop and provide recommended project implementation plan.
- Presentation of final reports to designated County staff and BOC.

Evaluation Committee



- ❖ Clerk of Court, Justin Powers
- ❖ Emergency Services, Fire Chief/EMA Director, Danny Thompson
- ❖ Finance, Chief Financial Officer, Vickie Neikirk
- ❖ Human Resources Director, Lisa Green
- ❖ Sheriff's Office, Major/Chief Deputy, Greg Rowan
- ❖ Facilitator – Melissa Hawk, Purchasing Manager

Evaluation Criteria and Proposer Scores Summary



COMPANY	EVALUATOR	COMPANY BACKGROUND & STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING & APPROACH TO SCOPE OF WORK	REFERENCES	COST/ FINANCIAL	Technical SCORE
Gallagher Benefit Services, Inc.	Danny Thompson	16	17.5	10.5	12		56
	Greg Rowan	10	17.5	7.5	7.5		42.5
	Justin Powers	18	22.5	10.5	7.5		58.5
	Lisa Green	15	20	11.25	10.5		56.75
	Vickie Neikirk	20	22.5	15	13.5		71
	AVERAGE SCORE	15.80	20.00	10.95	10.20		56.95
	TOTAL SCORE	79.00	100.00	54.75	51.00	10.83	295.58
Management Advisory Group, Inc.	Danny Thompson	14	17.5	13.5	10.5		55.5
	Greg Rowan	12	17.5	10.5	10.5		50.5
	Justin Powers	18	25	15	15		73
	Lisa Green	16	21.25	12.75	12		62
	Vickie Neikirk	20	25	15	13.5		73.5
	AVERAGE SCORE	16.00	21.25	13.35	22.50		62.90
	TOTAL SCORE	80.00	106.25	66.75	61.50	25.00	339.50

Condrey and Associates and Paypoint HR were disqualified – price in technical response.

Evaluation weight for this RFP is 75% technical and 25% price.

Scores rounded to the nearest whole number

Offers Received



Tasks	Gallagher Benefit Services, Inc.	Management Advisory Group, Inc.
Task A - Focus Framework	\$12,500.00	\$4,000.00
Task B - Salary Survey	\$35,000.00	\$11,500.00
Task C - Meetings	\$10,000.00	\$2,000.00
Task D - Reports	\$7,500.00	\$9,500.00
Task E - Implementation	\$5,000.00	\$3,000.00
Task F - Presentations	\$5,000.00	\$2,500.00
Lump Sum Total	\$75,000.00	\$32,500.00
High/Low Variance	42,500.00	0.00
Value of 1 point	7500.00	
Grade Reduction	5.67	0.00
Point (Max. 10)	4.33	10.00
Fee Grade (pts x 2.5)	10.83	25.00

NOTE: For informational purposes only, Condrey & Associates' total cost was \$65,000.00 and Paypoint HR's total cost was \$46,500.00

Staff Recommendation



Staff respectfully requests the Board to accept the proposals submitted and to award a contract to Management Advisory Group, in the amount of \$32,500.00. This project is to be funded from the General Government Contingency.

THANK YOU

Item Attachment Documents:

6. Consideration of Settlement Agreement with ALA Riley Place LLC with Respect to a Stop Work Order Issued on June 3, 2019, for the Riley Place Subdivision

SETTLEMENT AGREEMENT

This Settlement Agreement is entered into this ___ day of June, 2019, by and between Dawson County, Georgia (“County”) and ALA Riley Place, LLC (“Owner”).

WHEREAS, Owner owns approximately 26 acres of property in Dawson County, Georgia including Tax Map and Parcel numbers 106-055-001 and 106-055-002, commonly known as Riley Place Subdivision (“Property”); and

WHEREAS, the Property was rezoned to the C-PCD (Commercial Planned Comprehensive Development) district in 1999 with 21 Stipulations; and

WHEREAS, the Master Plan for the Property was amended by a rezoning in 2018, with 13 Stipulations, including reincorporation of the 1999 Stipulations; and

WHEREAS, the proposed and approved development of the Property was for a residential townhouse subdivision; and

WHEREAS, the Dawson County, Georgia Land Use Resolution defines a “townhouse” as follows:

“Townhouse– Shall mean a one-family dwelling in fee simple ownership constructed in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.”;

and

WHEREAS, the Parties intend for the Property to maintain the appearance of a fee simple, residential townhouse community and not as a rental community; and

WHEREAS, new development on the Property was begun in 2018 after the 2018 rezoning; and

WHEREAS the County alleged that the new development was in violation of the zoning conditions on the Property and, therefore, issued a Stop Work Order prohibiting further development on the Property (“Stop Work Order”); and

WHEREAS, the Owner disputed the County’s allegations of failure to comply with the zoning conditions and threatened to file suit against the County if the Stop Work Order was not lifted; and

WHEREAS, the County and the Owner desire to resolve their differences and clarify the meaning and intent of the current zoning Stipulations on the Property;

NOW, THEREFORE, for and in consideration of the premises, the mutual promises herein contained, and other good and valuable consideration, the County and the Owner agree as follows:

1. Owner agrees to provide at least 40% masonry coverage for the front elevation of not less than 60% of the units in each residential building on the Property.
2. Owner agrees that the exterior of all residential buildings on the Property shall be painted a neutral color such as beige, ivory, brown, tan, cream, etc.
3. Owner shall construct a pool substantially in compliance with the Construction Drawings for the Riley Place Amenity Area attached hereto as Exhibit "A".
4. Neither the Owner, nor any of its officers, employees or affiliates, shall post any signs, banners, flags, balloons, or any other marketing materials referencing or in any way suggesting that units on the Property are "For rent" or "For lease" or any synonymous phrase. Signage related to occupancy in townhouses on the Property shall be limited to two signs, one at the subdivision entrance and one at the entrance to the amenity building and shall be limited to the content shown in the attached Exhibit "B."
5. The provisions of this Settlement Agreement shall be enforced and interpreted so as to accomplish the purpose and intent of maintaining the appearance of a fee simple residential townhouse community and preventing the appearance of a rental community.
6. The County shall release the Stop Work Order upon execution of this Agreement; however, the Owner agrees that the County may re-impose the Stop Work Order upon failure to comply with the terms hereof. Nothing in this Settlement Agreement shall prevent the County from issuing a Stop Work Order or take any other enforcement action for activities other than as specifically addressed in this Settlement Agreement.
7. The County shall institute a county-initiated rezoning action with concurrent variances as deemed necessary in order to update the master plan and revise the zoning stipulations to be consistent with the terms of this Settlement Agreement.
8. The Parties for themselves and their affiliates, predecessors, successors, subsidiaries, parents, transferees, assigns, contractors, subcontractors, officers, directors, shareholders, partners, agents, attorneys, employees, representatives, servants, elected and appointed officials, insurers, and all of their heirs, executors, administrators, attorneys, successors, transferees, employees, agents, representatives, servants and assigns (collectively, the "Releasing Parties"), do hereby voluntarily, fully and completely forever release, acquit and discharge each of the other Releasing Parties from any and all past, present or future claims, debts, compensation, obligations, demands, liabilities, damages, costs, penalties, expenses, attorneys' fees, obligations, judgments, suits, grievances, actions or causes of action of any kind, nature, character or description whatsoever, related to the Stop Work Order, whether legal or equitable, whether contingent or non-contingent, and whether known or unknown, that has occurred at any time prior to the date of the execution of this Settlement Agreement.

Nothing in this paragraph releases or is intended to release the Parties from any obligations, warranties, or representations in this Settlement Agreement, nor does this release preclude any action, whether in equity or in law, arising from a violation of this Settlement Agreement.

9. **No Admission of Liability.** It is understood and agreed that this Settlement Agreement is a compromise of a disputed claim, and that the consideration made is not to be construed as an admission of liability on the part of the Parties hereby released by whom liability is expressly denied.
10. **Miscellaneous.** The Parties represent and warrant to each other that all claims released are owned exclusively by the Parties with the sole authority to release them. Each of the Parties hereto acknowledges that it is entering into this Settlement Agreement voluntarily and of its own free will and accord, and seeks to be bound hereunder, and is not acting under any duress or disability. The Parties further acknowledge that they have retained their own legal counsel in this matter or have had the opportunity to retain legal counsel to review this Agreement. The Parties acknowledge that no terms or provisions of the Settlement Agreement shall be interpreted against any party by reason of that party being the author, creator or drafter of any language contained herein. The descriptive headings of this Settlement Agreement are included for purposes of convenience only and shall not control or affect the construction or interpretation of any of its provisions. This Settlement Agreement may be executed in counterparts which, taken together, shall constitute one and the same Agreement and shall be effective as of the date last set forth below, and signatures by facsimile and electronic mail shall have the same effect as the originals. This Settlement Agreement shall be construed in accordance with the laws of the State of Georgia. The Parties hereby consent that jurisdiction is proper in the State of Georgia for any action arising out of, under, or in connection with this Settlement Agreement, and that venue is proper exclusively in the Superior Court of Dawson County, Georgia, for any action arising out of this Settlement Agreement. The individuals executing this document on behalf of each party represent that they have authority to bind their respective parties and to execute this Settlement Agreement. This Settlement Agreement embodies the entire agreement and understanding between the parties and supersedes all prior agreements and understandings relating to the subject matter hereof. No course of prior dealing between the parties, no usage of the trade, and no parol or extrinsic evidence of any nature shall be used or be relevant to supplement, explain or modify any term used herein. Neither this Settlement Agreement nor any provision hereof may be changed, waived, discharged or terminated, except by a subsequently executed instrument in writing signed by all Parties. The Parties shall each bear their own costs, expenses, attorneys' fees and/or expert fees. In the event any party brings an action for breach of the provisions of this Settlement Agreement, including, but not limited to, the enforcement of this Settlement Agreement, the prevailing party shall be entitled to all reasonable fees (both expert and attorneys' fees) and costs and expenses of any litigation up through and including any appellate proceeding.
11. **INVALIDITY OF PROVISIONS; SEVERABILITY.** Should any article(s) or section(s) of this Agreement, or any part thereof, later be deemed illegal, invalid or unenforceable by a court of competent jurisdiction, the offending portion of this Settlement Agreement should be severed, and the remainder of the Settlement Agreement shall remain

in full force and effect to the extent possible, as if the Settlement Agreement had been executed with the invalid portion hereof eliminated and, if applicable, compliant language inserted, it being the intention of the Parties that they would have executed the Settlement Agreement without including any such part, parts, or portions that may for any reason be hereafter declared invalid.

12. **SURVIVAL.** All representations and warranties contained herein shall survive the execution and delivery of this Settlement Agreement, and the execution and delivery of any other document or instrument referred to herein.
13. **FURTHER ACTS.** In addition to the acts recited in this Settlement Agreement, the Parties agree to perform, or cause to be performed on the date of this Settlement Agreement, or thereafter, any and all such further acts as may be reasonably necessary to consummate this Settlement Agreement. Each of the Parties agrees to execute and deliver all such documents and instruments as may be necessary and appropriate to effectuate the terms of this Settlement Agreement.
14. **NOTICE.** For purposes of this Settlement Agreement, notice shall be provided via email communication and/or facsimile to the Parties as follows:

TO: ALA Riley Place, LLC
c/o Bradley A. Hutchins Esq.
Email: bradh@weissman.law
Facsimile: (404) 926-4756

TO: Dawson County
c/o Angela E. Davis, Esq.
Email: adavis@jarrard-davis.com
Facsimile: (678) 455-7149

DAWSON COUNTY, GEORGIA

ALA RILEY PLACE, LLC

By: 

Its: 

Attest: _____

EXHIBIT “A”

EXHIBIT "B"

"Townhouses Available, Inquire Within"

Item Attachment Documents:

7. Consideration of Appeal by ALA Riley Place LLC of a Stop Work Order Issued on June 3, 2019, for the Riley Place Subdivision

BRADLEY A. HUTCHINS

Direct Dial Number: (404) 926-4556
Direct Fax: (404) 926-4756
Email: bradh@weissman.law



One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, Georgia 30326
Telephone: (404) 926-4500
Fax: (404) 926-4600
www.weissman.law

June 10, 2019

**VIA STATUTORY OVERNIGHT DELIVERY
AND EMAIL (adavis@jarrard-davis.com)**

Dawson County Board of Commissioners
c/o Angela E. Davis, Esq.
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

RE: Riley Place Stop Work Order Issued June 3, 2019

Dear Angela,

As you are aware, this firm represents ALA Riley Place, LLC (“ALA Riley Place”) and other related entities which are currently developing a residential townhome community in Dawson County (Georgia) commonly known as Riley Place.

I am in receipt of your letter dated May 31, 2019 to Kasey Sturm which, among other things, provided notice of the impending issuance of a stop work order regarding construction activity at Riley Place. I am also in receipt of a stop work order issued on June 3, 2019 by the Dawson County Department of Planning and Development. A true and accurate copy of that stop work order is enclosed herewith for your convenience.

Pursuant to Article XIV, Section 133-408 of the Dawson County (Georgia) Code of Ordinances and other applicable law, please accept this correspondence as notice of ALA Riley Place’s appeal of the enclosed stop work order to the Dawson County Board of Commissioners. To the extent not enclosed herewith, please further accept this letter as notice of ALA Riley Place’s appeal of any other existing stop work order which relates to construction activity or other work at Riley Place.

Further pursuant to that code section, the Dawson County Board of Commissioners (the “Board”) is required to establish a date and time on which said appeal can be heard. In order to mitigate the substantial damage caused to my clients by the enclosed stop work order, ALA Riley Place demands that the Board hear the appeal noticed by this letter at its next regularly scheduled meeting, which will take place on June 20, 2019.

Angela Davis, Esq.
June 10, 2019
Page 2

I look forward to hearing from you.

Yours very truly,

WEISSMAN PC


Bradley A. Hutchins

BAH/kpk
Enclosure

cc: Billy Thurmond, Chairman of the Dawson Co. Board of Commissioners
(via certified mail, return receipt requested)
Jameson Kinley, Director of the Dawson Co. Planning and Development Department
(via certified mail, return receipt requested)

110736328_1.docx/18841.920

STOP WORK

A CITATION WILL BE ISSUED FOR UNAUTHORIZED REMOVAL OF THIS CARD

THIS STOP WORK ORDER REQUIRES THAT ALL WORK ON THIS
JOB/PROJECT/SITE STOP IMMEDIATELY AND REMAIN STOPPED
UNTIL THIS ORDER IS RELEASED BY DAWSON COUNTY

(ONLY WORK TO CORRECT THE VIOLATIONS NOTED IS PERMITTED)
(AND THEN ONLY AT THE DIRECTION OF DAWSON COUNTY)

VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN
REVOCAION OF ANY PERMITS AND/OR CITATION

THIS STOP WORK ORDER HAS BEEN ISSUED BECAUSE OF A
VIOLATION OF ONE OR MORE OF THE FOLLOWING REGULATIONS:

Development in the subdivision fails to comply with approved rezoning, including zoning stipulations and development plan, in violation of:

- Land Use Resolution, Section 404(C)(5), (7) and (11)
- Land Use Resolution, Section 404(G)
- Land Use Resolution, Section 1003(B)(4)
- Land Use Resolution, Section 180
- Zoning Approval with Stipulations for ZA 18-01
- Zoning Approval with Stipulations for ZA 99-37

The pool is being constructed in violation of section 105-55 of the Code of Dawson County, Georgia
In order for this Stop Work Order to be released, the following must occur:

- (1) Variances are properly approved by the County that would permit the proposed development under the Dawson County Land Use Resolution;
- (2) Noncompliant residential units are brought into compliance with necessary exterior finish requirements according to the Elevations; and
- (3) The pool construction is compliant with approved plans.

ISSUED BY: Dawson County DATE: 6-3-19

CONTACT DAWSON COUNTY IMMEDIATELY AT 706-344-3608 OR

706-344-3604

Development in the subdivision fails to comply with approved rezoning, including zoning stipulations and development plan, in violation of:

- Land Use Resolution, Section 404(C)(5), (7) and (11)
- Land Use Resolution, Section 404(G)
- Land Use Resolution, Section 1003(B)(4)
- Land Use Resolution, Section 180
- Zoning Approval with Stipulations for ZA 18-01
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ISSUED BY: Dawson County DATE: 6-3-19

CONTACT DAWSON COUNTY IMMEDIATELY AT 706-344-3608 OR

706-344-3604

STOP WORK

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THIS STOP WORK ORDER REQUIRES THAT ALL WORK ON THIS
JOB/PROJECT/SITE STOP IMMEDIATELY AND REMAIN STOPPED
UNTIL THIS ORDER IS RELEASED BY DAWSON COUNTY

(ONLY WORK TO CORRECT THE VIOLATIONS NOTED IS PERMITTED)
(AND THEN ONLY AT THE DIRECTION OF DAWSON COUNTY)

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ISSUED BY: Dawson County DATE: 6-3-19

CONTACT DAWSON COUNTY IMMEDIATELY AT 706-344-3608 OR

706-344-3604

Development in the subdivision fails to comply with approved rezoning, including zoning stipulations and development plan, in violation of:

- Land Use Resolution, Section 404(C)(5), (7) and (11)
- Land Use Resolution, Section 404(G)
- Land Use Resolution, Section 1003(B)(4)
- Land Use Resolution, Section 180
- Zoning Approval with Stipulations for ZA 18-01
- Zoning Approval with Stipulations for ZA 99-37

The pool is being constructed in violation of section 105-55 of the Code of Dawson County, Georgia
In order for this Stop Work Order to be released, the following must occur:

- (1) Variances are properly approved by the County that would permit the proposed development under the Dawson County Land Use Resolution;
- (2) Noncompliant residential units are brought into compliance with necessary exterior finish requirements according to the Elevations; and
- (3) The pool construction is compliant with approved plans.

ISSUED BY: Dawson County **DATE:** 6-3-19

CONTACT DAWSON COUNTY IMMEDIATELY AT 706-344-3608 OR

706-344-3604