



Agenda
City Council Meeting
February 26th, 2024
6:30pm

Baldwin Courtroom, 155 Willingham Avenue, Baldwin, GA 30511

Call Meeting to Order

Invocation and Pledge

Consent Agenda

- a. Approval of Minutes: Council Meeting 2/12/2024.

Public Comments

Public Hearings

Reports

Fire Department – Chief Joe Roy

Old Business

New Business

1. Consideration/Approval of 1st Reading of Baldwin Court Apartments Variance Ordinance #2024-02139Z
2. Consideration/Approval of Water Plant Purchase of Heaters and Fans

Executive Session

Announcements

- a. Homestead exemption affidavits for city property taxes are due April 1st. Please stop by City Hall with your driver's license or other government-issued ID to complete the affidavit.

Adjournment

***The City of Baldwin will provide reasonable accommodations whenever needed for those participating in a City Council meeting. Please notify the City Clerk as early as possible prior to a meeting to ensure such accommodations can be made in a smooth and timely fashion.*

Monthly Report
Baldwin Fire Department
January 2024

The Baldwin Fire Dept. responded to 79 calls for the month of *January*. The breakdowns of these calls are as follows:

City of Baldwin Fire call volume total – 79

See Attached Table

Training:

The training officer logged multiple hours of training for the month of *January*. Monthly training hours recording were 179 total hours. Monthly training covered multiple firefighting skills, officer building, and EMS review that align with job requirements.

January Truck and Maintenance Notes:

Pumper 4 water leak repaired

Marker lights repaired on Engine 42

Small Oil leaks and air leaks on Tower 41 and Engine 42

Capital Projects / needs:

- Equipment for Reserve Trucks
- Training Center Props and Repairs
- Signs for Station and Training Center
- Extractor and SCBA De-con machines
- Repairs to Training Tower and Burn Building
- Upgraded Water supply for high commerce areas
- Second Hydrant at Training Center Classroom
- Paint for and painting Bay floor
- State Certification for Training center
- New Simulators for Training center
(Standpipe, Roof, and Search)

Active Station Project Status:

- No Active Projects

Future project / Needs:

- New Airbags for stabilization
- Extractor and SCBA De-con machines
- I-pad for Tower 41
- Equipment for Reserve Trucks
- Spare Hose for all Apparatus and Reserve Rack

Monthly Events:

- Yearly Employee Meeting
- Preparing for upcoming promotional testing

City of Baldwin Monthly Fire Incident Count

Basic Incident Type Category (FD1, 21)	Basic Incident Month Name	January	February	December	Count of Fire Incidents Grand Total	Percent of Count of Fire Incidents Grand Total		
1 - Fire	Building fire	1	2		3	1.82%		
	Chimney or flue fire, confined to chimney or flue	1			1	0.61%		
	Cooking fire, confined to container	1			1	0.61%		
	Outside equipment fire			1	1	0.61%		
	Subtotal	3	2	1	6	4%		
	3 - Rescue & Emergency Medical Service Incident	EMS call, excluding vehicle accident with injury	43	13	36	92	55.76%	
		Medical assist, assist EMS crew	2	5		7	4.24%	
		Motor vehicle accident with injuries	1		3	4	2.42%	
		Motor vehicle accident with no injuries.	2		2	4	2.42%	
		Walk in station for EMS	1		2	3	1.82%	
Subtotal		49	18	43	110	67%		
4 - Hazardous Condition (No Fire)		Power line down	1		1	2	1.21%	
		Subtotal	1	0	1	2	1%	
		5 - Service Call	Animal problem			1	1	0.61%
			Assist invalid	5	1	6	12	7.27%
	Assist police or other governmental agency		1			1	0.61%	
	Lock-out		1			1	0.61%	
	Water or steam leak			1	1	2	1.21%	
	Welfare check, non-emergency to check on person(s)				1	1	0.61%	
	Subtotal		7	2	9	18	11%	
	6 - Good Intent Call		Dispatched and cancelled en route	4	2	3	9	5.45%
Dispatched and cancelled en route (EMS)			2	1		3	1.82%	

	Dispatched and cancelled en route (Fire Alarm)	5		2	7	4.24%
	HazMat release investigation w/no HazMat	1			1	0.61%
	No incident found on arrival at dispatch address	1	1		2	1.21%
	Smoke scare, odor of smoke	1			1	0.61%
Subtotal		14	4	5	23	14%
7 - False Alarm & False Call	Alarm system activation, no fire - unintentional	2			2	1.21%
	False alarm or false call, other	1			1	0.61%
	Medical Alarm System activation, Unintentional upon arrival	1		1	2	1.21%
	Sprinkler activation due to malfunction	1			1	0.61%
Subtotal		5	0	1	6	4%
Grand Total		79	26	60	165	100.00%



2/2/24
Date Received

Application for Variance or Zoning Change

Application Creation Date 2/2/24
Published Date 2/14/2024

First Reading Date 2/26/24
Second Reading Date 3/11/24

Applicant Information

Name	<u>TOM WRIGHT</u>
Address	<u>P.O. Box 2456</u>
City/State/Zip	<u>RICHMOND HILL, GA 31324</u>
Phone	<u>404.626.6637</u>
Fax	
Email	<u>lwmarc@pc@bellsouth.net</u>

Property Owner Information

Name	<u>JIM ROZATI</u>
Address	<u>793 N. MAIN ST</u>
City/State/Zip	<u>ALPHARETTA, GA 30009</u>
Phone	<u>770.652.2999</u>
Fax	
Email	<u>Jim@homes-fashion-center.com</u>

Status of Applicant

<input checked="" type="checkbox"/>	Current Property Owner
<input type="checkbox"/>	Option to Purchase
<input type="checkbox"/>	Area Resident
<input type="checkbox"/>	Other (Explain)

Variance Request(s)

Describe Type Variance(s) Requested	<u>10</u>
<u>ALLOW THE ADDITION OF AN ADDITIONAL 8 UNITS OF APARTMENTS - IN AREA WHERE OLD OFFICE IS LOCATED (THIS BLDG IS NOT USED) EXISTING 44 UNITS ON SITE</u>	
Vary From	<u>IS LOCATED (THIS BLDG IS NOT USED) EXISTING 44 UNITS ON SITE</u>
Vary To	<u>WITH ADDITIONAL UNITS EACH UNIT WILL HAVE 1.5 PARKING AND UNITS WILL BE SET ASIDE FOR POLICE/FIRE</u>

Zoning Information

Current Zoning Classification(s)	
----------------------------------	--

Parcel Information

Tax Parcel Number(s)	<u>LL152/10th DIST / HABERSHAM CO, GA</u>	Acreage	<u>4.0 AC</u>
Location (Street Address)	<u>A. WILBANKS ROAD</u>		
Existing Structure(s)			
Description of Proposed Use	<u>APARTMENTS</u>		

Fee Information

Variance Fee	If work not in progress	\$ 625.00
	If work in progress	\$
Amount Due	Include all fees required	\$

Supporting Documents Required

<input checked="" type="checkbox"/>	Concept Plan - Prepared by a Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect. One full scale (folded to 8.5 x 11 size) and One- 8.5 x 11 size
<input checked="" type="checkbox"/>	Plat One full scale and One reduced to 8.5 x 11 size
<input type="checkbox"/>	Statement of Hardship
<input type="checkbox"/>	Architectural Rendering <u>Emailed</u> One full scale (folded to 8.5 x 11 size) and One- 8.5 x 11 size
<input type="checkbox"/>	Other Explain

Method of Payment

<input type="checkbox"/>	Paid by Check	Check No.	
<input type="checkbox"/>	Paid Cash	Receipt No.	

Applicant's Certification: I hereby certify the above information, and all attached information, is true and correct; and that I have read, understand, and have received a copy of the Public Notice Requirements.

Signature of Applicant [Signature]

Date 2/2/2024

Application Taken By [Signature]

Date 2/2/2024

Application WITHDRAWAL Notification: I/we hereby withdraw the above application.

Signature of Applicant _____

Date _____

PROPERTY OWNER AUTHORIZATION

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

OWNER INFORMATION CERTIFICATION

I swear that I am the owner of the property which is the subject matter of this application, as shown in the records of Habersham or Banks County, Georgia:

Name of Owner	JIM ROZATI
Owner's Address	793 N MAIN ST
City / State / Zip Code	ALPHARETA, GA 30009
Owner's Phone Number	
Owner's Cell Phone Number	770-652-2999
Print Owner's Name	JIM ROZATI

As the owner of the subject property I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of this Variance request to be heard by the City of Baldwin Planning and Zoning Board during public hearing.

NOTARY PUBLIC CERTIFICATION

Instructions: All Property Owner Authorization sheets must be complete, signed and duly notarized.

NOTARY PUBLIC CERTIFICATION

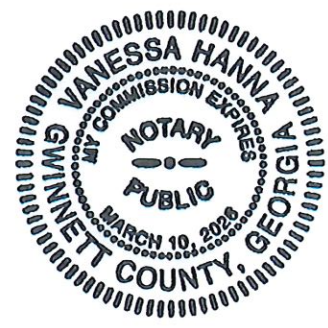
Personally appeared before me the following

[Signature]
Signature of Owner

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]
Notary Public

7/27/22
Date



Please describe briefly your reason for requesting this variance:

APPLICANT INFORMATION CERTIFICATION

Instructions: If the Owner and the Applicant are the same, the Applicant Information Certification section of this document is not required. If the Owner and the Applicant are not the same, each applicant must complete and sign the Applicant Information Certification section of a separate Property Owner Authorization page. The signature of each applicant must be notarized.

Name of Applicant	Tom WRIGHT
Applicant's Address	
City / State / Zip Code	P.O. Box 2456 RICHMOND HILL, GA 31324
Applicant's Phone Number	
Applicant's Cell Phone Number	404 626 6637
Print Applicant's name	Tom WRIGHT

NOTARY PUBLIC CERTIFICATION

Instructions: All Property Owner Authorization sheets must be complete, signed and duly notarized.

NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following



Signature of Applicant

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

NOTE: This form is required for all annexation and/or zoning actions

(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 had 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:

- (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 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.

APPLICANT'S CERTIFICATION

I hereby certify that I have read the above campaign disclosure information and declare that (select have or have not)

<input type="checkbox"/>	I have within the two years immediately preceding this date (See * below)
<input checked="" type="checkbox"/>	I have not within the two years immediately preceding this date

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

***NOTE:** If you are an applicant and you have made any such contribution(s), you must provide the information required in subsection (a) above within ten (10) days after the rezoning action is first filed. If you are an opponent and you have made a contribution, you must provide the information required in subsection (c) above at least five (5) calendar days prior to the first hearing by the City Council or any of its agencies on the rezoning application.

(1) _____
(Name and official position of the City Council Member and/or Planning or Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made)

(2) Amount: \$ _____ Date: _____

STATEMENT OF HARDSHIP

Where the Mayor and Council find that strict compliance with the provisions of this ordinance would result in practical difficulty or unnecessary hardship, the Mayor and Council may, upon application from the property owner, grant a variance from the terms of this ordinance so that the spirit and intent of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual cases of unnecessary hardship upon consideration by the Mayor and Council of the standards for considering zoning decisions as set out in Article VXIII of the City of Baldwin Zoning Ordinance and finding that one or more of the following conditions exist:

Describe how each situation listed below relates to your application.

- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; **CON SITE OFFICE IS NOT USED - THIS IS LOCATION OF SITE WAS PREPARED FOR ADDITIONAL UNITS ADDITIONAL UNITS**
- 2) The application of this ordinance to the particular piece of property would create an unnecessary hardship; **NUMBER OF APT PER AC ARE FAR BELOW CURRENT STANDARDS**
- 3) Such conditions are peculiar to the particular piece of property involved;
- 4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

The procedure by which the Mayor and Council will consider any request for a variance shall be governed by the provision of Article VXIII.

I hereby certify that the above information and all attached information is true and correct.

Signature of Applicant



Date

2/6/2024

PUBLIC NOTICE REQUIREMENTS

City of Baldwin zoning regulations require public notice be given on all zoning applications, as follows:

1. A legal advertisement shall be published no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. (This requirement is covered by the Planning Department staff.)
2. A public notice sign shall be placed in a conspicuous location on the property which is subject to the zoning application. The original public notice sign will be posted by Planning Department staff.

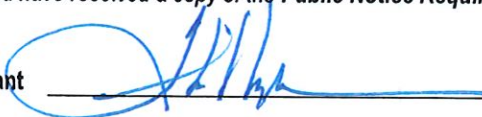
As the applicant, you are responsible for ensuring the public notice sign remains on the site during the entire zoning process. The Planning Department staff will prepare and place a sign (or signs) for you. If any problem arises with regard to the sign, notify the City of Baldwin Department of Planning and Development immediately by calling 706-778-6341 so the sign can be replaced. Failure to report problems with the sign during the entire period of the hearings will also result in a delay.

The purpose of the public notice sign is to inform the surrounding property owners that an application has been filed. Placement of the sign in a manner that is not clearly visible violates the requirements. Failure to place the sign in a conspicuous location will result in your request being tabled until the sign is posted as required. Failure to ensure the sign remains posted on the site during the entire zoning process means there will be a delay in the hearing date set for your request. Legally, the City cannot consider a request until proper notice has been given. If it is determined at any time during the zoning process that the sign is not properly placed on the site, the City Council has no choice but to table the request, even if there is no opposition to the application. Many of the board members, as well as the planning staff, visit the sites and will be looking for the sign. Additionally, local citizens, particularly those who receive notice letters, often report when a sign is not visible. The City will not consider your request until it is satisfied that proper public notice has been given.

Multiple sign posting on a site may be required if it is so determined by the Planning Department staff to be necessary. Signs should be placed as near to the road as possible so they are clearly visible. The sign(s) cannot be obstructed by vegetation, etc.; may not be placed at an inappropriate distance from the road; or placed on something in such a manner so as to blend into the scenery.

Applicant's Certification: *I hereby certify the above information, and all attached information, is true and correct; and that I have read, understand, and have received a copy of the Public Notice Requirements.*

Signature of Applicant



Date

2/2/24

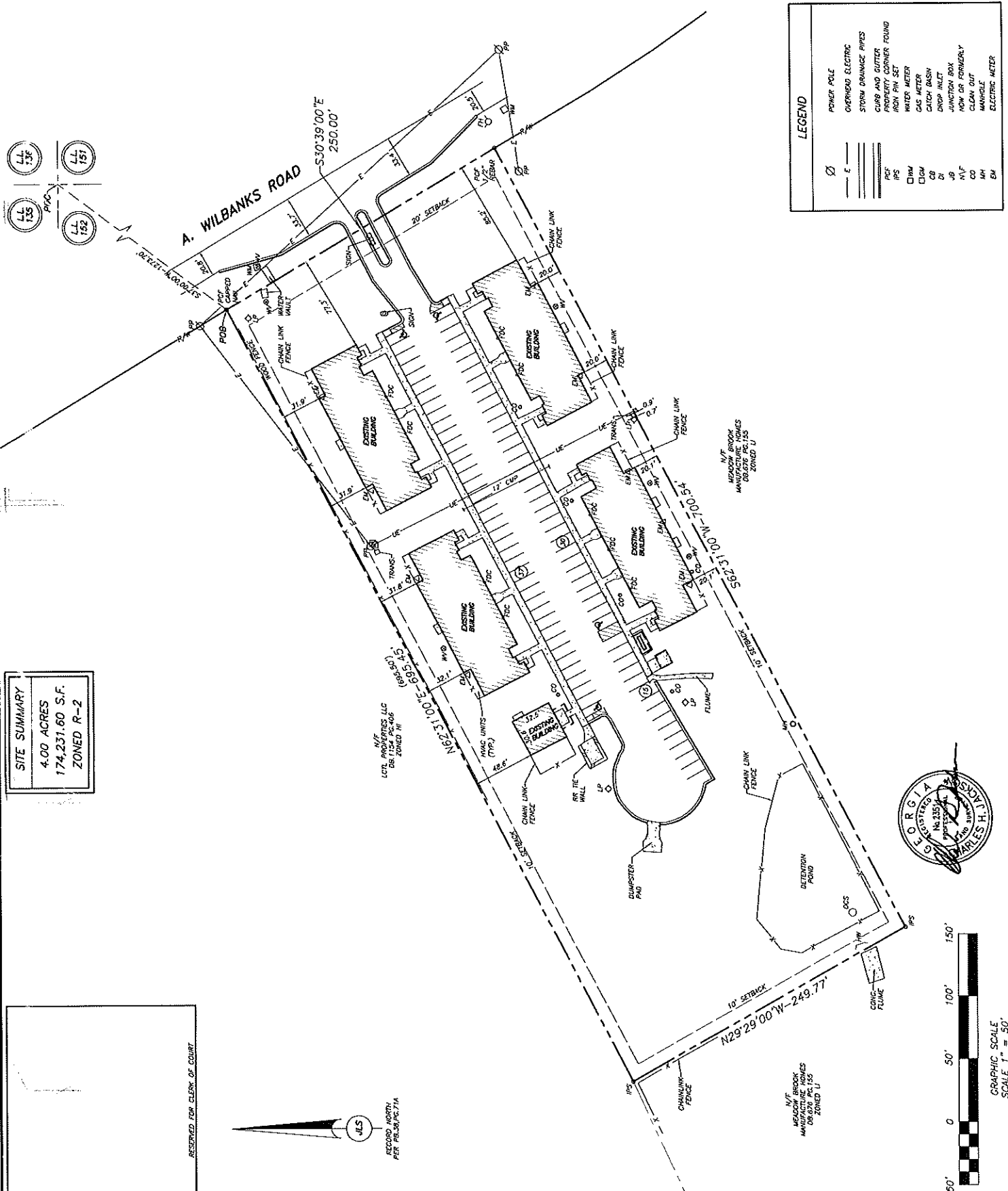
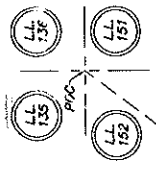
JACKSON LAND SURVEYING P.C.
 200 MARILYN DRIVE EAST
 FAYETTEVILLE, GA 30314
 C 404.733.5453
 jacksonland@jacksonland.com



ALTA / NSPS LAND TITLE SURVEY
 for
 BALDWIN COURT APARTMENTS, LLC
 AMERIS BANK
 CHICAGO TITLE INSURANCE COMPANY

DATE	5/11/2018
DESIGNED BY	JAF
DRAWN BY	JAF
CHECKED BY	CHJ
SUBMITTED BY	CHJ
SURVEY DATE	5/13/2021
PROJECT NAME	411 BALDWIN COURT BIRMG W AIRPORT ROAD

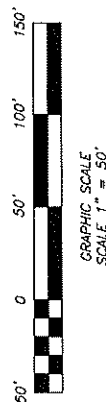
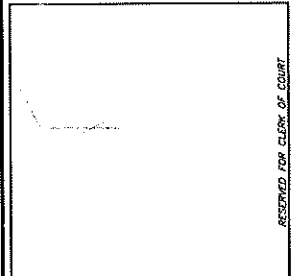
SHEET TITLE	ALTA / NSPS LAND TITLE SURVEY
PROJECT NO.	AM8001
SHEET NO.	2
DATE	5/11/2018
ISSUE NO.	1



LEGEND

- POWER POLE
- OVERHEAD ELECTRIC
- STORM DRAINAGE PIPES
- CURB AND GUTTER
- PROPERTY CORNER FOUND
- IRON PIN SET
- WATER METER
- GAS METER
- CRACK BASIN
- DRAIN INLET
- JUNCTION BOX
- ROW OR FORMERLY
- CLEAR CUT
- FLUME
- ELECTRIC METER

SITE SUMMARY
 4.00 ACRES
 174,231.60 S.F.
 ZONED R-2



Baldwin Court Apartments

West Airport Drive
Baldwin, Georgia

January 15, 2024

Council Members

The owner of these Apartments located on West Airport Drive wishes to add ~~8~~¹⁰ Additional units to the Complex. This will bring the total units on the Site to ~~54~~⁶⁴ Units.

Presently the apartment mix is either a Two Bedroom w/ 1 bath w/ washer & dryer connections or a One Bedroom w/ 1 bath w/ washer & dryer connections.

To better serve the market the complex would like to add a new building of ~~8~~¹⁰ - Two Bedroom / 2 Bath w/ washer & dryer connections. This building would be located in the area that site office now exist. This space is not used as the property is managed by an off site group.

The design of the new building would be close to the design of the existing buildings, but using some more durable materials in certain areas.

The parking would be expanded to handle the required 1.5 parking spaces per unit plus 10% visitors parking spaces.

We thank you for this consideration.

Zoning Change Checklist

- ✓ Zoning application, legal description of property and Non-refundable zoning change application fee of \$ 625.00, at least thirty (30) days in advance of the next regularly scheduled public hearing of the City Council.
- ✓ Upon the filing of the application the Zoning Administrator shall schedule a Public Hearing upon said application for review and final action by the Mayor and Council.

Date of Public Hearing: 3/5/24

- ✓ Zoning request will be published in a local newspaper at least fifteen (15), but no more than forty-five (45) days prior to the date of the public hearing.

Date of Publication: 2/14/24

- ✓ If application is submitted by a party other than the Mayor and Council, the Zoning Administrator shall place or cause to be placed on the subject property, a Public Notice Sign in a conspicuous location not less than fifteen (15) days prior to the Public Hearings.

Date Sign is Posted: 2/14/24

- ✓ First Reading Scheduled:

First Reading: 2/26/24

- ✓ Second Reading Scheduled:

Second Reading: 3/11/24

- ✓ *Public Hearing results:*

 Adopted as presented.

 Adopted as revised or supplemented by conditions of approval.

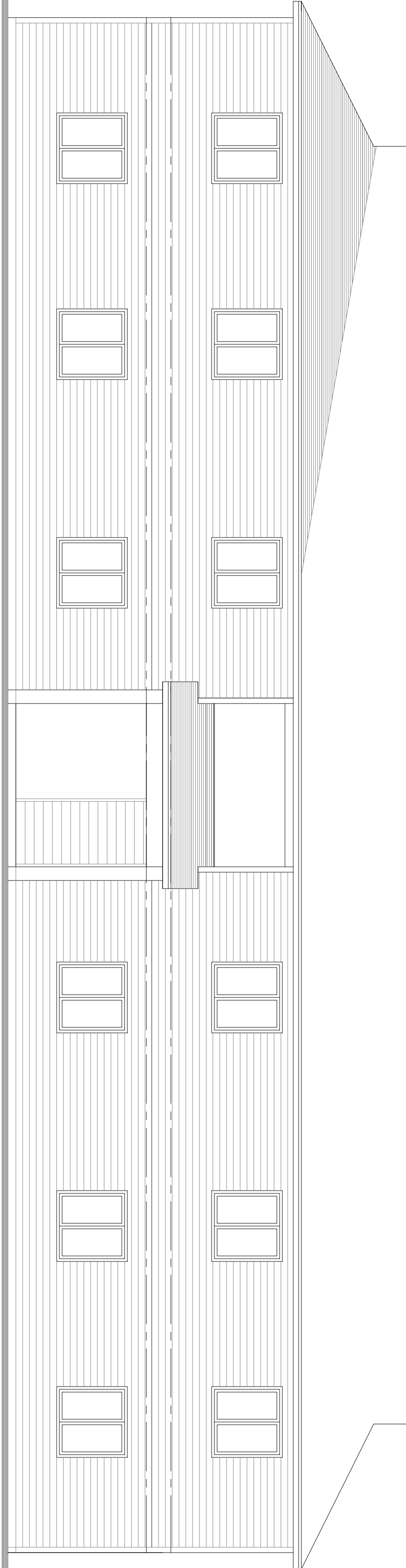
See attached Conditions.

 Denied.

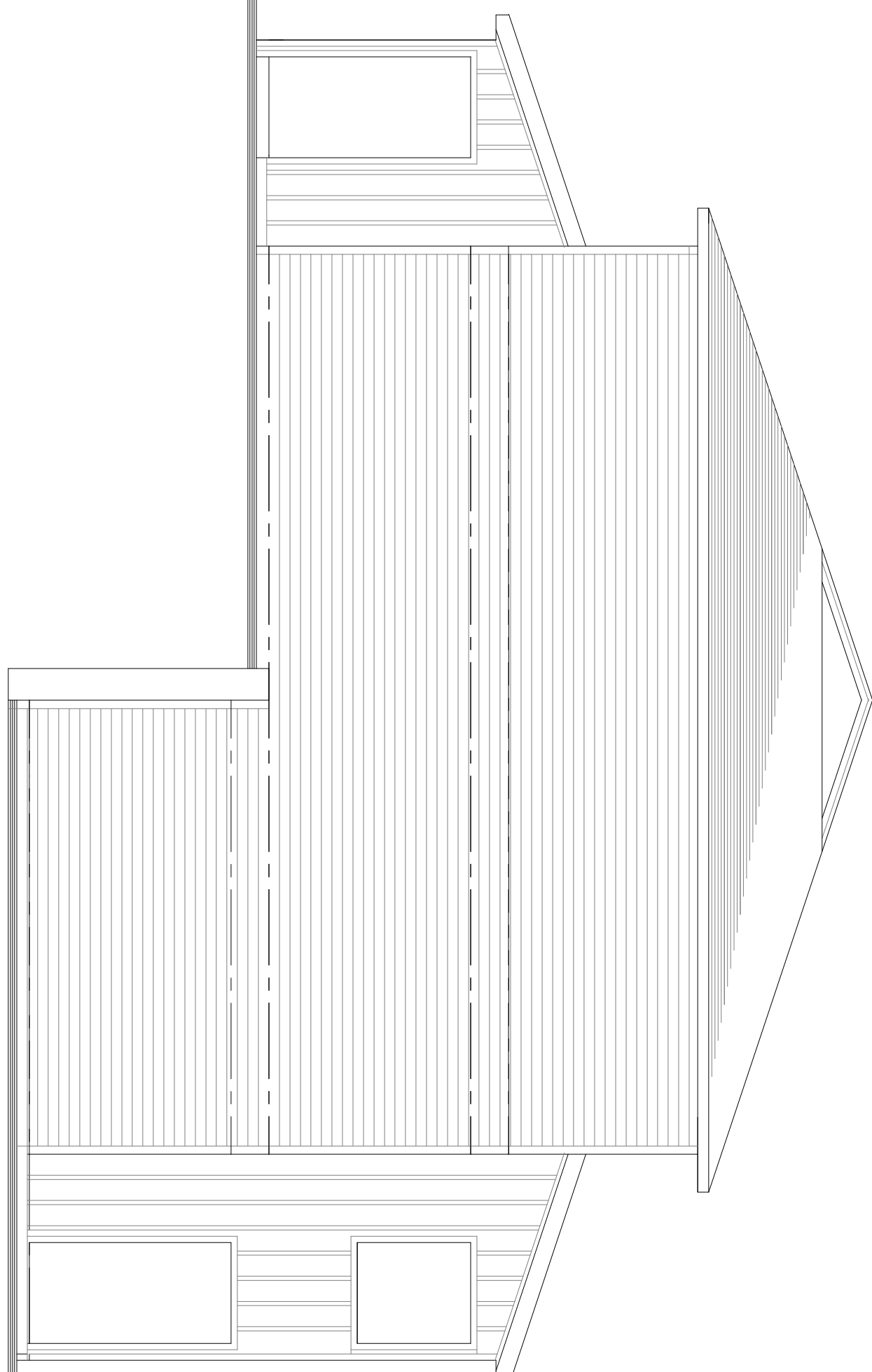
 Proposal tabled.

The decision by the Mayor and Council regarding the proposed amendment shall be deemed to be final. * No amendment, supplement, change or repeal of the final action shall become effective unless said amendment, supplement, change or repeal is approved after a Public Hearing.

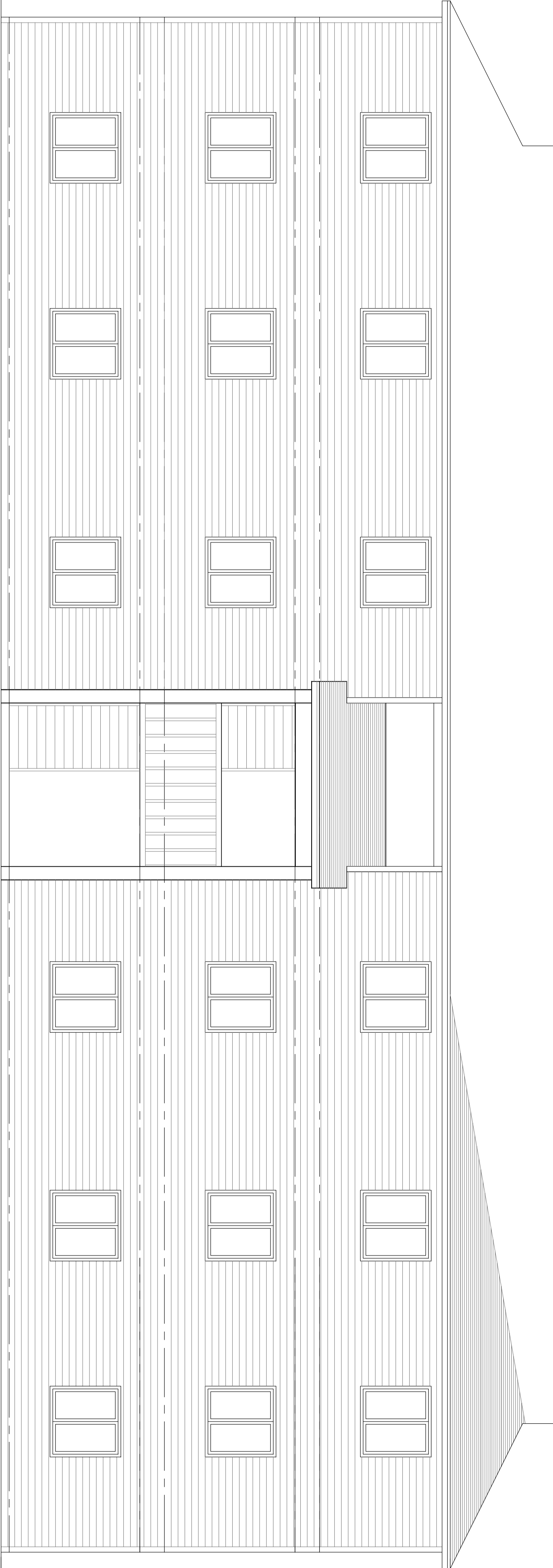
FRONT ELEVATION



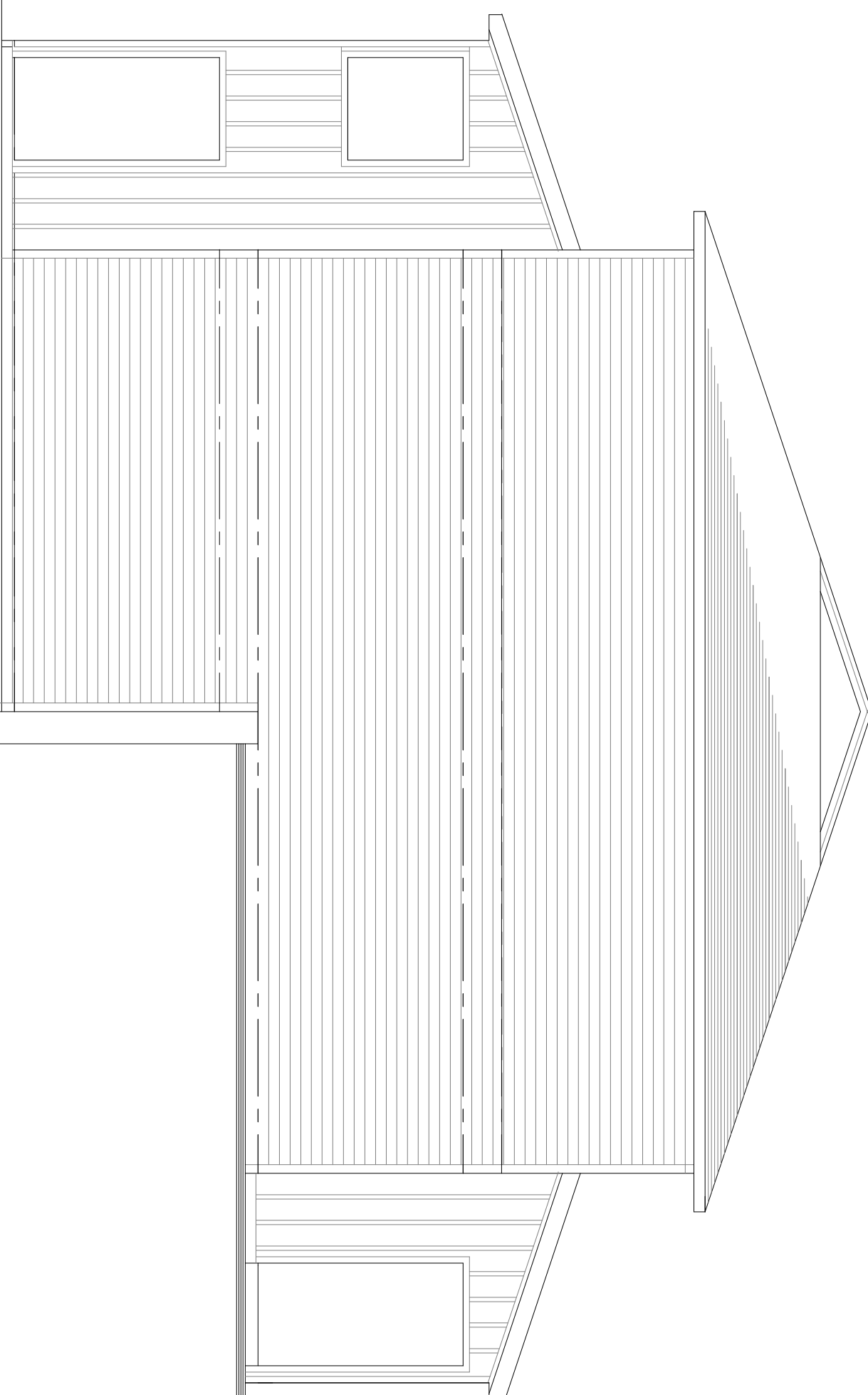
RIGHT ELEVATION



REAR ELEVATION



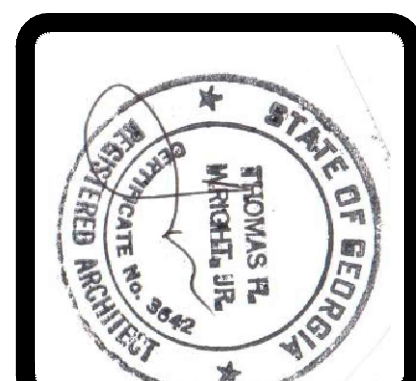
LEFT ELEVATION



Drawn	thw
Checked	T WRIGHT
Date	02.22.2024
Project	22.012
Sheet Number	A-1
Of Sheets	

Revisions	

**Tom H Wright Jr
Architect**
PO BOX 2456 RICHMOND HILL, GA 31324
404.626.6637 • tomwright.architect@yahoo.com



**BALDWIN COURT APARTMENTS
A WILBANKS DRIVE
BALDWIN, GA**



City of Baldwin Building and Zoning Department

P. O. Box 247
186 Hwy 441 Bypass, Baldwin, GA 30511

Staff Recommendations

Date: 02/26/2024

Ordinance NO.: #2024-02139Z

Location: Baldwin Court Apartments, West Airport Drive [MP# 088 016]

Applicant: Tom Wright

Owner: Jim Rozati

Total Area: 4.0 Acres

Current Zoning: Residential Multi-Family District (R-3): “The purpose of this Zoning District is to provide for the orderly development of high-density residential areas for two family and multi-family dwellings, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.”

Requested Zoning/Variance: Additional 10 units per acre (54 units total) and allow 118 parking spaces.

Proposal: “Allow the addition of an additional 10 units of apartments – in area where office is located (this building is not used).”

Water and Sewer: No concerns from this department.

Public Works: No concerns from this department.

Police: Chief Jones stated that with an additional 10 units, he foresees an increase in call volume, and therefore a potential need to grow the police force. Otherwise, no concerns from this department.

Fire: No concerns from this department.

Summary Recommendations: Based on the intended land use, the previous zoning ordinance, and the need for affordable housing in the area, City Staff has no concerns with granting this variance.

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FIRST READING: 02/26/2024

PUBLISHED: 02/14/2024

ZONING HEARING: 03/05/2024

PASSED: _____

AN ORDINANCE NO. 2024-02139Z

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BALDWIN, GEORGIA, BY GRANTING VARIANCES TO ONE TRACT OR PARCEL OF LAND WITHIN THE CITY OF BALDWIN, GEORGIA, AND OWNED BY BALDWIN COURT APARTMENTS LLC., AND BEING PARCEL 088 016 OF HABERSHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON PLATS, WHICH ARE ATTACHED HERETO AND, WHICH ARE INCORPORATED BY REFERENCE INTO THIS ORDINANCE, AND PROVIDING THAT THE ZONING CLASSIFICATION UPON SAID PROPERTY SHALL BE SUBJECT TO CERTAIN VARIANCES; REPEALING CONFLICTING ORDINANCES TO THE EXTENT OF THE CONFLICT; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the City Council of Baldwin, Georgia as follows:

Section 1. VARIANCE ALLOWED.

(a) That from and after passage of this ordinance, the following described lands within the City of Baldwin shall be granted to the variances, as hereafter specifically described within this ordinance, and shall be so designated on the zoning map of the City of Baldwin as having said variance regarding the property.

(b) The following variance is hereby granted to said property, after the City Council has considered the factors for the grant of the variance pursuant to the zoning ordinance of the City of Baldwin, Georgia, and the City Council having found that said factors have been met:

- 36 (1) an increase to the maximum density from 11 units per acre to 13.5 units per acre and;
37 (2) allow 118 parking spaces.

38 (c) The legal description for the subject property that has been granted a variance or
39 variances pursuant to this ordinance as follows:

40 All that tract or parcel of land lying and being in Land Lot 152 of the 10th Land District
41 of Habersham County, Georgia, and being shown on a plat of survey prepared for Baldwin Court
42 by Hubert Lovell, Georgia RLS #1553, dated February 21, 1994, filed for record on August 11,
43 1995 in Plat Book 38, Page 71A, Habersham County, Georgia Records.

44 **Section 2. REPEAL OF CONFLICTING ORDINANCES.**

45 All ordinances and parts of ordinances in conflict herewith are hereby repealed to the
46 extent of the conflict.

47 **Section 3. SEVERABILITY OF PARAGRAPHS.**

48 If any portion of this ordinance shall be invalid or unconstitutional, such invalidity or
49 unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that
50 other parts are wholly and necessarily dependent upon the part held to be invalid or
51 unconstitutional.

52 **Section 4. AMENDMENT TO THE ZONING MAP.**

53 This ordinance is enacted as an amendment to the zoning map of the City of Baldwin.

54 **Section 5. EFFECTIVE DATE.**

55 The effective date of the variances imposed by this ordinance shall be on the date the
56 ordinance is approved by the City of Baldwin, by and through its City Council.

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SO ORDAINED this 11th day of March, 2024.

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BALDWIN CITY COUNCIL

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By: _____
Mayor Stephanie Almagno

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Council Member Erik Keith

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Council Member Joseph Satterfield

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Council Member Kerri Davis

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Council Member Maarten Venter

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Council Member Alice Venter

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Attest:

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City Clerk Erin Gathercoal

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CITY COUNCIL
Mayor: Stephanie Almagno
Erik Keith, Post 1
Joseph Satterfield, Post 2
Kerri Davis, Post 3
Maarten Venter, Post 4
Alice Venter, Post 5



Emily Woodmaster, CAO
Erin Gathercoal, City Clerk
Bubba Samuels, City Attorney

186 Hwy 441 Bypass
Baldwin, GA 30511
706-778-6341 ~ Cityofbaldwin.org

Council Action Form

Meeting Date: 02/26/2024

Submitted By: Fletcher Holliday

Agenda Item: 2. Consideration/Approval of Water Plant Purchase of Heaters and Fans

Classification (City Attorney must approve all ordinances, resolutions, and contracts):

Ordinance (No.____) Contract Information Only Public Hearing

Resolution (No.____) Ceremonial Discussion/Action Other

Background (Includes description, background, and justification)

The existing gas heater at the Water Treatment Plant has been repaired multiple times but is now completely inoperable. Staff is proposing to replace the inefficient gas heater with two energy-efficient electric heaters and two large ceiling fans to reduce operational expenses.

Budgeting & Financial Impact (Included project costs and funding sources)

\$18,420.00 to be expensed from System Connection Fees.

Capital Asset Cost \$18,420.00 Useful Life 10 - 12 Years

Staff Recommendation (Include possible options for consideration)

Staff recommends utilizing System Connection Fees to make purchase.

Department Head Approval _____

Date 2/26/24

City Attorney Approval _____

Date _____

CAO Approval _____

Date 2/26/24

Council Denial _____

Council Tabled Until _____

Council Approval _____

City of Baldwin

P.O. BOX 247
BALDWIN, GA 30511

TEL: (706) 778-6341
FAX: (706) 776-7970

PURCHASE ORDER NUMBER 00500

DATE:	2/23/2024
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ISSUED TO:
MPE
580-4700-522202

SHIP TO:
City of Baldwin Water Treatment Plant
288 Coldwater Drive
Demorest Ga 30535

SHIP VIA	F.O.B.	TERMS	DATE REQUIRED
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	QTY. ORDERED	QTY. RECEIVED	STOCK NUMBER/ ITEM DESCRIPTION	UNIT PRICE	PER	TOTAL AMOUNT
1	1		Heaters- 2 25kw 480v 3 phase heaters	10645		\$10,645.00
2			2 wall mount thermostats. Material & labor			\$0.00
3						\$0.00
4	1		Fans- 2 108" 9 blade 6 speed remote ceiling fans	7775		\$7,775.00
5			material & labor			\$0.00
6						\$0.00
7						\$0.00
8						\$0.00
9						\$0.00
10						\$0.00
11						\$0.00
12						\$0.00
13						\$0.00
14						\$0.00
15						\$0.00
16						\$0.00
Total						\$18,420.00

IMPORTANT:
Our order number must appear on all invoices, packages and correspondence. Advise us if unable to deliver complete order by the date required.

BUYER: Fletcher Holliday

CITY OF BALDWIN, GEORGIA

As of 2/26/2024

System Connection Fees

Collections Began December 2019

SYSTEM PROJECTS	COMMITTED FUNDS	TOTAL SPENT
WATER PLANT		
Clarifier Grates and Screens <i>Approved 11/08/2021</i>	\$75,000.00	\$ 75,000.00
SCADA Improvements <i>Approved 11/08/2021</i>	\$195,000.00	\$ 27,082.27
<i>Transmission Line (project under budget & no longer need)</i>	<i>\$0.00</i>	
<i>WATER PLANT HEATER AND FANS</i>	<i>\$18,420.00</i>	
WASTEWATER PLANT		
Solids Handling <i>Approved 11/14/2022</i>	\$ 100,000.00	
PUBLIC WORKS		
Hydraulic Modeling <i>Approved 09/28/2020</i>	\$ 26,460.00	\$ 20,705.00
Light Street Water Tank <i>Approved 07/12/2021</i>	\$ 114,643.00	\$ -
Light Street Water Tank <i>Approved 3/27/2023</i>	\$ 33,000.00	\$ 147,643.00
BANK FEES		
Checks for Account	\$ 159.88	\$ 159.88
Totals	\$ 562,682.88	\$ (270,590.15)
COLLECTIONS		
Totals	\$ 382,308.14	
Total Collected	\$ 589,543.75	
<i>Committed Funds</i>	\$ 562,682.88	
<i>Expensed Funds</i>		\$ (270,590.15)
Available Revenue	26,860.87	