



Agenda
City of Bainbridge, Georgia
Regular Session - Mayor and City Council
October 17, 2023 - 6:30 p.m. - City Council Chambers



- I. INVOCATION and PLEDGE TO THE FLAG
- II. APPROVAL OF MINUTES OF REGULAR SESSION – September 19, 2023
- III. RECOGNIZE VISITORS AND DELEGATIONS
- IV. PROCLAMATION – *Blind Achievement Equality Month*
- V. TRAFFIC CALMING DEVICE MORATORIUM DISCUSSION
- VI. RESOLUTION – *Hotel/Motel Tax*
- VII. CONSIDERATION OF STREET CLOSURE REQUESTS
- VIII. CONSIDERATION OF ALCOHOLIC BEVERAGE LICENSE APPLICATIONS
- IX. CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS
- X. CONSIDERATION OF EMPLOYEE CHRISTMAS INCINTIVE
- XI. AUDITOR’S PRESENTATION

Bids:

1. All Pro Taylor Services Demolition Services Attapulgus, GA	Price/Sq. Ft.
2. Palmer Insurance Gas Liability & Umbrella Bainbridge, GA	\$9,956.00
3. Walker & Associates, Inc. dba Netceed Fiber Supplies for F.T.T.H. Welcome, NC	\$167,037.80

MINUTES
CITY OF BAINBRIDGE, GEORGIA
TUESDAY, SEPTEMBER 19, 2023
6:30 P.M.

PRESENT: MAYOR EDWARD REYNOLDS, PRESIDING

COUNCIL MEMBERS: GLENNIE BENCH, KREGG CLOSE, ROSLYN PALMER,
SYLVIA WASHINGTON, AND DON WHALEY,

CITY STAFF: CITY MANAGER CHRIS HOBBY, ASSISTANT CITY
MANAGER ROY OLIVER, ALLIE GODWIN, STEVE
O'NEIL, GABE MENENDEZ, LISA TAYLOR, FRANK
GREEN, REDELL WALTON, RYAN WIMBERLEY, RANDEE
EUBANKS, AND CRYSTAL HINES.

GUESTS: TERRY THOMAS, BRUCE KIRBO, GRACE MOOREHEAD,
ANA BATY, JOEL HOLMES, FERRIS LEWIS, JENNIFER
HOLMES, DORIS COSBY, AND EMORY J MIDDLETON, JR.

ABSENT: NONE

INVOCATION AND PLEDGE TO THE FLAG

Councilman Whaley gave the invocation and all those assembled pledged allegiance to the flag.

APPROVAL OF MINUTES

Upon a motion offered by Councilwoman Palmer and seconded by Councilwoman Washington, the Council voted 5-0 to approve the minutes from the August 15, 2023, council meeting and the September 5, 2023, and September 12, 2023, special called council meetings.

RECOGNIZE VISITORS AND DELEGATIONS

Mayor Reynolds opened the floor for anyone to speak on an item. Hearing from no one, Mayor Reynolds proceeded to the next item on the agenda.

CONSIDERATION OF MILLAGE RATE ADOPTION

City Manager Hobby informed the Mayor and City Council that due to the location of where the millage rate advertisement was placed in the newspaper, the council must adopt the millage rate again. Upon a motion offered by Councilman Close and seconded by Councilwoman Bench, the council voted 5-0 to adopt the proposed millage rate.

PUBLIC HEARING – FY 2024 BUDGET

Mayor Edward Reynolds informed those assembled that this meeting had been advertised as the time and place for a public hearing on the proposed FY 2024 Budget. Upon a motion offered by Councilman Whaley and seconded by Councilwoman Palmer, the council voted 5-0 to open the public hearing. Hearing from no one, Councilwoman Bench made a motion to close the public hearing. The motion was then seconded by Councilwoman Washington and unanimously carried in a 5-0 vote.

CONSIDERATION OF ADOPTION – FY 2024 BUDGET

Upon a motion offered by Councilman Whaley and seconded by Councilman Close, the council voted 5-0 to approve the FY 2024 Budget as presented.

CONSIDERATION OF STREET CLOSURE REQUESTS

City Manager Hobby presented the council with five temporary street closure requests:

1. Mr. Christopher Merritt, Principal of Bainbridge High School, requests the closure of portions of Wheat Avenue, Shotwell Street, Broad Street, and Jackson Street to accommodate their Homecoming Parade. The parade will take place on Thursday, October 12, 2023, starting at 5:00 pm.
2. Mr. Christopher Merritt, Principal of Bainbridge High School, requests the temporary closure of all streets surrounding Willis Park on Thursday, November 2, 2023, from 5:30- 7:30 pm, for the annual Syrup Sop pep rally.
3. Mr. Tommie Howell, member of the Walk to End Alzheimer's Organizing Committee, requests to close a portion of Broughton Street (between Broad and West) and a portion of Water Street (between Broad and West) from 8:00 am until 12:00 pm, as well as close portions of Broad, Water, Broughton, Shotwell, and Monroe Street from 10:30 am until 11:00 am to accommodate the walk on Saturday, October 21, 2023.

4. Mr. Gallagher Dempsey has scheduled the Jazz and Blues Festival for Saturday, February 3, 2024. The request is included in this packet as well as a detailed map outlining where the barricades will be placed.
5. Miss Randee Eubanks, Special Events Coordinator with the City of Bainbridge, requests to close a portion of West Street (Boughton to Water Street) and Water Street (Crawford to Broad Street) on Saturday October 21, 2023, from 8:00 am – 11:00 pm for River South – Music and Art Festival.

Upon a motion offered by Councilman Whaley and seconded by Councilwoman Washington, the council voted 5-0 to approve the five street closure requests.

CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS

The Bainbridge – Decatur County Planning Commission met on Tuesday, September 12, 2023, and considered one item which requires council action. *ITEM 1: CU-2023-005: Applicant Karla Fagg is requesting a conditional use permit for a short-term rental. The property is located at 2008 S West St. The property is .67 acres and zoned UR-9.* Upon a motion offered by Councilwoman Bench and seconded by Councilwoman Palmer, the council voted 5-0 to accept the recommendation of the Planning Commission and approve the conditional use application.

APPROVAL OF ENGINEER AND GRANT ADMINISTRATOR - *Improving Outcomes in Disproportionately Impacted Communities Grant, State of Georgia Fiscal Recovery Fund*

Councilwoman Bench motioned, seconded by Councilman Close, that based upon a review of the proposals received, the scoring of the criteria on the scoring worksheets, and following discussion of the proposals, City of Bainbridge hire Carter & Sloope as both administrative consultants and engineering consultants, to design and to complete the Improving Outcomes in Disproportionately Impacted Communities Grant projects for the City of Bainbridge as proposed. The motion passed unanimously.

SPECIAL PRESENTATION – BDCRA DIRECTOR, JOEL HOLMES

Mr. Joel Holmes, Director of the Bainbridge Decatur County Recreation Authority, was before the Mayor and Council to offer updates on the Recreation Authority over the last 12 months.

MAYORAL APPOINTMENTS

Mayor Reynolds recommended the appointment of Mrs. Amy Thomas to the Recreation Authority and the re-appointment of Mr. Lee Harris to the Board of Health. Upon a motion offered by Councilwoman Bench and seconded by Councilwoman Washington, the Council voted 5-0 to approve the appointments.

EXECUTIVE SESSION – PERSONNEL

Mayor Edward Reynolds informed those assembled that the Council will now enter into executive session to discuss two personnel issues. Upon a motion by Councilwoman Palmer, seconded by Councilwoman Washington and approved 5-0, the council voted to enter into executive session. Mayor Reynolds and City Council then retired into the Council Chambers Conference Room to discuss the personnel issues. After a brief closed session a motion was made by Councilman Whaley to exit out of the closed session. The motion was then seconded by Councilwoman Palmer and unanimously carried in a 5-0 vote by Council. Mayor Reynolds then gavelled the meeting into open session and informed those assembled that the Council had discussed the City Manager's annual review (Affidavit attached). Mayor Reynolds then stated that both he and the council have decided to increase City Manager Hobby's pay by 4%. Mayor Reynolds thanked City Manager Hobby for a job well done.

CONSENT AGENDA

Bids:

- | | |
|---|--------------|
| 1. B&L Cremation Systems, Inc.
Animal Incinerator/Crematory
Largo, FL | \$114,735.00 |
|---|--------------|

Upon a motion offered by Councilwoman Bench and seconded by Councilman Close, the council voted 5-0 to approve the bid.

ADJOURNMENT

With there being no further business, Mayor Reynolds adjourned the meeting at 7:27 pm.

BY:

EDWARD REYNOLDS, MAYOR

ATTEST:

ALLIE GODWIN, COUNCIL CLERK

National Federation of the Blind
"Blind Achievement Equality Month"
Proclamation

WHEREAS, the National Federation of the Blind (NFB) was founded in 1940 to end discrimination against the blind and to secure first-class citizenship for all blind persons; and

WHEREAS, today the Federation, representing more than fifty thousand members across the country, continues to work to secure equal rights and opportunities for the blind; and


WHEREAS, the NFB works to change attitudes about blindness by providing information about blindness to parents, teachers, school administrators, and business, political, social, and civic leaders; and


WHEREAS, since blind people and blindness are still frequently misunderstood, the National Federation of the Blind has developed a public education campaign, Blind Achievement Equality Month, to create opportunities for the people of Georgia to learn firsthand that blind people are basically like everyone else; and

WHEREAS: the Bainbridge affiliate of the National Federation of the Blind, invites neighbors, coworkers, and classmates to join them at various Blind Achievement Equality events throughout the month of October to learn how blind people lead full and active lives.

NOW, THEREFORE, I, Edward Reynolds, Mayor of the City of Bainbridge, Georgia, do hereby proclaim the month of October 2023 as **Blind Achievement Equality Month**, and urge all the citizens of Bainbridge and surrounding areas to accept this invitation to meet members of the National Federation of the Blind, the voice of the nation's blind.

In witness whereof, I have hereunto set my hand and caused the seal of this city to be affixed this seventeenth day of October in the year of our Lord 2023.

Mayor: 
Edward Reynolds
Mayor

Attest: 
Chris Hobby
City Manager

Visit BAINBRIDGE

October 13, 2023

Dear Mayor Reynolds and City Council Members,

I am writing on behalf of the Bainbridge Convention and Visitors Bureau, representing the interests of our local tourism industry. We wish to express our strong support for the proposed increase in the hotel motel tax to fund ongoing projects in the area, particularly the improvements at Chason Park.

Our organization recognizes the critical role that Chason Park will play in attracting visitors to our city. The park will become a significant draw for tourists and a focal point for various recreational and cultural activities. With the proposed increase in the hotel motel tax, we believe we can further enhance the park's appeal, ultimately benefiting both our residents and the tourism sector.

The additional revenue generated through this tax increase will directly contribute to the improvement and maintenance of Chason Park, making it an even more attractive destination for visitors. These improvements are not only crucial for our tourism industry but also vital for the quality of life of our residents. Well-maintained public spaces like Chason Park contribute to the overall desirability of our city as a destination for leisure and business travelers.

As a convention and visitors bureau, we have seen firsthand the positive impact that well-maintained public spaces can have on our tourism economy. With the funds generated from this tax increase, we are confident that Chason Park will continue to thrive, drawing in more visitors and supporting our local businesses.

We urge you to consider the long-term benefits this proposal will bring to our community. By voting in favor of the hotel motel tax increase to support Chason Park, you are not only investing in the future of our city but also ensuring its continued appeal to visitors and residents alike.

Thank you for your dedication to our community, and we appreciate your consideration of this vital matter. Please do not hesitate to reach out if you have any questions or require further information. We look forward to the continued success of our city and its attractions.

Sincerely,



Crystal Hines
Executive Director
Visit Bainbridge

HOTEL/MOTEL EXCISE TAX UNDER O.C.G.A. 48-13-51(b); TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY ACTS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES

WHEREAS, within the City of Bainbridge there currently exists a five percent (5%) hotel/motel tax authorized under O.C.G.A. 48-13-51(a)(3.2); and,

WHEREAS, the Georgia General Assembly adopted legislation enabling municipalities to increase their hotel/motel tax up to eight percent (8%), subject to approval of the General Assembly and subject to spending restrictions identified in O.C.G.A. 48-13-51(a)(3) and O.C.G.A. 48-13- 51(b); and,

WHEREAS, the City of Bainbridge desires to adopt a hotel/motel tax of 8 percent (8%); and,

WHEREAS, such tax would benefit the City of Bainbridge by providing additional revenues for the promotion of tourism, conventions, tradeshow, and tourism product development in the City of Bainbridge; and

WHEREAS, O.C.G.A. 48-13-51(b) provides that municipalities wishing to increase such tax must adopt a resolution which specifies the subsequent tax rate, identifies the projects for tourism product development purposes, and specifies the allocation of proceeds.

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor and Aldermen of the City of Bainbridge hereby request that its local Legislative Delegation sponsor and introduce a local legislative act before the Georgia General Assembly authorizing the City of Bainbridge to adopt a hotel-motel excise tax of up to eight percent (8%) authorized pursuant to O.C.G.A. 48-13-51(b);

BE IT FURTHER RESOLVED that the City of Bainbridge intends to use the proceeds of such tax for any legal purposes, to include specifically, but not necessarily limited to, promoting tourism, conventions, and trade shows by a qualified destination marketing organization designated by the City of Bainbridge, and as defined by O.C.G.A 48-13-50.2(1), for such purpose;

BE IT FURTHER RESOLVED that an amount equal to 43.75% of the total amount of taxes collected at the rate of 8 percent shall be expended for promoting tourism, conventions and trade shows by the Bainbridge Area Convention and Visitors Bureau which has been designated as the destination marketing organization for the City of Bainbridge, as defined by O.C.G.A 48-13-50.2(1), and in accordance with O.C.G.A. 48-13-51(b)(5)(A).

BE IT FURTHER RESOLVED that an amount equal to 18.75% of the total amount of taxes collected at the rate of 8 percent shall be expended for tourism product development, as defined in O.C.G.A. 48-13-50.2(6), and in accordance with O.C.G.A. 48-13-51(b)(5)(B). The total amount of taxes to be collected for tourism product development will fund projects according to the following distributions: one hundred percent (100%) for Chason Park District improvements.

Edward Reynolds
Mayor

Chris Hobby
City Manager

Street Closure Requests

Allie Godwin <allieg@bainbridgecity.com>

Thu 10/12/2023 2:27 PM

To: Allie Godwin <allieg@bainbridgecity.com>

From: Randee Eubanks <randeee@bainbridgecity.com>

Sent: Tuesday, September 12, 2023 2:42 PM

To: Allie Godwin <allieg@bainbridgecity.com>

Subject: Street Closure Requests

- Scare on the Square - October 31st - 4:30 PM - 8:30 PM - Randee Eubanks
 - West Street closed from Broughton Street to Water Street
 - Broughton closed from Broad Street to West Street
 - Water Street closed from Broad Street to West Street
 - West Street closed from Broughton Street to Jackson Street
 - Jackson Street closed from West Street to Florida Street

- Veterans Day Ceremony - November 10th - 10:00 AM - 11:30 AM - Randee Eubanks
 - West Street closed from Broughton Street to Water Street
 - * Semi traffic will be detoured from traveling Broad Street at Shotwell Street and Calhoun Street by BPS

- Yuletide Jubilee - December 7th - 2:00 PM - 8:00 PM - Randee Eubanks
 - West Street closed from Water Street to Broughton Street
 - Broughton Street closed from West Street to Broad Street
 - Water Street closed from Broad Street to West Street

- Christmas Parade - December 8th - 6:00 PM - Until - Rolling Street Closure - Randee Eubanks
 - Wheat Ave closed from College Street to Shotwell Street
 - Miluli Ave closed from Boulevard Drive to Gordon Ave
 - Evans Street closed from Boulevard Drive to Wheat Ave
 - Shotwell Street closed from Wheat Ave to Broad Street
 - Broad Street closed from Shotwell Street to Calhoun Street
 - Water Street closed from Broad Street to West Street



Randee Eubanks

Special Events Coordinator

O: (229) 515-8616 | F: (229) 246-7311

205 E Broughton St | Bainbridge, Georgia 39817

www.bainbridgecity.com

Street Closure Request

Crystal Hines <crystalh@bainbridgecity.com>

Thu 10/12/2023 1:21 PM

To: Allie Godwin <allieg@bainbridgecity.com>

TO: CITY COUNCIL

FROM: VISIT BAINBRIDGE AND BAINBRIDGE TENNIS ASSOCIATION

DATE: October 12, 2023

RE: STREET CLOSURE REQUEST

The Visit Bainbridge office and the Bainbridge Tennis Association is requesting the closure of Water Street from Broad Street to West Street on October 20, 2023 beginning at 4:00 PM weather permitting. We are planning to hold the USTA Tennis Championship Player Party downtown and will use the area for seating and serving as to not interfere with the Walk to End Alzheimer's being held the next morning.

We thank you for your consideration.



Crystal Hines
Community Affairs Director/Visit Bainbridge
O: (229) 243-8555 | C: (229) 205-1256 | F: (229) 246-7311
205 E. Broughton St | Bainbridge, Georgia 39817
www.bainbridgecity.com
www.visitbainbridgega.com

City of
BAINBRIDGE
GEORGIA

City of Bainbridge Alcohol License Checklist

LICENSE # 1395

CITY COUNCIL MEETING DATE 10/17/2023

NEW RENEWAL AMENDED

TYPE OF LICENSE APPLYING FOR:

CLASSIFICATION OF LICENSE						
<input checked="" type="checkbox"/> Distilled Spirits Consumption Fee: \$2,400.00 Late Fee: \$100	Package Store Fee: \$3,125.00 Late Fee: \$100.00	Malt Beverage Retail Fee: \$150.00 Late Fee: 100.00	Wine Package Retail Fee: \$200.00 Late Fee: \$100.00	<input checked="" type="checkbox"/> Malt Beverage Consumption Retail Fee: \$300.00 Late Fee: \$100.00	<input checked="" type="checkbox"/> Wine Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Bar Fee: \$4,800.00 Late Fee: \$100.00

Amended Fee: \$100 Initial Application Fee: \$100

NAME OF BUSINESS Ritho Caribbean Spot Bar & Restaurant

STREET ADDRESS OF BUSINESS 1127 E. Shotwell St.

NAME OF APPLICANT/OWNER Sally Lynn Lawlor

NAME OF MANAGER Sally Lynn Lawlor

- Completed Application
- Paid Fee
- Signature of Applicant and/or Property Owner
- Distance statement and Approval from Chief Marshall/Building Official RP
- Personal Statement
- Notarized Affidavits if applicable (**required for new owner and manager**)
- Copy of Driver's License or current Photo Identification
- Background Check Payment: YES NO
- Privacy Rights (Applicant retains a copy)
- Approval by Director of Public Safety VP
- Approval by Director of Administrative Services JP
- Approval by City Manager and/or, Mayor and City Council _____

City of
BAINBRIDGE
GEORGIA

City of Bainbridge Alcohol License Checklist

LICENSE # 1392

CITY COUNCIL MEETING DATE 10/17/2023

NEW RENEWAL AMENDED

TYPE OF LICENSE APPLYING FOR:

CLASSIFICATION OF LICENSE						
Distilled Spirits Consumption Fee: \$2,400.00 Late Fee: \$100	Package Store Fee: \$3,125.00 Late Fee: \$100.00	Malt Beverage Retail Fee: \$150.00 Late Fee: 100.00	Wine Package Retail Fee: \$200.00 Late Fee: \$100.00	<input checked="" type="checkbox"/> Malt Beverage Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Wine Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Bar Fee: \$4,800.00 Late Fee: \$100.00

Amended Fee: \$100 Initial Application Fee: \$100

NAME OF BUSINESS CAF SUR, LLC dba Yuki Express

STREET ADDRESS OF BUSINESS 2007 Frontage Rd

NAME OF APPLICANT/OWNER Anna Laura Gomez

NAME OF MANAGER Anna Laura Gomez

- Completed Application
- Paid Fee
- Signature of Applicant and/or Property Owner
- Distance statement and Approval from Chief Marshall/Building Official [Signature]
- Personal Statement
- Notarized Affidavits if applicable (**required for new owner and manager**)
- Copy of Driver's License or current Photo Identification
- Background Check Payment: YES NO
- Privacy Rights (Applicant retains a copy)
- Approval by Director of Public Safety [Signature]
- Approval by Director of Administrative Services [Signature]
- Approval by City Manager and/or, Mayor and City Council _____

City of
BAINBRIDGE
GEORGIA

City of Bainbridge Alcohol License Checklist

LICENSE # 1396

CITY COUNCIL MEETING DATE 10/17/2023

NEW RENEWAL AMENDED

TYPE OF LICENSE APPLYING FOR:

CLASSIFICATION OF LICENSE						
Distilled Spirits Consumption Fee: \$2,400.00 Late Fee: \$100	Package Store Fee: \$3,125.00 Late Fee: \$100.00	Malt Beverage Retail Fee: \$150.00 Late Fee: 100.00	Wine Package Retail Fee: \$200.00 Late Fee: \$100.00	Malt Beverage Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Wine Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Bar <input checked="" type="checkbox"/> Fee: \$4,800.00 Late Fee: \$100.00

Amended Fee: \$100 Initial Application Fee: \$100

NAME OF BUSINESS Old Post Office

STREET ADDRESS OF BUSINESS 100 S. West Street

NAME OF APPLICANT/OWNER John Noel

NAME OF MANAGER Christina C. McCoy

- Completed Application ✓
- Paid Fee ✓
- Signature of Applicant and/or Property Owner ✓
- Distance statement and Approval from Chief Marshall/Building Official KP
- Personal Statement ✓
- Notarized Affidavits if applicable (*required for new owner and manager*) ✓
- Copy of Driver's License or current Photo Identification ✓
- Background Check Payment: YES NO
- Privacy Rights (Applicant retains a copy) ✓
- Approval by Director of Public Safety WJR
- Approval by Director of Administrative Services LMS
- Approval by City Manager and/or, Mayor and City Council _____

City of
BAINBRIDGE
GEORGIA

City of Bainbridge Alcohol License Checklist

LICENSE # 1398

CITY COUNCIL MEETING DATE 10/17/2023

NEW RENEWAL AMENDED

TYPE OF LICENSE APPLYING FOR:

CLASSIFICATION OF LICENSE						
Distilled Spirits Consumption Fee: \$2,400.00 Late Fee: \$100	Package Store Fee: \$3,125.00 Late Fee: \$100.00	<input checked="" type="checkbox"/> Malt Beverage Retail Fee: \$150.00 Late Fee: 100.00	<input checked="" type="checkbox"/> Wine Package Retail Fee: \$200.00 Late Fee: \$100.00	Malt Beverage Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Wine Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Bar Fee: \$4,800.00 Late Fee: \$100.00

Amended Fee: \$100 Initial Application Fee: \$100 *NEW BUSINESS - OWNER*

NAME OF BUSINESS Vaishalis Legacy, LLC, dba US Food Mart

STREET ADDRESS OF BUSINESS 720 Faceville Hwy.

NAME OF APPLICANT/OWNER Nikin Patel

NAME OF MANAGER Nikin Patel

- Completed Application
- Paid Fee
- Signature of Applicant and/or Property Owner
- Distance statement and Approval from Chief Marshall/Building Official NP
- Personal Statement
- Notarized Affidavits if applicable (*required for new owner and manager*)
- Copy of Driver's License or current Photo Identification
- Background Check Payment: YES NO
- Privacy Rights (Applicant retains a copy)
- Approval by Director of Public Safety wjh
- Approval by Director of Administrative Services AM
- Approval by City Manager and/or, Mayor and City Council _____

City of
BAINBRIDGE
GEORGIA

City of Bainbridge Alcohol License Checklist

LICENSE # 1400

CITY COUNCIL MEETING DATE 10/19/2023

NEW RENEWAL AMENDED

TYPE OF LICENSE APPLYING FOR:

CLASSIFICATION OF LICENSE						
Distilled Spirits Consumption Fee: \$2,400.00 Late Fee: \$100	<input checked="" type="checkbox"/> Package Store Fee: \$3,125.00 Late Fee: \$100.00	Malt Beverage Retail Fee: \$150.00 Late Fee: 100.00	Wine Package Retail Fee: \$200.00 Late Fee: \$100.00	Malt Beverage Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Wine Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Bar Fee: \$4,800.00 Late Fee: \$100.00

Amended Fee: \$100 Initial Application Fee: \$100

NAME OF BUSINESS Nikin 86, LLC dba MR GS Liquor

STREET ADDRESS OF BUSINESS 720 Faceville Hwy Suite-1

NAME OF APPLICANT/OWNER Nikin Patel

NAME OF MANAGER Nikin Patel

- Completed Application ✓
- Paid Fee ✓
- Signature of Applicant and/or Property Owner ✓
- Distance statement and Approval from Chief Marshall/Building Official SP
- Personal Statement ✓
- Notarized Affidavits if applicable (**required for new owner and manager**) ✓
- Copy of Driver's License or current Photo Identification ✓
- Background Check Payment: YES NO
- Privacy Rights (Applicant retains a copy) ✓
- Approval by Director of Public Safety WD
- Approval by Director of Administrative Services AS
- Approval by City Manager and/or, Mayor and City Council _____

City of
BAINBRIDGE
GEORGIA

City of Bainbridge Alcohol License Checklist

LICENSE # 1393

CITY COUNCIL MEETING DATE 10/17/2023

NEW RENEWAL AMENDED

TYPE OF LICENSE APPLYING FOR:

CLASSIFICATION OF LICENSE						
Distilled Spirits Consumption Fee: \$2,400.00 Late Fee: \$100	Package Store <input checked="" type="checkbox"/> Fee: \$3,125.00 Late Fee: \$100.00	Malt Beverage Retail Fee: \$150.00 Late Fee: 100.00	Wine Package Retail Fee: \$200.00 Late Fee: \$100.00	Malt Beverage Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Wine Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Bar Fee: \$4,800.00 Late Fee: \$100.00

Amended Fee: \$100 Initial Application Fee: \$100 (NEW OWNERSHIP)

NAME OF BUSINESS DM LIQUOR INC

STREET ADDRESS OF BUSINESS 223 S. Sims Street Suite A

NAME OF APPLICANT/OWNER Manojkumar Vasudev Patel

NAME OF MANAGER Manojkumar Vasudev Patel

- Completed Application ✓
- Paid Fee ✓
- Signature of Applicant and/or Property Owner ✓
- Distance statement and Approval from Chief Marshall/Building Official [Signature]
- Personal Statement ✓
- Notarized Affidavits if applicable (*required for new owner and manager*) ✓
- Copy of Driver's License or current Photo Identification ✓
- Background Check Payment: YES NO
- Privacy Rights (Applicant retains a copy) ✓
- Approval by Director of Public Safety [Signature]
- Approval by Director of Administrative Services _____
- Approval by City Manager and/or, Mayor and City Council _____

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

October 10, 2023

City Council Chambers

6:00 p.m.

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Valerie Stubbs, Keenan Adams, Jeff Rich

MEMBERS ABSENT: Lashonda Mackey and Alan Davis

OTHERS PRESENT: Steve O’Neil, Jessica Hicks, Lesley Taylor, Gwen Turner, Nancy Grimsley, Shae Harrell, Caroline Taylor, Mike & Hildy Conder, Mike & Sarah Dodson, and Derrick & Debra Brock

I. CALL TO ORDER

Chairman Frank Flowers called the meeting to order and gave the invocation.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Upon a motion offered by Commissioner Marshall and seconded by Commissioner Adams, the Bainbridge – Decatur County Planning Commission voted 4-0 to approve the minutes from the September 12, 2023, meeting as presented.

III. NEW BUSINESS

Item 1: ZONE-2023-002: Applicant Lesley Taylor is requesting to rezone the property located at 1036 Lake Douglas Road, from UR-6 to O-P, with a Conditional Use for a special event venue. The property is 2.45 acres.

Ms. Lesley Taylor appeared before the Bainbridge – Decatur County Planning Commission with a request to rezone the property located at 1036 Lake Douglas Road from UR-6 to O-P, with a Conditional Use for a special event venue. Ms. Taylor explained her plan for guest parking, as she plans to purchase small buses to transport guests to and from the stadium parking lot located on Louise Street. Upon a motion offered by Commissioner Adams and seconded by

Commissioner Stubbs, The Bainbridge – Decatur County Planning Commission voted 4-0 to approve the Rezoning with Conditional Use application as presented.

Item 2: CU-2023-006: Applicant Sarah Dodson with Dodson Properties & Development has submitted a Conditional Use Application for a short-term rental at 1300 Conger Drive, a .39-acre property zoned UR-6.

Mrs. Sarah Dodson appeared before the Bainbridge – Decatur County Planning Commission with a request for a Conditional Use to operate a short-term rental at 1300 Conger Drive. Upon a motion offered by Commissioner Marshall and seconded by Commissioner Rich, the Bainbridge – Decatur County Planning Commission voted 4-0 to approve the Conditional Use application as presented.

IV. **Old Business:**

V. **Adjournment:** There being no more business, the meeting was adjourned.

Dr. Frank Flowers, Chairman

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

October 10, 2023

6:00 p.m.

City Hall Council Chambers

- I. DETERMINATION OF A QUORUM
- II. CALL TO ORDER AND INVOCATION
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
- IV. NEW BUSINESS:

Item 1: ZONE-2023-002: Applicant Lesley Taylor is requesting a rezoning of the property located at 1036 Lake Douglas Rd from UR-6 to O-P with a conditional use for a special event venue. The property is 2.45 acres.

Item 2: CU-2023-006: Applicant Dodson Properties & Development is requesting a conditional use permit at 1300 Conger Dr. for a short-term rental. The property is .39 acres and is zoned UR-6.

- V. OLD BUSINESS

None

- VI. ADJOURNMENT

**BAINBRIDGE-DECATUR COUNTY PLANNING
COMMISSION
September 12th 2023
6:00 p.m.
City Council Chambers**

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Lachanda Mackey, Valerie Stubbs, Keenan Adams, Alan Davis, Jeff Rich

MEMBERS ABSENT: None

OTHERS PRESENT: Steve O'Neil, Karla Fagg

I. CALL TO ORDER

Chairman Frank Flowers called the meeting to order at 6:00 P.M. then gave the invocation.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes from the June 13th, 2023, meeting were presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Mackey and passed unanimously.

III. NEW BUSINESS

ITEM 1: CU-2023-005: Applicant Karla Fagg is requesting a conditional use permit for a short-term rental. The property is located at 2008 S West St. The property is .67 acres and zoned UR-9.

Applicant Karla Fagg presented her desire to use her family home as an AirBnB because she did not want to sell the property but since she does not currently live here, and visits occasionally, she would like to have a place to stay while here but also have an income producing property. The applicant stressed the fact that she wants to be choosy as to who rents the property and does not want any potential guests to be throwing big parties that could damage the property or cause problems in the neighborhood.

Mr. O'Neil reminded the applicant and the commissioners about the hotel/motel tax that is collected on short term rentals and that the applicant would have to have an occupational tax certificate with the City of Bainbridge before the property could be rented out. Mr. O'Neil further went on to say that plenty of parking area is available on the property for guests.

Chairman Flowers opened the floor for motion. Commissioner Adams made a motion to recommend approval of the conditional use permit. Motion was seconded by Commissioner Marshall. Motion passed unanimously.

IV. **Old Business:**

V. **Adjournment:** There being no more business, the meeting was adjourned.

Dr. Frank Flowers, Chairman

City of
BAINBRIDGE
GEORGIA

P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

Phone: 229-248-2000
Fax: 229-246-7311

APPLICATION #: _____

FEE: \$250.00

ZONING CHANGE APPLICATION

WE, the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Map of the City of Bainbridge as hereinafter requested. In support of this application the following facts are submitted:

APPLICANT(S): Lesley Taylor
ADDRESS: 118 Flint St Bainbridge Ga. 39819
PHONE NUMBER(S): 706-474-2863
EMAIL: lestay@bellsouth.net

NOTICE: State Law O.C.G.A. 36-66-4 requires, "a local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action at least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation, within the territorial boundaries of the local government, a notice of hearing."

Said notice shall state the time, place, and purpose of the hearing; therefore, applicants must submit then **complete** application, an application complying with the procedural requirements of the city's zoning ordinance and found to be complete with regard to application materials, payment of fees, supportive material and any other application requirements specified prior to the newspaper public notice advertising deadline date needed to fulfill the requirements of O.C.G.A. 36-66-4. The zoning administrator and/or his representative shall have at least 10 days prior to the advertising deadline date to determine whether an application is complete and eligible for advertisement. Applications submitted less than 10 days prior to the advertising deadline date are not guaranteed to be reviewed or included in the required advertising. Such applications shall be held until the next application cycle.

INFORMATION ON PROPERTY DESIRED TO BE ZONED:

STREET ADDRESS: 1036 Lake Douglas Rd. Bainbridge Ga. 39819
TAX PARCEL ID#: B0500041
SUBDIVISION (IF APPLICABLE): _____
FRONTAGE: _____ DEPTH: _____ ACRES: 2.45

PRESENT ZONING OF PROPERTY: UR-6

PRESENT USE OF PROPERTY: Residence

PROPOSED ZONING OF PROPERTY: O-P Office professional w/ conditional use for special events.

PROPOSED USE OF PROPERTY: Boutique weddings, Corp. meetings, Class Reunions, Showers

ZONING CHANGE REQUIREMENTS: Small Parties.

Zoning change applications *must* include the following:

- 1. APPLICATIONS REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.1) Page 5
- 2. PLAN REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.2) Page 5
- 3. ANALYSIS REQUIREMENTS (Forms provided on page 3)
(ZONING ORDINANCE TABLE 14.2.3) Page 6

OWNERSHIP INFORMATION:

THE FOLLOWING ARE ALL OF THE PERSONS, FIRMS, OR CORPORATIONS OWNING PROPERTY INCLUDED WITHIN THE AREA DESIRED FOR ZONING CHANGE:

NAME:

MAILING ADDRESS:

Ann + Hal Brannen 1036 Lake Douglas Rd.
Bainbridge, Ga. 39819

TIME SCHEDULE FOR DEVELOPMENT:

Closing year end 2023 events to start Booking early 2024.

DEPARTMENT USE ONLY

SUBMITTAL DATE: _____ DATE CERTIFIED COMPLETE: _____

Department Representative Signature: _____

ZONING CHANGE APPLICATION

TABLE 14.2.3 - ANALYSIS REQUIREMENTS

1. Existing zoning of property contiguous with or located within 100 feet of subject property:
UR-6
2. Does the proposed zoning change request permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)? Yes No
Explain: asking for office professional w/ conditional use
3. Will the proposed zone change result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools? Yes No
Explain: allowing for onsite parking and off site parking w/ transportation
4. Is the proposed zoning change in conformity with the policy and intent of the comprehensive plan* including use element? Yes No
5. Are there other existing or changing conditions affecting the use and development of property which give supporting grounds for either approval or disapproval of the proposal? Yes No
6. Length of time the property has been vacant or unused as currently zoned? occupied
7. Does the property to be affected by the proposed conditional use have a reasonable economic use as currently zoned? Yes No
8. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification: property is currently being used as a residence, and ^{being} sold as a U-6 zone
9. Does the proposed zoning change create a possible isolated zoning district unrelated to adjacent and nearby districts? Yes No

*A copy of the city's future land use element (map and narrative), part of the city's adopted comprehensive plan, is available for public review inside the Community & Economic Development Division Offices located in City Hall and on the city's website at www.bainbridgcity.com.

CONFLICT OF INTEREST IN ZONING DECISIONS
CAMPAIGN CONTRIBUTIONS

36-67A-3.

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing: (1) The name and official position of the local government official to whom the campaign contribution was made; and (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

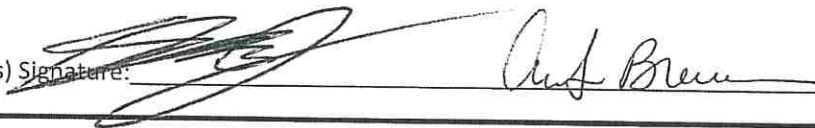
(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the Respective local government showing:

The name and official position of the local government official to whom the campaign contribution was made; and (2) the dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

I CERTIFY THAT ALL STATEMENTS FURNISHED IN THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE AND I AM AWARE OF THE PROVISIONS CONTAINED IN O.C.G.A. 36-67A-3.

Property Owner(s) Signature: _____

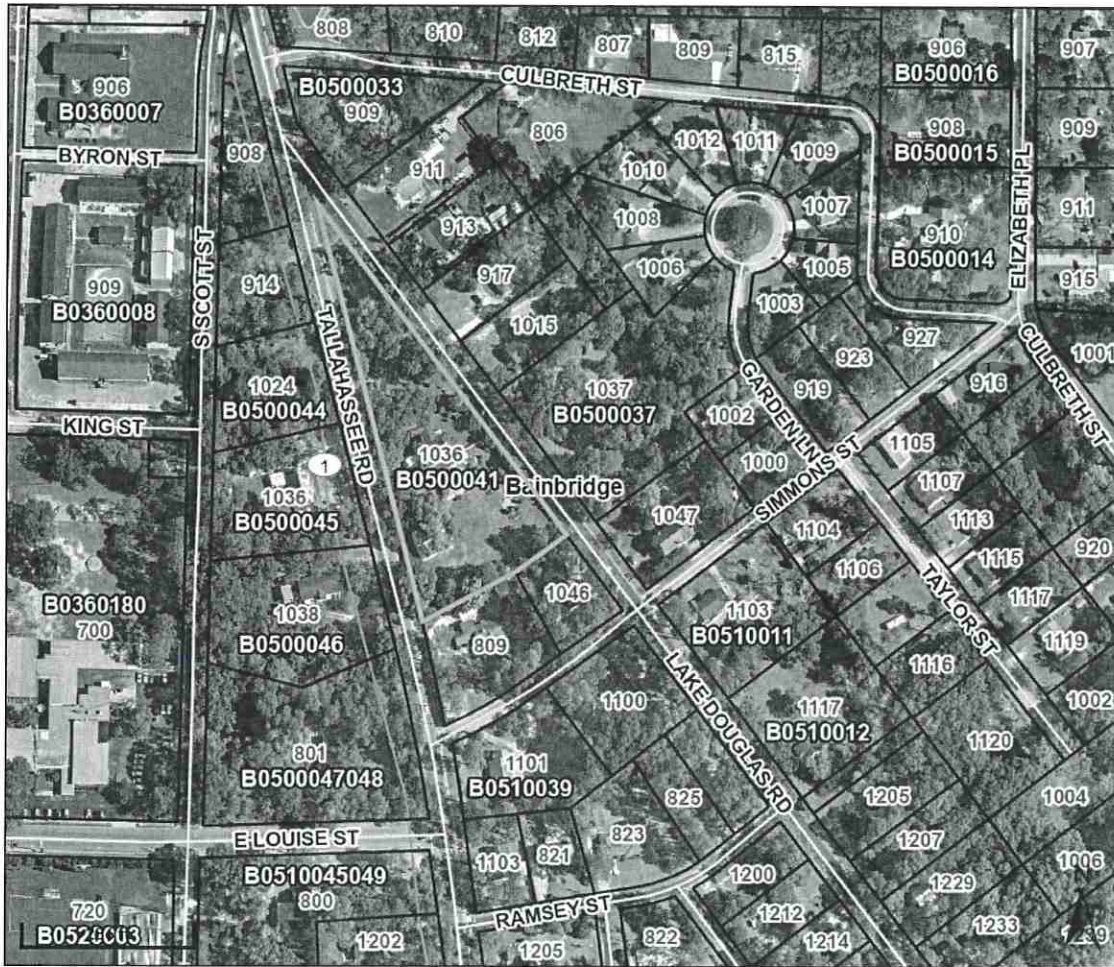


PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: _____ @ 6:00 p.m.

DATE OF CITY COUNCIL MEETING: _____ @ 6:30 p.m.

*Planning Commission meetings are held at 6:00 p.m. at City Hall in the City Council Chambers located upstairs.
City Council meetings are held at 6:30 p.m. at City Hall in the City Council Chambers located upstairs.*



Overview



Legend

- Parcels
- Roads

Parcel ID	B0500041	Owner	BRANNEN MAJOR H JR & ANN S	Last 2 Sales			
Class Code	Residential		1036 LAKE DOUGLAS RD	Date	Price	Reason	Qual
Taxing District	Bainbridge		BAINBRIDGE, GA 39819	7/15/2015	\$210000	FM	Q
Acres	2.45	Physical Address	1036 LAKE DOUGLAS RD	3/5/2003	\$330000	UI	U
		Assessed Value	Value \$388431				

(Note: Not to be used on legal documents)

Date created: 8/30/2023
 Last Data Uploaded: 8/29/2023 7:05:54 PM

Developed by **Schneider**
 GEOSPATIAL

Decatur County, GA

O.C.G.A. 48-5-264.1 NOTICE

You are hereby notified that pursuant to O.C.G.A. 48-5-264.1 (a), representatives of the Decatur County Tax Assessor's Office, with proper I.D. may enter upon your property during normal business hours, for the purpose of collecting accurate data or any verifications thereof due to permits issued, Returns filed, Revaluations (partial or whole). Neighborhood reviews, sale price verification, land covenants, land splits, 3 year reviews and Appeal reviews. This includes all residential properties, manufactured homes, agricultural, commercial and industrial properties. Should you have any questions, please contact our office.

Summary

Parcel Number B0500041
Location Address 1036 LAKE DOUGLAS RD
Legal Description 385 291 1036 LAKE DOUGLAS RD
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Bainbridge (District 02)
Millage Rate 30.842
Acres 2.45
Homestead Exemption Yes (S1)
Landlot/District N/A



Owner

BRANNEN MAJOR H JR & ANN S
1036 LAKE DOUGLAS RD
BAINBRIDGE, GA 39819

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF-RES: 80.00	Front Feet	106,920	396	270	2.45	0

Residential Improvement Information

Style One Family
Heated Square Feet 4530
Interior Walls Plaster
Exterior Walls Vinyl Siding
Foundation Conc Wall/Masonry
Attic Square Feet 0
Basement Square Feet 629 Unfinished
Year Built 1918
Roof Type Asphalt Shingles
Flooring Type Oak/Pine
Heating Type CH AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 3
Number Of Half Bathrooms 0
Number Of Plumbing Extras 6
Value \$284,784
Condition Average
House Address 1036 LAKE DOUGLAS

Style One Family
Heated Square Feet 728

Lesley Taylor
Agent ERA Simpson Realty

Level 5 Leader Mercedes Achiever
Rodan+Fields

Lesley by Design-Owner

Subject: Intent for Simmons House

Hello, I am Lesley Turner Taylor, born and raised in Bainbridge and a teacher by trade, I moved away for 25 years to Athens area when my then husband was transferred. I ran successful retail stores with my mother for many years and we continued to do wedding and event planning. After a divorce and raising my children, I as an only child saw the need to move back in 2018 to take care of my Dad's health issues.

In the time that I have been back, I have launched several business ventures. There has never been a more exciting time to live in my hometown! I sell real estate with ERA Simpson Realty which is best "job" I have ever had... I especially love it when I get to SELL others on Bainbridge/Decatur County which I think is the greatest place to live! I also saw several needs while growing my real estate business, I work with home owners on getting their homes updated and renovated and truly ready for the market, and I also operate a wedding, event planning business all under the umbrella "Lesley By Design".

I have done the ground breaking ceremonies for both Danimer and Anovion as well as many weddings, class reunions and rehearsal dinners here in Bainbridge. An area of need that has weighed heavy on my heart since the Fire House Gallery ceased to rent their facility for non-art events, is the lack of facilities for Boutique weddings, class reunions, rehearsal dinners, bridal showers, engagement parties, and corporate meetings. Many times I find myself doing events in surrounding communities, due to the lack of facilities here in Bainbridge.

The Simmons House is an iconic home in Bainbridge and #1 needs to remain a historic home that has roots to the beginning of our town. #2 with its acreage, square footage and location, it is the perfect site for these small events that used to be housed at the Firehouse Gallery. #3 it is a beautiful estate that will draw people in other communities to choose Bainbridge for their events.

I plan to purchase shuttle vans to transport guests to the venue from the parking lot at the former Elcan-King Elementary school. I have an arrangement for this worked out with the School Superintendent, Mr. Boyd English. Please see the letter enclosed.

With our growing population and industry, I see this as a serious need in our community that I could fill by approving the rezoning of The Simmons House at Greenwood Circle.

Thank you
Lesley Taylor
Agent ERA Simpson Realty
Lesley by Design-Owner

DECATUR COUNTY SCHOOLS

BOARD MEMBERS
KATH LYLE, CHAIRMAN
WINSTON ROLLINS, VICE-CHAIRMAN
KELVIN BOITE
MIKE CONDIE
BRANDON COSTLY
ZACH POWELL

THE BEARCAT WAY

PROUD
TRADITION



PROMISING
FUTURE

SUPERINTENDENT
BOYD K. ENGLISH, Ed.D.

ASSISTANT SUPERINTENDENT
JENNIFER WILKINSON, Ed.S.

Superintendent Agreement

July 21, 2023

Terms of Agreement:

There exists circumstances where the school district and members of the city/community enter into an agreement to allow usage of areas (i.e. parking lots, fields, locations, etc.) that are not covered by the DCS Facility Usage Agreement. In such instances, the superintendent reserves the right to enter into an agreement with a citizen within Decatur County in an act of good faith. It is the belief that Decatur County Schools, the City of Bainbridge, and the citizens that reside in our greater community are collectively the backbone of our county. Therefore, when circumstances allow for the school district to accommodate reasonable requests, the superintendent will use reasonable discretion and allow limited use of property for general use.

Description of Agreement:

Community member Lesley Taylor requests to utilize a parking lot on the grounds of Centennial Field in Bainbridge, Georgia to host small events. It has been determined by the superintendent Boyd K English that limited parking does exist for the business and authorizes limited parking on an as needed basis.

Disclaimer:

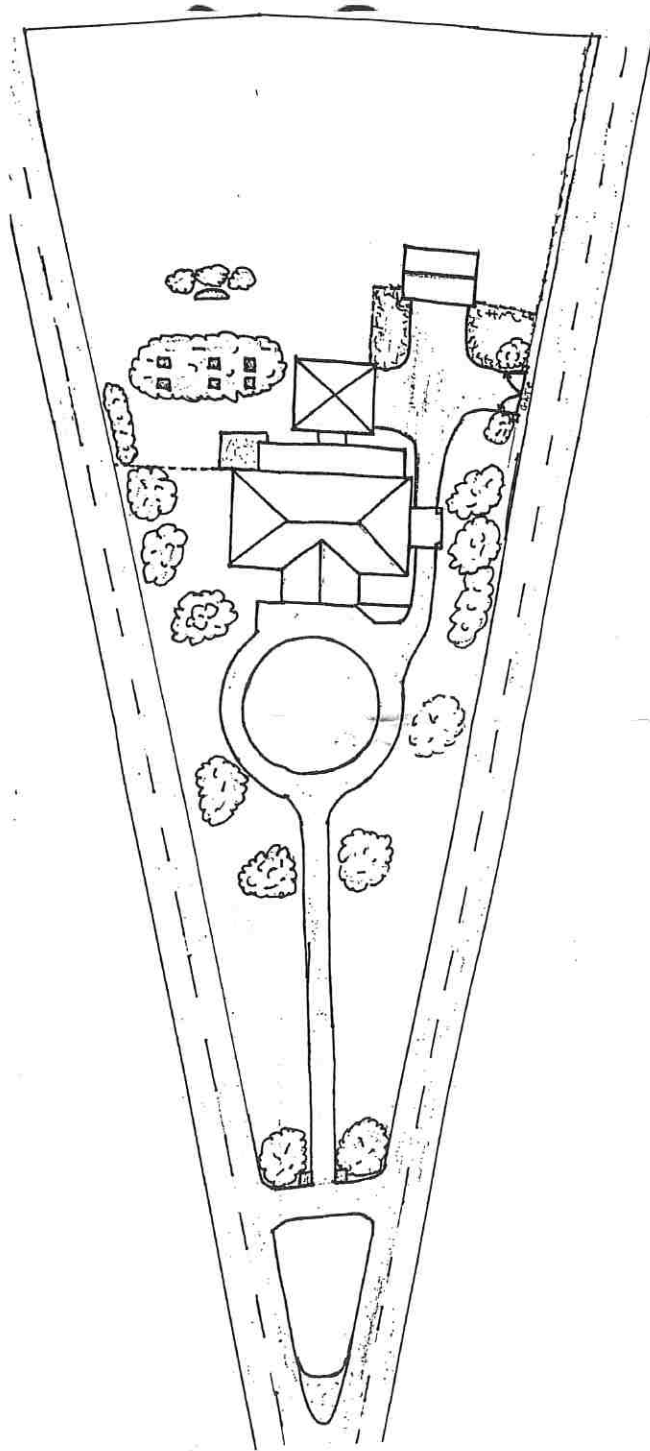
It is understood/imperative that all school events take precedence over events from the business establishment and/or for private use. Therefore, it is important that the community member does not book events that would interfere with school related activities at Centennial Field. Additionally, the community member will provide liability insurance that will exclude Decatur County Schools from any liability.

A handwritten signature in cursive script, reading 'Lesley Taylor', written over a horizontal line.

Business/Organization

A handwritten signature in cursive script, reading 'Boyd K English', written over a horizontal line.

Superintendent



BAINBRIDGE-DECATUR

PLANNING COMMISSION

Staff Analysis

DATE: October 3, 2023

TO: Bainbridge-Decatur County Planning Commission, Mayor and City Council

FROM: Steve O'Neil, Community & Economic Development Director

SUBJECT: ZONE-2023-002

ITEM 1: ZONE-2023-002: Applicant Lesley Taylor is requesting a rezoning from Urban Residential 6 (UR-6) to Office-Professional (O-P) with a conditional use for a special event facility at 1036 Lake Douglas Rd (Parcel B0500041). The property is 2.45 acres.

CURRENT ZONING: Urban Residential 6

REQUESTED ZONING: Office-Professional (O-P)/Conditional Use for Special Event Facility

FUTURE LAND USE DESIGNATION: Residential (Urban Low Density)

ANALYSIS:

1. Existing Uses and Zoning of subject property:

The property is currently residential and zoned UR-6.

2. Existing zoning of nearby property: The property is surrounded by UR-6 and Office-Professional.

3. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use): The proposal for a special event facility is consistent with the use of some adjacent properties. A special event facility on the surface indicates parties and events but as the applicant has shown in her letter of intent, what she is proposing will be small "boutique" events.

4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: The proposed development should not present any burden on existing streets, transportation facilities, utilities, schools, etc. if developed as proposed.



Figure 1. Approximate Parcel boundaries

BAINBRIDGE-DECATUR

PLANNING COMMISSION

- 5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element:** The proposal is not in conformity with the policy and intent of the comprehensive plan and land use element. Staff would like to note that the area along both Scott Street and Lake Douglas Rd is undergoing a transition due to the amount of traffic on each street. Our comprehensive plan and future land use map is not up to date with regards to the reality of this area.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal:** As mentioned in number 5 above, the area is transitioning, particularly around the five points area.
- 7. Length of time the property has been vacant or unused as currently zoned:** The property is still currently occupied by the current owner.
- 8. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned:** The property has reasonable economic return as currently zoned.
- 9. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification:** Property is currently used as residential and staff is unaware of any attempts to market the property as is.
- 10. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts:** No.

RECOMMENDATION: The proposed use for a special event facility can work in this location. The parking situation has been taken care of with the election of the applicant to utilize stadium parking lot and shuttle guests back and forth. If the applicant can keep the events to the appropriate size and manages the events well the proposed use should not detract from the neighborhood.

Staff recommends approval of the request to rezone the property at 1036 Lake Douglas Rd from UR-6 to Office-Professional with a conditional use for a special event facility.

City of
BAINBRIDGE
GEORGIA

P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

Phone: 229-248-2000

Fax: 229-246-7311

APPLICATION #: CU-2023-006

FEE: \$150.00

CONDITIONAL USE APPLICATION

NOTICE: State Law O.C.G.A. 36-66-4 requires, "a local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action at least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation, within the territorial boundaries of the local government, a notice of hearing."

Said notice shall state the time, place, and purpose of the hearing; therefore, applicants must submit their complete application, an application complying with the procedural requirements of the city's zoning ordinance and found to be complete with regard to application materials, payment of fees, supportive material and any other application requirements specified prior to the newspaper public notice advertising deadline date needed to fulfill the requirements of O.C.G.A. 36-66-4. The zoning administrator and/or his representative shall have at least 10 days prior to the advertising deadline date to determine whether an application is complete and eligible for advertisement. Applications submitted less than 10 days prior to the advertising deadline date are not guaranteed to be reviewed or included in the required advertising. Such applications shall be held until the next application cycle.

APPLICATION INFORMATION

APPLICANT(S): Sarah Dodson
ADDRESS: 3346 Vada Rd. Bainbridge, GA 39817
PHONE: 229-400-4059
EMAIL: boogerjo@gmail.com

PROPERTY INFORMATION

PROPERTY OWNER(S): Dodson Properties and Investments, LLC
ADDRESS: 3346 Vada Rd. Bainbridge, GA 39817
PHONE: 229-400-4059
LOCATION OF SUBJECT PROPERTY: 1300 Conger Drive Bainbridge, GA 39817

PROPERTY INFORMATION (continued)

PARCEL #: B0070127 SIZE (ACRES): .39



ZONING DESIGNATION OF SUBJECT PROPERTY: UR-6

PROPOSED USE OF PROPERTY (BRIEF): AirBnB short-term rental

REQUIREMENTS FOR CONDITIONAL USE REQUESTS

Conditional use request applications *must* include the following:

1. APPLICATIONS REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.1) Page 5
2. PLAN REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.2) Page 5
3. ANALYSIS REQUIREMENTS (Forms provided on page 3)
(ZONING ORDINANCE TABLE 14.2.3) Page 6

 Property Owner Signature	 Submitted By:
<u>9-6-23</u> Date	<u>9-6-23</u> Date

DEPARTMENT USE ONLY

SUBMITTAL DATE: _____ DATE CERTIFIED COMPLETE: _____

Department Representative Signature

CONDITIONAL USE APPLICATION

TABLE 14.2.3 ANALYSIS REQUIREMENTS

1. Existing use(s) of subject property: Single-family home
2. Existing zoning of property contiguous with or located within 100 feet of subject property: UR-6
3. Does the proposed conditional use request permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)? Yes No
Explain: Residential area
4. Will the proposed conditional use result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools? Yes No
Explain: Short-term rental with no more than 6 guests permitted
5. Is the proposed conditional use in conformity with the policy and intent of the comprehensive plan* including use element? Yes No
6. Are there other existing or changing conditions affecting the use and development of property which give supporting grounds for either approval or disapproval of the proposal? Yes No
7. Does the property to be affected by the proposed conditional use have a reasonable economic use as currently zoned? Yes No

*A copy of the city's future land use element (map and narrative), part of the city's adopted comprehensive plan, is available for public review in the Community & Economic Development Department at City Hall and on the city's website at www.bainbridgcity.com.

CONFLICT OF INTEREST IN ZONING DECISIONS
CAMPAIGN CONTRIBUTIONS

36-67A-3.

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing: (1) The name and official position of the local government official to whom the campaign contribution was made; and (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the Respective local government showing:

The name and official position of the local government official to whom the campaign contribution was made; and (2) the dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

I CERTIFY THAT ALL STATEMENTS FURNISHED IN THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE AND I AM AWARE OF THE PROVISIONS CONTAINED IN O.C.G.A. 36-67A-3.

Property Owner(s) Signature: _____



Address: 3346 Vada Rd. Bainbridge, GA 39817

PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: October 10, 23 @ 6:00 p.m.

DATE OF CITY COUNCIL MEETING: October 17, 23 @ 6:30 p.m.

*Planning Commission meetings are held at 6:00 p.m. at City Hall in the City Council Chambers.
City Council meetings are held at 6:30 p.m. at City Hall in the City Council Chambers.*

I, Sarah Dodson, and my husband, Michael Dodson, own Dodson Properties and Investments, LLC. We purchased the single-family home located at 1300 Conger Drive with the intent to use the property as an Airbnb. We are requesting a conditional use permit for short-term rental for this property.

The house has 3 bedrooms and 2 full baths, therefore we have placed a 6 guest/2 night minimum in order to not disrupt the peaceful neighborhood. Parties and events are also prohibited at this property. The property is also completely fenced to accommodate our guests that bring pets.



Overview



Legend

- Parcels
- Roads

Parcel ID	B0070127	Owner	DODSON PROPERTIES AND INVESTMENTS LLC	Last 2 Sales			
Class Code	Residential		3346 VADA RD	Date	Price	Reason	Qual
Taxing District	Bainbridge		BAINBRIDGE, GA 39817	3/10/2023	0	UI	U
Acres	0.39	Physical Address	1300 CONGER DR	5/12/2022	\$135000	UI	U
		Assessed Value	Value \$85172				

(Note: Not to be used on legal documents)

This layer is maintained by the City of Bainbridge, for questions or comments reach out to:

Steve O'Neil Community & Economic Development Director

O: 229-400-9303 C:229-220-9975

101 S Broad St/P O Box 158 Bainbridge, GA 39818 www.bainbridgecity.com

Date created: 9/6/2023

Last Data Uploaded: 9/5/2023 7:04:34 PM

Decatur County, GA

O.C.G.A. 48-5-264.1 NOTICE

You are hereby notified that pursuant to O.C.G.A. 48-5-264.1 (a), representatives of the Decatur County Tax Assessor's Office, with proper I.D. may enter upon your property during normal business hours, for the purpose of collecting accurate data or any verifications thereof due to permits issued, Returns filed, Revaluations (partial or whole). Neighborhood reviews, sale price verification, land covenants, land splits, 3 year reviews and Appeal reviews. This includes all residential properties, manufactured homes, agricultural, commercial and industrial properties. Should you have any questions, please contact our office.

Summary

Parcel Number B0070127
Location Address 1300 CONGER DR
Legal Description 511 885 1300 CONGER DR
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Bainbridge (District 02)
Millage Rate 30.842
Acres 0.39
Homestead Exemption No (S0)
Landlot/District N/A



Owner

DODSON PROPERTIES AND INVESTMENTS LLC
3346 VADA RD
BAINBRIDGE, GA 39817

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF-RES: 60.00	Front Feet	17,100	114	150	0.39	0

Residential Improvement Information

Style One Family
Heated Square Feet 1494
Interior Walls Plaster
Exterior Walls Conc Blk
Foundation Slab Perimeter Footing
Attic Square Feet 0
Basement Square Feet 0
Year Built 1958
Roof Type Asphalt Shingles
Flooring Type Crpt/Tile
Heating Type CH AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 1
Number Of Plumbing Extras 2
Value \$79,700
Condition Average
1
House Address 1300 CONGER

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/10/2023	511 885	A51	\$0	Unqualified - Improved	DODSON MICHAEL EUGENE & SARAH ELIZABETH	DODSON PROPERTIES AND INVESTMENTS LLC
5/12/2022	497 900	A51	\$135,000	Unqualified - Improved	GURIS ETHAN AVERY	DODSON MICHAEL EUGENE & SARAH ELIZABETH
8/28/2020	464 683	A51	\$88,700	Unqualified - Improved	MARSHBURN SHELLIE N	GURIS ETHAN AVERY
5/3/2007	244 235	A51	\$0	Unqualified - Improved	MCCOOK WAYNE & JOYCE C & MARSHBURN S	MARSHBURN SHELLIE N
5/6/2004	136 170	3 16	\$40,000	Unqualified - Improved	COOPER JIM BOB JR & PENELOPE JAYNE P	MCCOOK WAYNE & JOYCE C & MARSHBURN S
12/7/2000	N22 487	3 16	\$0	Unqualified - Improved	COOPER PENELOPE JAYNE	COOPER JIM BOB JR & PENELOPE JAYNE P
1/21/2000	W21 344	3 16	\$0	Unqualified - Improved	PARKER C E	COOPER PENELOPE JAYNE
1/1/1961	P7 183	3 16	\$0	Unqualified Sale		PARKER C E

Valuation

*2023 Year Values are preliminary and subject to change until Certified.

	2023	2022	2021	2020	2019
Previous Value	\$85,172	\$79,337	\$58,676	\$55,574	\$55,574
Land Value	\$5,472	\$5,472	\$5,472	\$5,472	\$5,472
+ Improvement Value	\$79,700	\$79,700	\$73,865	\$53,204	\$50,102
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$85,172	\$85,172	\$79,337	\$58,676	\$55,574

Area Sales Report

Sale date range:

From:

09/06/2020

To:

09/06/2023

Sales by Area

1500

Feet



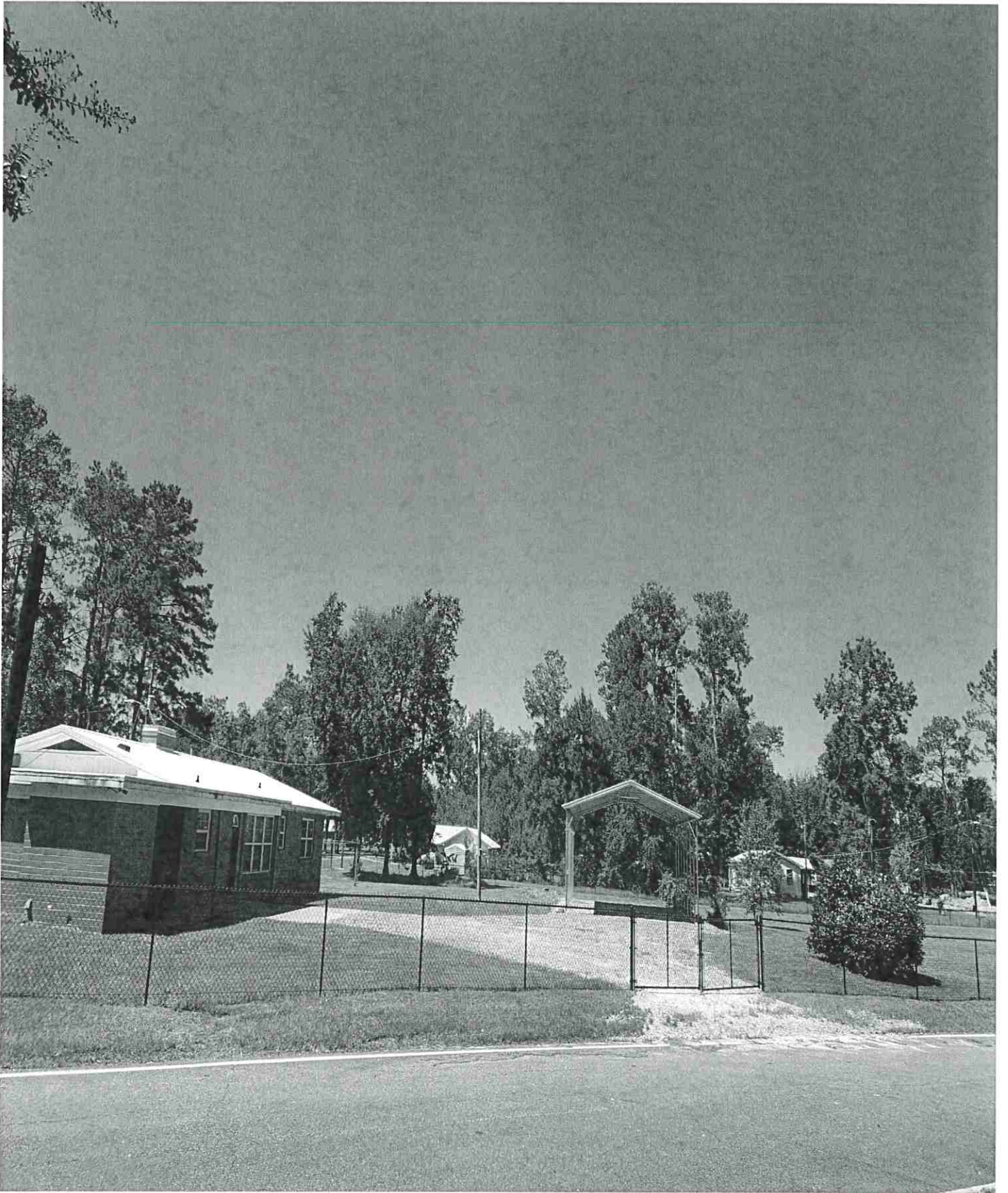
Sales by Distance

Photos



Sketches





Staff Analysis

DATE: October 3, 2023

TO: Bainbridge-Decatur County Planning Commission, Mayor and City Council

FROM: Steve O'Neil, Community & Economic Development Director

SUBJECT: CU-2023-006

ITEM: CU-2023-006: Applicant Sarah Dodson is requesting a conditional use permit for a short-term rental. The property is located at 1300 Conger Dr. The property is .39 acres and zoned UR-6.

Conditional use: A use that would not be appropriate generally or without restriction throughout a particular zoning district and is not automatically permitted by right within said zoning district, but which, if controlled as to number, area, location, relation to the neighborhood or other pertinent considerations, may be found to be compatible and approved by the Governing Body within that particular zoning district as provided in certain instances by this zoning ordinance. An approved conditional use runs with the property. -City of Bainbridge, GA, Zoning Ordinance.

CURRENT ZONING: (UR-6) Urban Residential 6



Section 6.4.1. Purpose and Intent.

UR-6 districts are intended to establish low-density urban residential neighborhoods comprised of predominantly detached single-family dwellings (not including mobile or manufactured homes). These districts are served by public water sanitary sewer and service.

FUTURE LAND USE DESIGNATION: Residential (Urban Low Density)

Analysis

The applicant's request to utilize an existing residential structure as a short term rental is in conformity with the goals and policies of the City of Bainbridge Comprehensive Plan. The short term rental will be subject to hotel/motel tax and the applicant is required to have an Occupational Tax Certificate. Adequate space for parking exists.

Recommendation

Planning Staff recommend approval of the applicant's conditional use request to operate a short term rental facility at 1300 Conger Dr.

ACKNOWLEDGEMENT LETTER / Signature Required

Named Insured: City of Bainbridge
Policy Period: 10/23/2023 to 10/23/2024
Policy Number: TBD

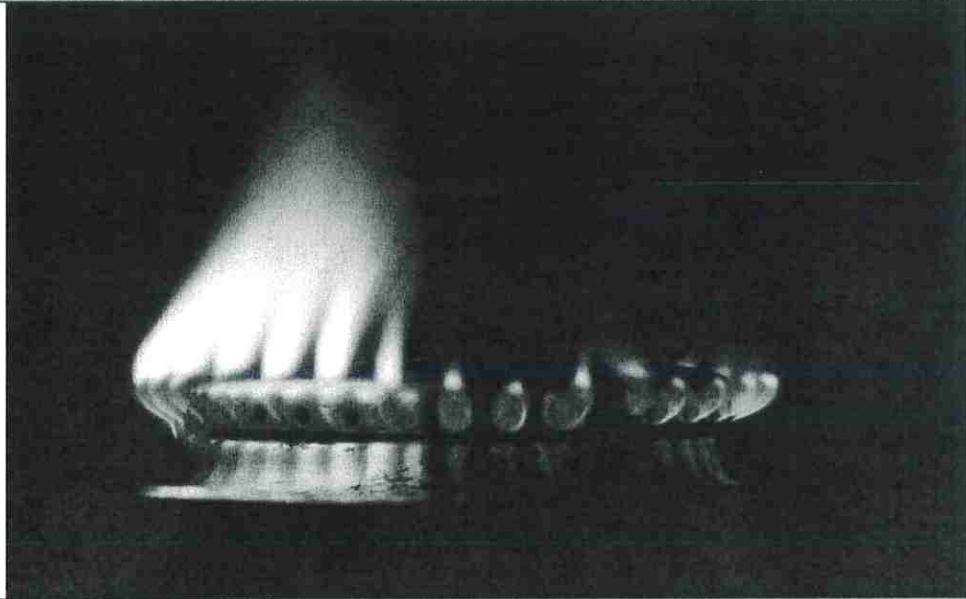
EMPLOYMENT PRACTICES LIABILITY COVERAGE:

Reject XX

Signature of Owner or Officer

Title

Date



Commercial Insurance Program

Proposal Presented To:

**Erin McVein
Apex Insurance Agency, Inc**

For

City of Bainbridge

Date of Proposal

October 12, 2023

Presented By:

Natural Gas Distributors Insurance Program

Program Manager: Amwins Program Underwriters, Inc.

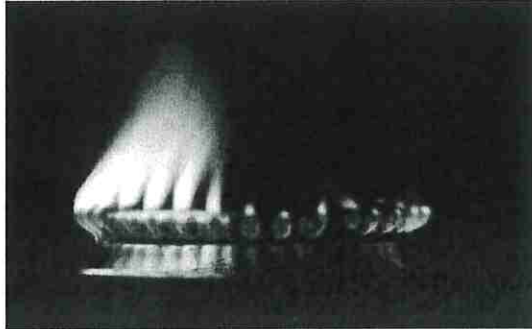
145 Maplewood Ave., Suite 220

Portsmouth, NH 03801

Telephone: 603-334-3000 Fax: 603-334-3090

www.amwins.com/apu

Natural Gas Distributors Insurance Program



The Natural Gas Distributors insurance program has been designed to address the unique exposures of publicly owned or investor owned natural gas utilities. Water, sewer and electric distribution utilities can also be written in conjunction with a natural gas system.

Created in 1988 by natural gas industry experts, this program is managed by insurance and risk management professionals who know the unique exposures inherent to utilities.

COVERAGE ENHANCEMENTS

These are Program specific enhancements that may be available, based upon client need. Please refer to the quote for specific details or discuss with your underwriter.

Failure To Supply – Limited Coverage	N/A in NY, PA or VT
Pollution – Named Peril Limited Exception for a Short-Term Pollution Event	N/A in NY, PA or VT

PROGRAM ENHANCEMENTS

- **Centralized Claims Service**
- **Centralized and Industry trained Loss Control staff dedicated to servicing the specific exposures inherent to the business.**
- **Coverage for “Crisis Response” is included.** Provides coverage for crisis response cost and crisis management loss in the case of a crisis event, subject to policy limitations and exclusions.

QUOTATION

This Quotation should not be construed as a legal interpretation or description of the coverage afforded. The specific contract should be consulted for the exact details on the coverages and exclusions.

Thank you for the opportunity to review this account. This quote has been based on the information you provided to us and on which we have relied and is subject to the terms and conditions of the policy forms. **(Copies of policy forms are available upon request.)** If any material information has been withheld or if any of the information provided is now inaccurate, please advise us immediately in order that we can seek revalidation of terms.

This quote **does not necessarily provide the terms and conditions requested in your submission.** After the quote expiration date the pricing, terms and conditions are subject to change. We will not be responsible for consequences that may arise from any delay or failure by you to respond to us.

Amwins Program Underwriters, Inc. is acting as the Program Administrator/Manager for the insurance company providing this coverage and receives compensation from the insurance company for its services. The compensation may vary depending on the profitability of the insurance contracts which it sells. You may obtain more information about the compensation expected to be received by the Program Administrator/Manager by requesting such information from the Program Administrator/Manager.

Please find the attached quotations for City of Bainbridge. Here is a summary of the terms and conditions.

INSURED: City of Bainbridge

MAILING ADDRESS: P.O. Box 158
Bainbridge, GA 39818

PROPOSED POLICY PERIOD: From 10/23/2023 to 10/23/2024
12:01 A.M. Standard Time at the Mailing Address shown above

QUOTE EXPIRATION DATE: 10/23/2023

Line of Business	Quote Description	Carrier	Premium	TRIA	Fees	SL Taxes & Fees	Total
Excess Liability	EXCESS LIABILITY	Markel Insurance Company	\$3,000.00	Included	\$0.00	0.00	\$3,000.00
General Liability	GENERAL LIABILITY	Markel Insurance Company	\$6,856.00	\$100.00	\$0.00	0.00	\$6,956.00
Total							\$9,956.00

QUOTES SUMMARY

Line Of Business	Carrier	Quote Number	Quote Description
Excess Liability	Markel Insurance Company (Admitted)	QUE158-3	EXCESS LIABILITY

Policy Premium:

Premium	\$3,000.00
TRIA	Included in Premium Above
Total for the above quote	\$3,000.00

Line Of Business	Carrier	Quote Number	Quote Description
General Liability	Markel Insurance Company (Admitted)	QUP158-3	GENERAL LIABILITY

Policy Premium:

Premium	\$6,856.00
TRIA	\$100.00
Total for the above quote	\$6,956.00

Total of Quoted Lines: \$9,956.00

SUBJECTIVITIES: SEE BELOW

CONDITIONS OF BINDING – UNABLE TO BIND WITHOUT THE FOLLOWING:

- Completed and Signed Policyholder Disclosure Notice of Terrorism Insurance Coverage Form – MKL-TERR-3-a (01/15) – See Attached
- Signed Natural Gas Distributors Acknowledgement Letter – EPLI Rejection

- Binding Selection below checked off
- Billing Selection below checked off
- Current Leak Survey Summary Report
- Insured's signature on Acord 125 – please be sure all the questions are completed
- Subject to satisfactory Loss Control Inspection – FULL compliance in the time frame identified in the evaluation to ALL recommendations. (Cancellation may occur, depending upon State Regulations, if compliance with all Loss Control Recommendations does not occur within the specified time frame given by Loss Control.)
- Please confirm GL Audit & Loss Control Contact is still - April Crosby Aprilc@bainbridgecity.com 229-248-2015

BINDING COVERAGE:

Please indicate coverage lines to be bound per this quotation by checking the corresponding boxes below. If there are any final changes to the quotation please attach a written request. If you do not wish to bind all lines in this proposal, please call your underwriter, *prior to binding*, to discuss any effect this might have on pricing and/or ability to bind coverage.

	Bind as Quoted	Bind with Attached Changes
General Liability	<input type="checkbox"/>	<input type="checkbox"/>
Excess Liability	<input type="checkbox"/>	<input type="checkbox"/>

	Reject
Employment Practices Liability Coverage	xx

BILLING OPTIONS:

Choose from the following options when binding coverage. We will not be able to adjust our billing mid-term. Any adjustments to the billing plan will be made at renewal.

- Agency Billing (Full Annual):
 ___ Annual premium billed
 ___ You remit net premium

- Agency Billed Installments on Market Policies only (Agent Remit Net Installments):
 Installment Options
 4-pay, bi-monthly (25% down with 3 installments due 2nd, 4th and 6th month of policy term)
 12-pay monthly

All taxes and fees will be included in the deposit billing

Any Surplus Lines Taxes, Taxes, Endorsements and Audits will be Agency Billed – Full Pay
 (Please Note: The full installment schedule will be listed on the deposit invoice)

- Premium Financing: (through Imperial PFS)
 FINANCING TERMS FOR "BOUND" ACCOUNTS ARE SUBJECT TO APPROVAL / PREMIUMS LESS THAN \$5,000 REQUIRE APPROVAL

- Rates are subject to market changes
 12 equal installments for accounts with premiums up to \$100,000
 20% deposit & 9 installments for accounts with premiums from \$100,000 to \$250,000
 Premiums over \$250,000 must be submitted for credit approval (APR rate may vary)
 Commission will be paid upon receipt of funding from finance company

Premium Financing Agreement cannot be executed until account premium is finalized. With the Premium Financing option, an Agency Check is required for the down payment. Also, please note

any endorsements and/or audits will be Agency Billed. For additional information, please contact Doris Pancurak at 603-767-5358 / doris.pancurak@amwins.com

_____ ***Premium Financing Obtained by You (please EMAIL copy of finance note)***

The attached Quotations from the carriers set forth the coverage terms and conditions being offered. Please review carefully with your client as terms and conditions may differ from those requested in your submission. It is your responsibility to ensure the quoted coverage terms and conditions are sufficient to meet your client's coverage needs.

If after reviewing you should have any questions or requested changes, please let us know as soon as possible so we can discuss with the carriers prior to the effective date of coverage.



BID TABULATION

October 16, 2023

FIBER SUPPLIES FOR FTTH

<u>COMPANY</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>	<u>DELIVERY</u>
		STANDARD CABLE DROPS FULL SIZE HARDENED CONNECTION WITH STUB WITH LOATE WIRE:			
Walker & Associates, Inc dba Netceed Welcome, NC	300 Each	FDH-H01B-0250 F, Universal cable full size to stub, dielectric flat drop, 250' ea.	\$60.94	\$18,282.00	4 – 6 weeks ARO
	300 Each	FDH-H01B-500F, Universal cable full size to stub, dielectric flat drop, 500' ea.	\$99.50	\$29,850.00	
	200 Each	FHD-H01B-750F, Universal cable full size to stub, dielectric flat drop, 750' ea.	\$138.05	\$27,610.00	
	200 Each	FHD-H01B-1000F, Universal cable full size to stub, dielectric flat drop, 1000' ea.	\$176.61	\$35,322.00	
		OUTSIDE WALL BOX:			
	1000 Each	CY2685-000 OWB-S-SO-S22-NN-W-L OSP box for SC APC Connection	\$25.71	\$25,710.00	
	1000 Each	FPT9-APSC-S-1M Fiber Optic Pigtail, SM, SC/APC to stub, 1m for stub end Splicing	\$4.80	\$4,800.00	
	10 Each	103897-000 AMOUV-1120-02 45mm Splice sleeve knitted (100 per pack)	\$183.38	\$1,833.80	

JUMPER FROM OWB TO FACEPLATE:		
1000 Each	MDC-JJIG-0020F0 Real Flex 3 SC APC Indoor/outdoor, plenum ivory, 20' ea.	\$10.90 \$10,790.00
INDOOR FACEPLATE:		
1000 Each	760249280 HFPR-AM-S201-E Customer Premises wall outlet, HFTP style 1 SC ACP adapter, no pigtail	\$3.29 \$3,290.00
FINAL JUMPER FACEPLATE TO ONT:		
1000 Each	MDC-JJIG-0010F0 Real Flex 3 SC APC-SC- APC Indoor/outdoor, plenum ivory, 10' ea.	\$9.95 \$9,550.00
FREIGHT INCLUDED		
GRAND TOTAL		
		\$167,037.80

<u>COMPANY</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>	<u>DELIVERY</u>
Graybar Electric Tallahassee, FL	300 Each	STANDARD CABLE DROPS FULL SIZE HARDENED CONNECTION WITH STUB WITH LOATE WIRE: FDH-H01B-0250 F, Universal cable full size to stub, dielectric flat drop, 250' ea.	\$65.64	\$19,692.00	4 – 8 weeks ARO
	300 Each	FDH-H01B-500F, Universal cable full size to stub, dielectric flat drop, 500' ea.	\$107.17	\$32,151.00	
	200 Each	FHD-H01B-750F, Universal cable full size to stub, dielectric flat drop, 750' ea.	\$148.70	\$29,740.00	
	200 Each	FHD-H01B-1000F, Universal cable full size to stub, dielectric flat drop, 1000' ea.	\$190.23	\$38,046.00	
OUTSIDE WALL BOX:					
	1000 Each	CY2685-000 OWB-S-SO-S22-NN-W-L	\$27.69	\$27,690.00	

OSP box for SC APC Connection			
1000 Each	FPT9-APSC-S-1M Fiber Optic Pigtail, SM, SC/APC to stub, 1m for stub end Splicing	\$5.17	\$5,170.00
10 Each	103897-000 AMOUV-1120-02 45mm Splice sleeve knitted (100 per pack)	\$20.00	\$2,000.00
JUMPER FROM OWB TO FACEPLATE:			
1000 Each	MDC-JJIG-0020F0 Real Flex 3 SC APC Indoor/outdoor, plenum ivory, 20' ea.	\$11.62	\$11,620.00
INDOOR FACEPLATE:			
1000 Each	760249280 HFPR-AM-S201-E Customer Premises wall outlet, HFTP style 1 SC ACP adapter, no pigtail	\$3.54	\$3,540.00
FINAL JUMPER FACEPLATE TO ONT:			
1000 Each	MDC-JJIG-0010F0 Real Flex 3 SC APC-SC- APC Indoor/outdoor, plenum ivory, 10' ea.	\$10.28	\$10,280.00
FREIGHT INCLUDED			
GRAND TOTAL			\$179,929.00

<u>COMPANY</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>	<u>DELIVERY</u>
Invision Technologies Albany, GA	300 Each	STANDARD CABLE DROPS FULL SIZE HARDENED CONNECTION WITH STUB WITH LOATE WIRE: FDH-H01B-0250 F, Universal cable full size to stub, dielectric flat drop, 250' ea.	\$84.85	\$25,455.00	45 days ARO
	300 Each	FDH-H01B-500F, Universal cable full size to stub, dielectric flat drop, 500' ea.	\$41.89	\$12,567.00	

200 Each	FHD-H01B-750F, Universal cable full size to stub, dielectric flat drop, 750' ea.	\$192.16	\$38,432.00
200 Each	FHD-H01B-1000F, Universal cable full size to stub, dielectric flat drop, 1000' ea.	\$245.85	\$49,170.00
OUTSIDE WALL BOX:			
1000 Each	CY2685-000 OWB-SO-S22-NN-W-L OSP box for SC APC Connection	\$35.81	\$35,810.00
1000 Each	FPT9-APSC-S-1M Fiber Optic Pigtail, SM, SC/APC to stub, 1m for stub end Splicing	\$13.35	\$13,350.00
10 Each	103897-000 AMOUV-1120-02 45mm Splice sleeve knitted (100 per pack)	\$260.00	\$2,600.00
JUMPER FROM OWB TO FACEPLATE:			
1000 Each	MDC-JJIG-0020F0 Real Flex 3 SC APC Indoor/outdoor, plenum ivory, 20' ea.	\$15.01	\$15,010.00
INDOOR FACEPLATE:			
1000 Each	760249280 HFPR-AM-S201-E Customer Premises wall outlet, HFTP style 1 SC ACP adapter, no pigtail	\$4.56	\$4,560.00
FINAL JUMPER FACEPLATE TO ONT:			
1000 Each	MDC-JJIG-0010F0 Real Flex 3 SC APC-SC-APC Indoor/outdoor, plenum ivory, 10' ea.	\$13.29	\$13,290.00
FREIGHT INCLUDED			_____
GRAND TOTAL			\$210,244.00

<u>COMPANY</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>	<u>DELIVERY</u>
CellSite Solutions, LLC Cedar Rapids, IA	300 Each	STANDARD CABLE DROPS FULL SIZE HARDENED CONNECTION WITH STUB WITH LOATE WIRE: FDH-H01B-0250 F, Universal cable full size to stub, dielectric flat drop, 250' ea.	\$89.90	\$26,970.00	6 – 8 weeks ARO
	300 Each	FDH-H01B-500F, Universal cable full size to stub, dielectric flat drop, 500' ea.	\$157.85	\$47,355.00	
	200 Each	FHD-H01B-750F, Universal cable full size to stub, dielectric flat drop, 750' ea.	\$213.76	\$42,752.00	
	200 Each	FHD-H01B-1000F, Universal cable full size to stub, dielectric flat drop, 1000' ea.	\$268.98	\$53,796.00	
	1000 Each	OUTSIDE WALL BOX: CY2685-000 OWB-S-SO-S22-NN-W-L OSP box for SC APC Connection	\$23.19	\$23,190.00	
	1000 Each	FPT9-APSC-S-1M Fiber Optic Pigtail, SM, SC/APC to stub, 1m for stub end Splicing	\$5.96	\$5,960.00	
	10 Each	103897-000 AMOUV-1120-02 45mm Splice sleeve knitted (100 per pack)	\$795.00	\$7,950.00	
	1000 Each	JUMPER FROM OWB TO FACEPLATE: MDC-JJIG-0020F0 Real Flex 3 SC APC Indoor/outdoor, plenum ivory, 20' ea.	\$8.61	\$8,610.00	
	1000 Each	INDOOR FACEPLATE: 760249280 HFPR-AM-S201-E Customer Premises wall outlet, HFTP style 1 SC ACP adapter, no pigtail	\$4.64	\$8,640.00	
	1000 Each	FINAL JUMPER FACEPLATE TO ONT: MDC-JJIG-0010F0 Real Flex 3 SC APC-SC-APC Indoor/outdoor, plenum ivory, 10' ea.	\$7.29	\$7,290.00	

FREIGHT INCLUDED

GRAND TOTAL

\$232,513.00

<u>COMPANY</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>	<u>DELIVERY</u>
STANDARD CABLE DROPS FULL SIZE HARDENED CONNECTION WITH STUB WITH LOATE WIRE:					
Oliver Kennedy Consulting Suwanee, GA	300 Each	FDH-H01B-0250 F, Universal cable full size to stub, dielectric flat drop, 250' ea.	\$85.10	\$25,530.00	6 – 8 weeks ARO
	300 Each	FDH-H01B-500F, Universal cable full size to stub, dielectric flat drop, 500' ea.	\$135.70	\$40,710.00	
	200 Each	FHD-H01B-750F, Universal cable full size to stub, dielectric flat drop, 750' ea.	\$184.00	\$36,800.00	
	200 Each	FHD-H01B-1000F, Universal cable full size to stub, dielectric flat drop, 1000' ea.	\$235.75	\$47,150.00	
OUTSIDE WALL BOX:					
	1000 Each	CY2685-000 OWB-S-SO-S22-NN-W-L OSP box for SC APC Connection	\$35.82	\$35,820.00	
	1000 Each	FPT9-APSC-S-1M Fiber Optic Pigtail, SM, SC/APC to stub, 1m for stub end Splicing	\$7.07	\$7,070.00	
	10 Each	103897-000 AMOUV-1120-02 45mm Splice sleeve knitted (100 per pack)	\$290.00	\$2,900.00	
JUMPER FROM OWB TO FACEPLATE:					
	1000 Each	MDC-JJIG-0020F0 Real Flex 3 SC APC Indoor/outdoor, plenum ivory, 20' ea.	\$14.38	\$14,380.00	

INDOOR FACEPLATE:

1000 Each 760249280 HFPR-AM-S201-E Customer Premises wall outlet, HFTP style 1 SC ACP adapter, no pigtail \$4.83 \$4,830.00

FINAL JUMPER FACEPLATE TO ONT:

1000 Each MDC-JJIG-0010F0 Real Flex 3 SC APC-SC-APC Indoor/outdoor, plenum ivory, 10' ea. \$14.09 \$14,090.00

FREIGHT INCLUDED

GRAND TOTAL \$229,280.00

COMPANY

AiOS Group
Macon, GA

QUANTITY

DESCRIPTION

PRICE

TOTAL BID PRICE

DELIVERY

STANDARD CABLE DROPS FULL SIZE HARDENED CONNECTION WITH STUB WITH LOATE WIRE:

300 Each FDH-H01B-0250 F, Universal cable full size to stub, dielectric flat drop, 250' ea. \$80.08 \$24,024.00 56 days ARO
300 Each FDH-H01B-500F, Universal cable full size to stub, dielectric flat drop, 500' ea. \$230.76 \$69,228.00
200 Each FHD-H01B-750F, Universal cable full size to stub, dielectric flat drop, 750' ea. \$181.22 \$36,244.00
200 Each FHD-H01B-1000F, Universal cable full size to stub, dielectric flat drop, 1000' ea. \$231.84 \$46,368.00

OUTSIDE WALL BOX:

1000 Each CY2685-000 OWB-S-SO-S22-NN-W-L OSP box for SC APC Connection \$35.51 \$35,510.00
1000 Each FPT9-APSC-S-1M Fiber Optic Pigtail, SM, SC/APC to stub, 1m for stub end Splicing \$6.33 \$6,330.00

10 Each	103897-000 AMOUV-1120-02 45mm Splice sleeve knitted (100 per pack)	\$25.76	\$257.60
JUMPER FROM OWB TO FACEPLATE:			
1000 Each	MDC-JJIG-0020F0 Real Flex 3 SC APC Indoor/outdoor, plenum ivory, 20' ea.	\$14.23	\$14,230.00
INDOOR FACEPLATE:			
1000 Each	760249280 HFPR-AM-S201-E Customer Premises wall outlet, HFTP style 1 SC ACP adapter, no pigtail	\$4.37	\$4,370.00
FINAL JUMPER FACEPLATE TO ONT:			
1000 Each	MDC-JJIG-0010F0 Real Flex 3 SC APC-SC- APC Indoor/outdoor, plenum ivory, 10' ea.	\$12.55	\$12,550.00
FREIGHT INCLUDED			
GRAND TOTAL			\$249,111.60

<u>COMPANY</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>	<u>DELIVERY</u>
Network Supply Services Loganville, GA	300 Each	STANDARD CABLE DROPS FULL SIZE HARDENED CONNECTION WITH STUB WITH LOATE WIRE: FDH-H01B-0250 F, Universal cable full size to stub, dielectric flat drop, 250' ea.	\$88.96	\$26,685.00	4 -6 weeks ARO
	300 Each	FDH-H01B-500F, Universal cable full size to stub, dielectric flat drop, 500' ea.	\$152.25	\$45,675.00	
	200 Each	FHD-H01B-750F, Universal cable full size to stub, dielectric flat drop, 750' ea.	\$211.25	\$42,250.00	
	200 Each	FHD-H01B-1000F, Universal cable full size to stub, dielectric flat drop, 1000' ea.	\$257.75	\$51,550.00	

OUTSIDE WALL BOX:

1000 Each	CY2685-000 OWB-S-SO-S22-NN-W-L OSP box for SC APC Connection	\$40,95	\$40,950.00
1000 Each	FPT9-APSC-S-1M Fiber Optic Pigtail, SM, SC/APC to stub, 1m for stub end Splicing	\$6.85	\$6,850.00

10 Each	103897-000 AMOUV-1120-02 45mm Splice sleeve knitted (100 per pack)	\$290.00	\$2,900.00
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JUMPER FROM OWB TO FACEPLATE:

1000 Each	MDC-JJIG-0020F0 Real Flex 3 SC APC Indoor/outdoor, plenum ivory, 20' ea.	\$15.63	\$15,630.00
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INDOOR FACEPLATE:

1000 Each	760249280 HFPR-AM-S201-E Customer Premises wall outlet, HFTP style 1 SC ACP adapter, no pigtail	\$4.95	\$4,950.00
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FINAL JUMPER FACEPLATE TO ONT:

1000 Each	MDC-JJIG-0010F0 Real Flex 3 SC APC-SC- APC Indoor/outdoor, plenum ivory, 10' ea.	\$13.84	\$13,840.00
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ESTIMATED FREIGHT \$1,700.00

GRAND TOTAL \$252,980.00

<u>COMPANY</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>	<u>DELIVERY</u>
Adams Cable Equipment Loganville, GA	300 Each	STANDARD CABLE DROPS FULL SIZE HARDENED CONNECTION WITH STUB WITH LOATE WIRE: FDH-H01B-0250 F, Universal cable full size to stub, dielectric flat drop, 250' ea.	DOES NOT MEET SPECS		4 -8 weeks ARO
	300 Each	FDH-H01B-500F, Universal cable full size to stub, dielectric flat drop, 500' ea.	\$138.289	\$41,486.70	
	200 Each	FHD-H01B-750F, Universal cable full size to stub, dielectric flat drop, 750' ea.	\$191.868	\$38,373.60	
	200 Each	FHD-H01B-1000F, Universal cable full size to stub, dielectric flat drop, 1000' ea.	DOES NOT MEET SPECS		
	1000 Each	OUTSIDE WALL BOX: CY2685-000 OWB-S-SO-S22-NN-W-L OSP box for SC APC Connection	\$35.76	\$35,760.00	
	1000 Each	FPT9-APSC-S-1M Fiber Optic Pigtail, SM, SC/APC to stub, 1m for stub end Splicing	\$6.672	\$6,672.00	
	10 Each	103897-000 AMOUV-1120-02 45mm Splice sleeve knitted (100 per pack)	\$312.00	\$3,120.00	
	1000 Each	JUMPER FROM OWB TO FACEPLATE: MDC-JJIG-0020F0 Real Flex 3 SC APC Indoor/outdoor, plenum ivory, 20' ea.	DOES NOT MEET SPECS		
	1000 Each	INDOOR FACEPLATE: 760249280 HFPR-AM-S201-E Customer Premises wall outlet, HFTP style 1 SC ACP adapter, no pigtail	\$4.572	\$4,572.00	

FINAL JUMPER FACEPLATE TO ONT:

1000 Each MDC-JJIG-0010F0 Real Flex 3 SC APC-SC- DOES NOT MEET SPECS
APC Indoor/outdoor, plenum ivory, 10' ea.

FREIGHT INCLUDED

GRAND TOTAL

PARTIAL BID

Fiber 570-4750-54.1401

Award to be made to: #1

Netceed

Welcome, NC