



Agenda
City Council Meeting
April 24th, 2023
6:30pm

Baldwin Courtroom, 155 Willingham Avenue, Baldwin, GA 30511

Call Meeting to Order

Invocation and Pledge

Consent Agenda

Citizen Comment

Public Hearings

Reports

Public Works Department

Old Business

1. Consideration/Approval of 2nd Reading of Property Conveyance Ordinance #2023-04121
2. Consideration/Approval of 1st Reading of ReveSolutions SUP Ordinance #2023-04122Z
3. Consideration/Approval of Partnership Habersham Public Pledge for 2023

New Business

4. Consideration/Approval of Fire Department SiteMed Expense
5. Discussion of GIRMA Liability for FY24

Executive Session

Announcements

- a. The City of Baldwin will be hosting a Town Hall Meeting on May 1st at 6:30 pm at Life Church. We invite citizens to ask questions, meet department heads, and discuss the future of Baldwin.
- b. The Council Work Session for the month of May will be May 9th at the normal time of 6:30 pm but will be held at the Baldwin Police Training Center located directly behind the Police Department.
- c. Public Safety Day will be May 20th from 10:00 am – 2:00 pm, hosted by SteelCell at 510 Industrial Park Road! This free event is for all ages, focusing on demonstrations and activities regarding public safety. This includes Baldwin Fire, Baldwin Police, and other Georgia public safety initiatives. Activities include “drunk goggles,” jaws of life Jenga, and the Challenge Your Local Hero firefighter agility test! Food vendors are welcome! Email baldwinevents@cityofbaldwin.org for more information!

Adjournment

EASEMENT FOR INGRESS/EGRESS

STATE OF GEORGIA,
COUNTY OF HABERSHAM

WHEREAS, for good and valuable consideration, the receipt of which is hereby acknowledged, the **CITY OF BALDWIN**, State of Georgia (hereinafter referred to as "Grantor") hereby grants and conveys to **ALEX THORNTON** (hereinafter referred to as "Grantee"), his heirs, executors, administrators, successors and assigns, a perpetual, non-exclusive ingress/egress easement over and across the property of Grantor designated as the "12' concrete drive" on that certain plat of survey prepared by Davidson Land Surveying dated April 9, 2010 for Minnie Payne Estate and recorded in Plat Book 63, Page 65, Habersham County, GA deed records, said concrete drive leading from Airport Road to the property of Grantee shown as Tract 2 on said survey.

This easement shall constitute a covenant running with the land, shall bind the heirs, executors, administrators, successors and assigns of the Grantor and Grantee, shall be binding on the successors on title of the Grantor, and shall inure to the benefit of the successors in title of the Grantee.

IN WITNESS WHEREOF, said parties have hereinto set their hands and seals this

_____ day of _____, **2023.**

Signed, sealed and delivered in the presence of:

CITY OF BALDWIN

Witness

By: _____ (SEAL)

Its: _____

Notary Public

DRAFT

CITY OF BALDWIN

ORDINANCE NO. 2023-04121

AN ORDINANCE OF CITY OF BALDWIN, GEORGIA TO AFFORD ABUTTING PROPERTY OWNERS THE OPPORTUNITY TO PURCHASE AN INTEREST IN CERTAIN REAL PROPERTY OWNED BY THE CITY, PURSUANT TO O.C.G.A. § 36-37-6(g); TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the duly elected governing authority of the City of Baldwin, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinances to protect the public health, safety, and welfare of the citizens of the City Of Baldwin, Georgia; and

WHEREAS, the duly elected governing authority of the City of Baldwin, Georgia is the Mayor and City Council therefore; and

WHEREAS, the City of Baldwin is the owner of certain real property located within the City Council that constitutes a narrow strip of land, so shaped or so small as to be incapable of being used independently as zoned or under applicable subdivision or other development ordinances; and

WHEREAS, an owner of property abutting the said parcel has requested the conveyance of an access easement over and across such parcel so as to facilitate the enjoyment of the highest and best use of the abutting owner’s property; and

WHEREAS the City Council has determined that it is in the best interests of the City to convey such access easement to any of the three (3) abutting owners without first submitting the proposed conveyance to the process of an auction or the solicitation of sealed bids pursuant to O.C.G.A. § 36-37-6(g).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BALDWIN, GEORGIA, AND IT IS HEREBY ESTABLISHED AS FOLLOWS:

Section 1. The City Clerk shall notify the owners of property abutting the narrow strip of land owned by the City and located on Airport Road, between Tax Parcel ID Nos.: 091C059 and 091C060, and terminating at Tax Parcel ID No. 091C050, of the availability of an access easement over, across, and through such property owned by the City; upon request by any such abutting owner, the Mayor shall be, and is hereby authorized to execute an Access Easement pursuant to

40 O.C.G.A. § 36-37-6(g) in favor of such abutting property owner in substantially the form attached
41 hereto as Exhibit A.

42
43 Section 2. Conflicting Laws and Regulations. All ordinances or parts of ordinances in conflict with
44 this ordinance are hereby repealed.

45
46 Section 3. Severability. If any of the provisions of this resolution or the application thereof to any
47 person or circumstances are held invalid, such invalidity shall not affect other provisions or
48 applications of the resolution which can be given effect without the invalid provision or
49 application, and to this end, the provisions of this resolution are declared to be severable.

50
51 Section 4. Effectivity. This ordinance will become effective upon its adoption.

52
53 This _____ day of _____, 2023.

54
55
56 BALDWIN CITY COUNCIL

57
58
59
60 By: _____
61 Interim Mayor, Alice Venter

62
63
64 _____
65 Theron Ayers, Council Member

66
67
68 _____
69 Larry Lewallen, Council Member

70
71
72 _____
73 Stephanie Almagno, Council Member

74
75 Attest:

76
77 _____
Maarten Venter, Council Member

Emily Woodmaster
CAO, City Clerk

Surveyor Edwin G. Davidson
 R.L.S. #2586
 328 Bridge Street
 Clarksville, Ga. 30523
 Phone (706) 754-7498

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

In my opinion this plat is a correct representation of the land platted herein and has been prepared in conformity with pertinent standards and requirements of law.

Signed *Edwin G. Davidson*

REGISTERED LAND SURVEYOR EDWIN G. DAVIDSON No. 2586

- NOTES:
- The land platted hereon is subject to any easements, reservations, or restrictions that may exist either within or without.
 - All lots are 1/2" rebar.
 - Right-of-way platted 20' from centerline.
 - Refer to DB J/4/33 for City of Baldwin Map.
 - Tracts 1A & 2A are claimed by Mary Jordan & Dwayne Heaton, Jr. children of Wanda Payne located on shown. A Georgia licensed attorney must be consulted to render a title opinion.

Tract 1
 0.144± ACRES
 6277.71± SQ. FT.

Tract 1A
 0.144± ACRES
 6277.71± SQ. FT.

Tract 2
 0.178± ACRES
 7755.02± SQ. FT.

Tract 2A
 0.178± ACRES
 7755.02± SQ. FT.

Total Area 0.269± ACRES
 (1 & 1A) (11728.5± SQ. FT.)

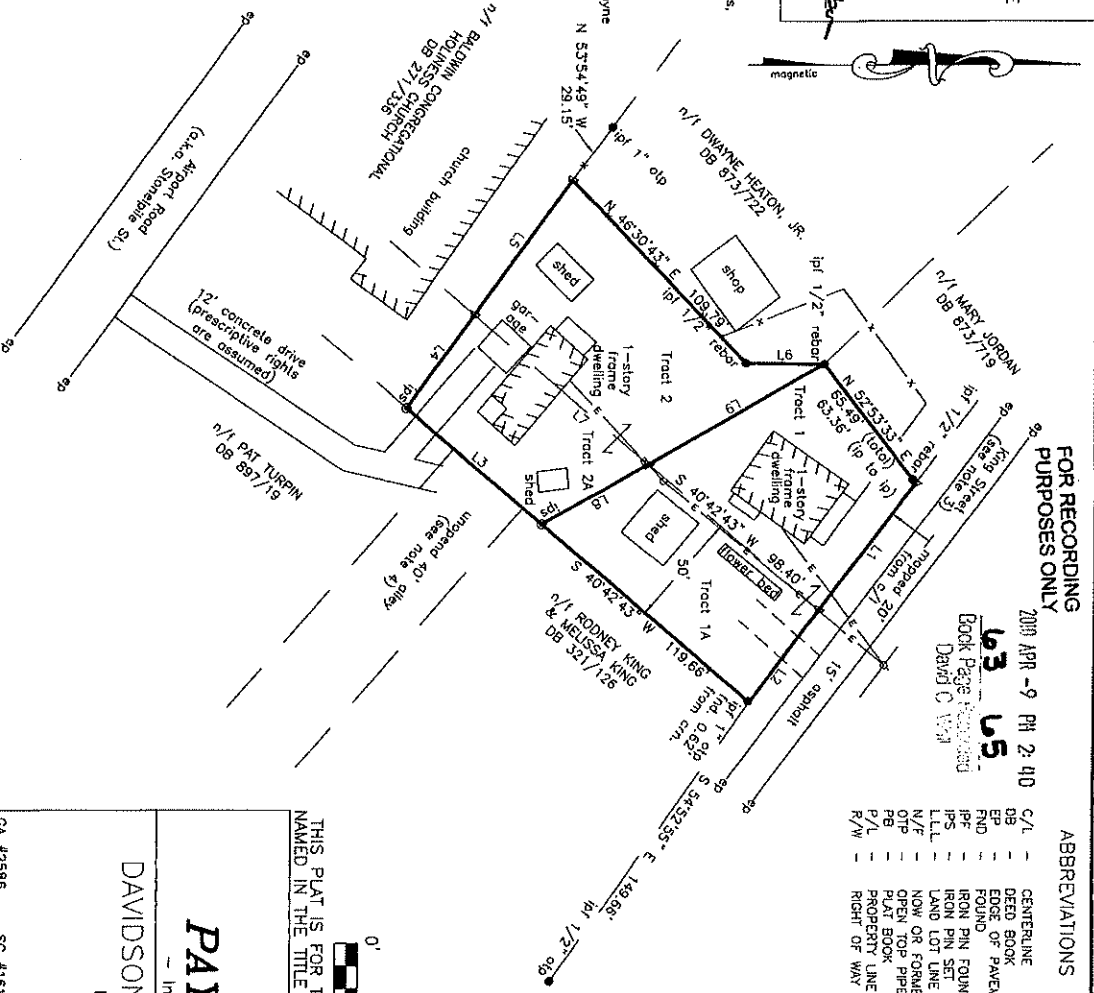
Total Area 0.281± ACRES
 (2 & 2A) (12222.5± SQ. FT.)

The field data upon which this plat is based has a closure precision of one foot in 9,100 feet, and an angular error of 25 seconds per angle point, and was adjusted using (no adjustment) rule.

This plot has been calculated for closure and is found to be accurate within one foot in 42,700 feet.

Linear measurements obtained using Leica TCR4-1103 and angular measurements obtained using Leica TCR4-1103 field work completed on 3/15/2010.

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 131370205C DATED 6/2/2008. THIS IS BASED ON AERIAL PHOTOGRAPHIC DATA AND NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.



FOR RECORDING PURPOSES ONLY
 2010 APR -9 PM 2:40
 63 US
 Book Page
 David C. W. M.

- ABBREVIATIONS
- C/L - CENTERLINE
 - DB - DEED BOOK
 - ED - EDGE OF PAVEMENT
 - FOUND - FOUND
 - IPF - IRON PIN FOUND
 - IPF - IRON PIN SET
 - L.L.L. - LAND LOT LINE
 - N/F - NOW OR FORMERLY
 - OTF - OPEN TOP PIPE
 - P/B - PLAY BOOK
 - P/L - PROPERTY LINE
 - R/W - RIGHT OF WAY

- LEGEND
- These standard symbols will be found in the drawing.
- E—E— ELECTRIC
 - X—X— FENCE
 - T—T— TELEPHONE
 - ⊙ TELEPHONE POLE
 - ⊙ TELEPHONE BOX
 - ⊙ IRON PIN SET
 - ⊙ IRON PIN FOUND
 - ⊙ TREES
 - ⊙ BREAK IN P/L

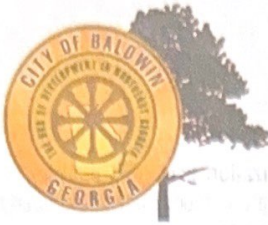
LINE	BEARING	DISTANCE
L1	S 53°21'03" E	69.52
L2	S 53°21'03" E	50.13
L3	S 40°42'43" W	78.47
L4	N 53°54'49" W	50.16
L5	N 53°54'49" W	72.55
L6	N 00°52'14" E	34.26
L7	S 40°42'43" W	100.23
L8	N 28°47'03" W	53.04
L9	N 29°17'03" W	88.23

THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK

BOUNDARY SURVEY FOR:
MINNIE PAYNE ESTATE

DAVIDSON LAND SURVEYING, INC.
 In the City of Baldwin, Georgia -
 E.G. (EDDIE) DAVIDSON, PLS
 328 BRIDGE STREET
 CLARKSVILLE, GEORGIA 30523
 (706) 754-7498

GA #2586	SC #16127	NC #1-3746	TR # 1877	AL #20350
Land Lot: 185	District: 10th	County: Heberston, Georgia	Job No.: 10-022	Drawing No.: 10-022-1
Date: 4/9/2010	Scale: 1"=50'			



Date Received _____

Application for Variance or Zoning Change

Application Creation Date 4-12-23

First Reading Date _____

Published Date _____

Second Reading Date _____

Applicant Information

Name	REVE SOLUTIONS INC
Address	PO Box 1234
City/State/Zip	FAYETTEVILLE GA 30214
Phone	770-851-0030
Fax	
Email	reveolutionsinc@gmail.com

Property Owner Information

Name	City of Baldwin
Address	
City/State/Zip	
Phone	
Fax	
Email	

Status of Applicant

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

Variance Request(s)

Describe Type Variance(s) Requested	Special Use Permit
Vary From	Light Industrial
Vary To	Light Industrial

Zoning Information

Current Zoning Classification(s)	Light Industrial
----------------------------------	------------------

Parcel Information

Tax Parcel Number(s)	090020 Plat 2	Acreage	
Location (Street Address)	Industrial Blvd.		
Existing Structure(s)	None		
Description of Proposed Use	pretreatment and compost		

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 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 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 One full scale (folded to 8.5 x 11 size) and One- 8.5 x 11 size
<input checked="" type="checkbox"/>	Other Explain Basic Concept of 2 skids for pretreatment and composting.

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 4-14-23

Application Taken By _____

Date _____

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

Signature of Applicant _____

Date _____

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

NOTE: This form is required for all amendment 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: _____

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.

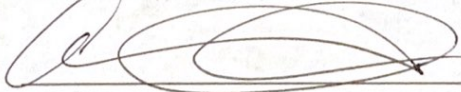
As the applicant, you are responsible for ensuring the public notice sign remains on the site during the entire zoning process. The Planning Department staff will prepare and place a sign (or signs) for you. If any problem arises with regard to the sign, notify the City of Baldwin Department of Planning 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.

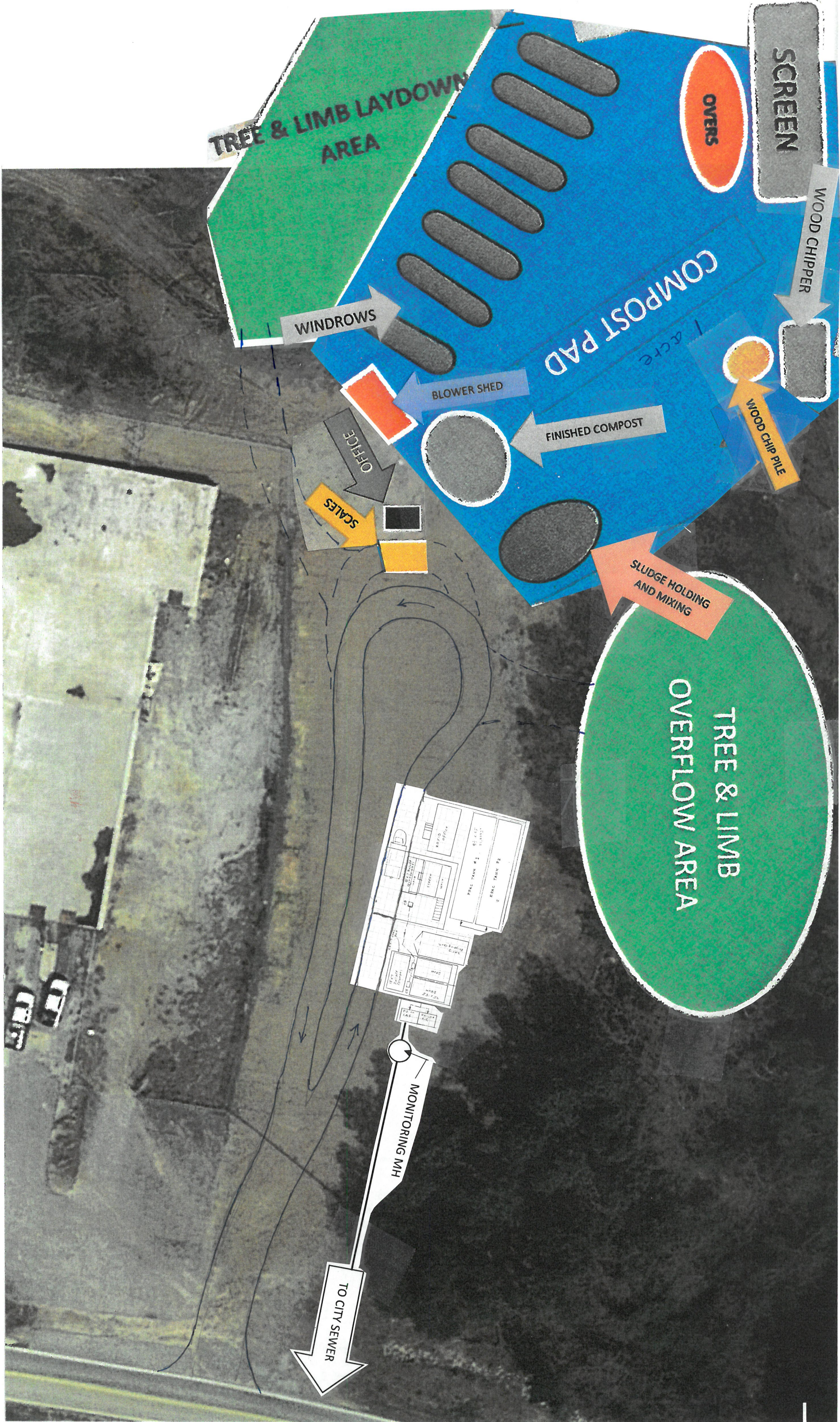
Applicant's Certification: *I hereby certify the above information, and all attached information, is true and correct; and that I have read, understand, and have received a copy of the Public Notice Requirements.*

Signature of Applicant



Date

4-14-23



AN ORDINANCE NO. 2023-04122Z

AN ORDINANCE OF THE CITY OF BALDWIN, GEORGIA, TO GRANT A SPECIAL USE PERMIT TO ALLOW FOR A “WASTE DISPOSAL COMPANY” ON THAT CERTAIN TRACT(S) OR PARCEL(S) OF LAND OWNED BY CITY OF BALDWIN AND LEASED TO REVESOLUTIONS, INC., AND BEING TRACT 2 ON MAP AND PARCEL 090 020 WITHIN HABERSHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON A DECEMBER 20, 2017 PLAT PREPARED BY TURNER LAND SURVEYING, GRLS NO. 982, BEING RECORDED AT PLAT BOOK 69, PAGE 60 OF THE HABERSHAM COUNTY DEED RECORDS WHICH IS ATTACHED HERETO AND, WHICH IS INCORPORATED BY REFERENCE INTO THIS ORDINANCE, AND CURRENTLY ZONED AS LIGHT INDUSTRIAL (LI), WITH CONDITIONS; REPEALING CONFLICTING ORDINANCES; 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. ZONING IMPOSED WITH CONDITIONS.

That from and after the passage of this ordinance the following described lands located within the City of Baldwin shall be zoned and so designated on the zoning map of the City of Baldwin as Light Industrial (LI) District with the following Special Use Permit:

Conditional Use Allowed:

- (1) Septage Dewatering, Pretreatment and Composting Facilities
- (2) The zoning district and zoning setbacks shall remain in force and effect, unaffected by the grant of this Special Use Permit.

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Conditions

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1. A five (5') foot vegetative buffer shall be installed and maintained at all times on the portion of the property abutting Industrial Park Road.

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2. The Waste Disposal Company shall enter into a service agreement with the City outlining requirements for effluent discharge allowance and monitoring, all state issued permits (NPDES, LAS, Industrial Pre-Treatment and etc.) submittals and other reporting requirements defined in said service agreement.

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Legal Description:

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All that tract(s) or parcel(s) of land owned by City of Baldwin being tract 2 on map and parcel 090 020 within Habersham County, Georgia and being more particularly described on an December 20, 2017 plat and prepared by Turner Land Surveying, GRLS no. 982, being recorded at plat book 69, page 60 of the Habersham County deed records, and incorporated by reference hereof, into this legal description.

50

Section 2. REPEAL OF CONFLICTING ORDINANCES.

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

53

54

Section 3. SEVERABILITY OF PARAGRAPHS.

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

58 unconstitutional.

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

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

61 **Section 5. EFFECTIVE DATE.**

62 The effective date of the zoning conditional use imposed by this ordinance shall be on the
63 date the zoning conditional use is approved by the City of Baldwin, by and through its City
64 Council.

65 **SO ORDAINED** this _____ day of May 2023.

66 **BALDWIN CITY COUNCIL**

67 By: _____

68 Acting Mayor Alice Venter

69 _____
70 Council Member Theron Ayers

71 _____
72 Council Member Larry Lewallen

73 _____
74 Council Member Maarten Venter

75 _____
76 Council Member Stephanie Almagno

77 Attest:

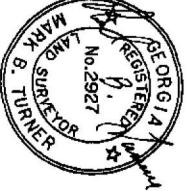
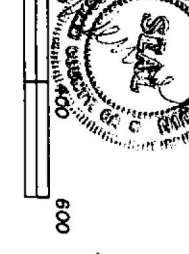
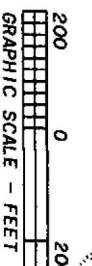
78 _____
79 Emily Woodmaster
80 CAO, City Clerk

eFiled & eRecorded
 DATE: 1/31/2018
 TIME: 1:29 PM
 PLAT BOOK: 00069
 PAGE: 00060
 RECORDING FEE: 8.00
 PARTICIPANT ID: 5033446127
 CLERK: David C Wall
 HABERSHAM COUNTY, GA

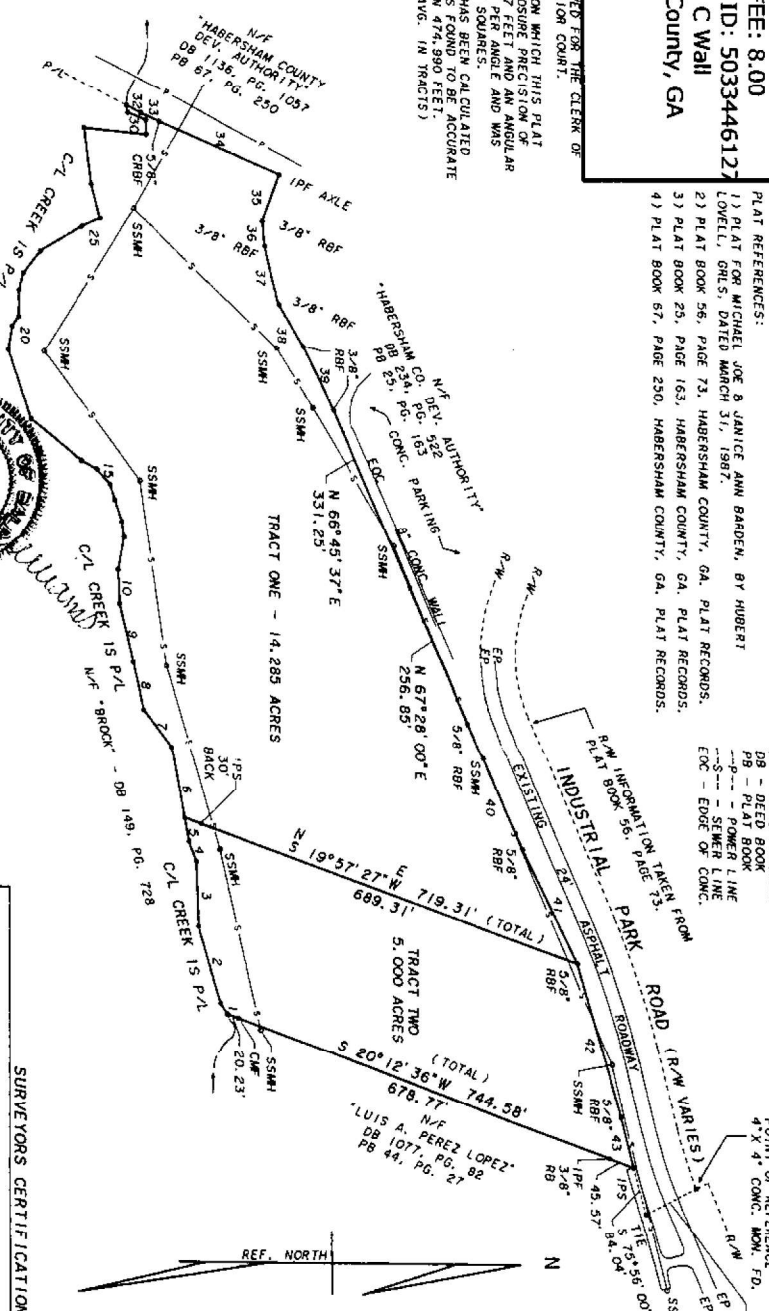
NOTES:
 1) BEARING BASIS TAKEN FROM PLAT BOOK 56, PAGE 73, HABERSHAM COUNTY, GA. RECORDS.
 2) EQUIPMENT USED: TOPCON GTS 23SW TOTAL STATION.
 3) THE LAND PLATTED HEREON IS SUBJECT TO ANY EASEMENTS, RESERVATIONS, RIGHT OF WAYS, OR RESTRICTIONS THAT EXIST.
 4) DATES OF FIELD SURVEY: OCT. 20, 24, 25, DEC. 13, 2017.
 DEED REFERENCE: SET DEED BOOK 1147, 1002-1003, HABERSHAM COUNTY, GA. DEED RECORDS.
PLAT REFERENCES:
 1) PLAT FOR MICHAEL JOE & JANICE ANN BARDEN, BY HUBERT LOWELL, GILS, DATED MARCH 31, 1987.
 2) PLAT BOOK 56, PAGE 73, HABERSHAM COUNTY, GA. PLAT RECORDS.
 3) PLAT BOOK 29, PAGE 163, HABERSHAM COUNTY, GA. PLAT RECORDS.
 4) PLAT BOOK 67, PAGE 250, HABERSHAM COUNTY, GA. PLAT RECORDS.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,400 FEET AND ANGULAR ERROR OF ONE SECOND PER ANGULAR STATION. THE FIELD DATA WAS CHECKED AND ADJUSTED BY LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 474,990 FEET. (AVG. IN TRACTS)

PREPARED BY
 TURNER LAND SURVEYING
 1641 UNIT B HWY. 129 S.
 CLEVELAND, GEORGIA 30528
 PHONE: 706-865-0010
 GA. LS FIRM # 000982
 EMAIL: turnersurveying@windstream.net



SURVEYORS CERTIFICATION
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
 Mark B. Turner
 12/21/2017
 DATE



LEGEND:
 IFS - IRON PIN SET (1/2" CAPPED REBAR)
 IPF - IRON PIN FOUND
 CRBF - CAPPED REBAR FOUND
 CNF - CONCRETE FOUND
 RBF - REBAR FOUND
 SSM - SANITARY SEWER MANHOLE
 PL - PLANTER LINE
 N/P - NOW OR FORMERLY
 R/W - RIGHT OF WAY
 EP - EDGE PAVEMENT
 PB - DEED BOOK
 PL - PLAT BOOK
 P/L - POWER LINE
 S/L - SEWER LINE
 EOC - EDGE OF CONC. MON. FD.

RETRACEMENT SURVEY & DIVISION OF PARENT TRACT FOR
CITY OF BALDWIN
 LOCATED IN
 LAND LOT 169 10th DISTRICT
 HABERSHAM COUNTY, GEORGIA
 DATE: DEC. 20, 2017 SCALE: 1" = 200'
 JOB NO. 448B FB 22/48

COURSE	BEARING	DISTANCE	NUMBERED CALLS
L-1	S 59°08'42" W	22.55'	
L-2	S 73°51'16" W	137.49'	
L-3	S 87°52'11" W	111.87'	
L-4	S 69°26'54" W	35.41'	
L-5	S 80°18'16" W	41.20'	
L-6	S 80°18'16" W	121.55'	
L-7	S 53°29'19" W	83.67'	
L-8	S 78°20'32" W	85.62'	
L-9	S 77°37'14" W	100.49'	
L-10	S 87°56'23" W	57.20'	
L-11	N 79°26'17" W	27.51'	
L-12	S 82°44'51" W	27.51'	
L-13	S 72°45'33" W	39.33'	
L-14	S 72°50'07" W	27.30'	
L-15	S 49°31'22" W	33.75'	
L-16	S 29°11'35" W	30.29'	
L-17	S 39°14'37" W	111.24'	
L-18	S 72°25'53" W	127.42'	
L-19	N 80°59'27" W	43.78'	
L-20	N 56°48'07" W	19.96'	
L-21	N 87°31'18" W	47.16'	
L-22	N 75°03'53" W	30.98'	
L-23	N 52°21'42" W	48.00'	
L-24	N 30°26'19" W	82.84'	
L-25	N 23°31'28" W	34.32'	
L-26	N 76°10'09" W	60.48'	
L-27	N 85°08'34" E	59.25'	
L-28	N 08°26'54" E	106.19'	
L-29	S 89°11'41" W	46.96'	
L-30	S 20°52'27" W	33.31'	
L-31	S 28°24'06" E	21.08'	
L-32	N 59°15'10" E	31.11'	
L-33	N 54°15'10" E	226.39'	
L-34	S 69°44'11" E	85.03'	
L-35	S 69°44'11" E	42.64'	
L-36	N 77°18'39" E	104.64'	
L-37	N 77°18'39" E	85.19'	
L-38	N 60°40'04" E	123.20'	
L-39	N 65°39'10" E	216.52'	
L-40	N 66°23'15" E	216.99'	
L-41	N 64°34'52" E	216.99'	
L-42	N 74°12'00" E	89.04'	
L-43	N 75°26'00" E	89.04'	

Habersham Partnership For Growth Inc.

PO Box 366

Cornelia, GA 30531 US

+1 7067766805

charliefiveash@gmail.com

Invoice



BILL TO

Emily Woodmaster

City of Baldwin

PO Box 247

Baldwin, GA 30511

United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1448	04/06/2023	\$2,500.00	05/01/2023	Due on receipt	

ACTIVITY	AMOUNT
2023 Public Pledge Dollars 2023	2,500.00

BALANCE DUE

\$2,500.00



On-Site NFPA 1582 Firefighter Medical Exams



We manage medical problems. If medical issues are discovered we coordinate with the firefighter and their personal physician until the issue is resolved. We can usually keep your firefighters working during this process.

We care about your health. As a physician owned company we will customize your program to reflect your specific needs. This means that we can include extras not offered by other companies such as cardiac CT scanning, advanced genetic testing for heart disease and advanced cancer screenings.

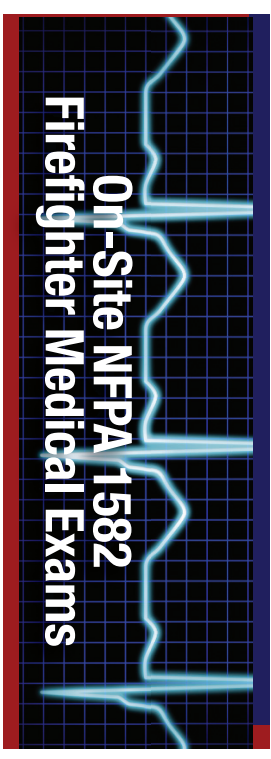
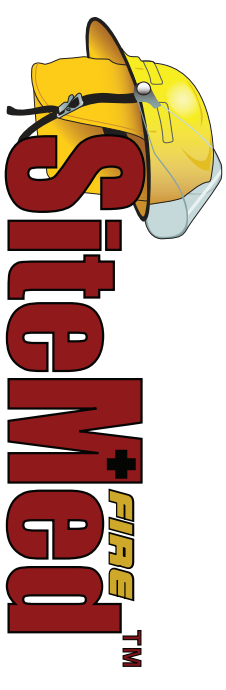
We use a unique two phase process. This means that when our providers meet with your firefighters they have all the information in front of them including labs and medical history - just like when you see your primary care physician. This means we can make health recommendations individualized to each person at the time of the consultation.

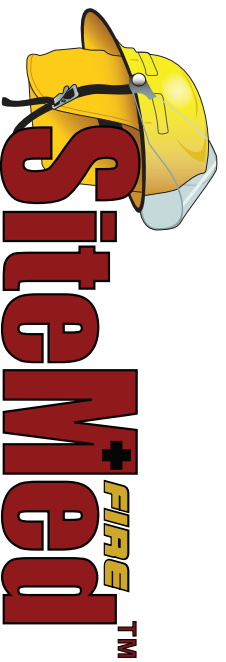
Year-round access. What happens after the testing when you have a medical question? With SiteMed you have year-round access to our physicians for medical consultations. This is with the same doctor who initially issued your firefighter clearance letter.

1-888-837-4819

www.SiteMedFire.com

112 Donmoor Ct.
Garner, NC 27529





On-Site NFPA 1582 Firefighter Medical Exams

DEDICATED TO PROTECTING THE LIVES OF YOUR FIREFIGHTERS

SiteMed is a physician-owned health care company specializing in on-site NFPA 1582 firefighter medical exams. Our comprehensive approach combines proven lifesaving screenings with one on one personalized medical counseling. The SiteMed NFPA program meets and can exceed all aspects of the NFPA 1582 Standard. We work with hundreds of departments, and our program has been effective for large 1000+ member departments as well as small volunteer departments.

Our medical providers have performed over 25,000 NFPA 1582 firefighter, HAZMAT, Police, EMS and fire brigade exams, and have over 50 years combined experience with NFPA 1582 and OSHA standards.

SiteMed uses state of the art equipment and trained experienced staff. Testing is done under NFPA, OSHA, NIOSH and CAOHG procedures. We value your firefighters privacy and maintain medical confidentiality throughout the entire testing process.

Let us put our experience to work for you. We can design a comprehensive program to fit your budget and needs. Call us at 1-888-837-4819 today for a free no obligation consultation with one of our doctors.

THE SITEMED PHYSICAL

Our NFPA 1582 Comprehensive Program Includes:

- Complete Medical History
- Comprehensive Head to Toe Medical Exam
- Vitals & Vision Screening
- 52 point NFPA 1582 blood profile
- Audiogram or Whisper hearing test
- EKG - 12-lead resting electrocardiogram
- Pulmonary Function Test (PFT)
- 10 step NFPA 1583 Fitness Evaluation includes:
 - Body Composition
 - WFI Protocol treadmill exercise test
 - Strength Testing - NFPA recommended
 - Jackson System & JumpMat equipment
 - Muscular Endurance Testing
 - Flexibility
- One on one personalized consultation with each firefighter includes:
 - Lab and testing review
 - Exercise recommendations
 - Nutritional analysis
 - Health and wellness recommendations
 - Copy of test results
- Clearance letters provided to your department
- Department Summary Report with relevant averages, ranges and annual comparison statistics

THE SITEMED DIFFERENCE

We specialize in NFPA 1582 medical exams.

Our physicians lecture and write articles on firefighter health and wellness on the local, state and national level. They understand the inherent medical risks firefighters face, and know that a comprehensive NFPA 1582 firefighter evaluation program is the key to keeping firefighters healthy and reducing your department's health care costs.

We come on-site to you. We realize yearly exams can be a daunting process. By coming on-site, we are able to perform up to 50 exams per day. Each exam takes approximately 1 hour, which greatly helps minimize time away from work. There is no need to sit and wait at an urgent care or hospital, which puts firefighters and trucks out of service for hours at a time. This saves your department time, money and minimizes hassles related to annual physical exams.

We focus on prevention. The purpose of a good wellness program is to enhance the health of your firefighters. It is not a punitive process. Anyone can issue a clearance letter, but our focus is on preventing disease and improving firefighter health and safety. This starts with a complete NFPA 1582 physical exam and our one on one counseling.



Chief Shaun Benfield
City of Baldwin Fire Department
186 Hwy. 441 Bypass
Baldwin, GA 30511

March 22, 2023
Proposal Pricing is Guaranteed for 120 Days

Please find the attached proposal for your Firefighter NFPA 1582 Health and Wellness program. We have listed several key factors that differentiate us from other companies.

Detailed Executive Summary

SiteMed is a physician-owned health care company specializing in on-site NFPA 1582 firefighter medical exams. Our comprehensive approach combines proven lifesaving screenings with one-on-one personalized medical counseling.

Our medical providers have performed over 70,000 NFPA 1582 firefighter, HAZMAT, Police, EMS and fire brigade exams, and have over 50 years combined experience with NFPA 1582 and OSHA standards. SiteMed is an Equal Opportunity Employer and an E-Verify participant employer since October 15, 2010. Our E-Verify company ID # 364885.

SiteMed uses state of the art equipment and trained experienced staff. Testing is done under NFPA, OSHA, NIOSH and CAOHC procedures. We value your firefighter's privacy and maintain medical confidentiality throughout the entire testing process.

The SiteMed Difference

We are a physician owned company.

Our physicians specialize in NFPA 1582 medical exams. They lecture and write articles on firefighter health and wellness on the local, state and national level. They have performed over 70,000 NFPA 1582 Firefighter, Fire Brigade, EMS and HAZMAT exams. They understand the inherent medical risks firefighters face and know that a comprehensive NFPA 1582 firefighter evaluation program is the key to keeping firefighters healthy and reducing your department's health care costs. What does this mean for you? Consistency, Reliability, & Dependability.

Other companies owned by non-physicians will often hire temporary outside doctors who may not have experience with firefighter physicals. We specialize in Occupational Medicine and firefighter exams; this is what we do all day every day. Let us put our experience to work for you.

Our Physicians and Staff are Licensed in all 50 states.

From Alaska to Florida and coast to coast we have you covered. You will never have to worry if your provider is in compliance with Medical Practice Laws.

We insist on the highest medical standards.

This means that all lab and imaging studies are ordered by a State licensed physician. All imaging studies are interpreted by a State licensed board-certified radiologist and a written report of all studies are given to all members.

ON-SITE FIREFIGHTER PHYSICALS

1634 White Circle - Suite 101
Marietta, GA 30066
SiteMedFire.com

112 Donmoor Court
Garner, NC 27529
Phone/Fax 888-837-4819



Our examination meets and can exceed the NFPA 1582 standard

The SiteMed NFPA 1582 medical exam program meets and with optional specialized testing, can exceed all aspects of the NFPA 1582 standard. We work with hundreds of departments, and our program has been effective for large 1000+ member departments as well as small volunteer departments.

We come on-site to you.

We realize yearly exams can be a daunting process. By coming on-site, we are able to perform up to 50 exams per day and can complete a department in just days instead of weeks or months. We perform 4-8 exams per hour, which greatly helps minimize time away from work. Typically, all we need is a conference room and office to perform all of our testing. There is no need to sit and wait at an urgent care, local clinic or hospital, which puts firefighters and trucks out of service for hours at a time. This saves your department time, money and minimizes hassles related to annual physical exams. Firefighters are able to remain in service and respond to emergencies if needed.

We focus on prevention.

The purpose of an effective wellness program is to enhance the health of your firefighters. It is not a punitive process. Anyone can issue a clearance letter, but our focus is on preventing disease and improving firefighter health and safety. This starts with a complete NFPA 1582 physical exam and our one-on-one counseling.

We manage medical problems.

If medical issues are discovered, we coordinate with the firefighter and their personal physician to make sure your employee is safe to perform *the 14 Essential Job Tasks*. We can usually keep your firefighters working during this process until the issue is resolved. We are available 365 days a year to help you manage and mitigate medical issues.

We care about your health.

As a physician owned company, we will customize your NFPA 1582 program to reflect your specific needs. This means that we can include extras not offered by other companies such as cardiac CT scanning, ultrasound imaging, advanced genetic testing for heart disease and advanced cancer screenings.

We use a unique two-phase process.

Blood and urine specimens are collected on site if applicable 2-4 weeks prior to Phase 2 testing. This process enables providers to examine and consult with your firefighters with the information in front of them (labs, X-Rays, ultrasounds and medical history) just like when they see their primary care physician. This means that during their individual one-on-one counseling session; we can make health recommendations individualized to each person at the time of the consultation.

Year-round access.

What happens after the testing when you have a medical question? With SiteMed, you have year-round access to our Fire Department Doctors for medical consultations. There is no extra charge for this service; it is part of our commitment to your department.

These are just a few of the benefits we can offer your department. Once you have had a chance to review our proposal, please feel free to contact me with any questions you may have. Thanks for giving us the opportunity to bid on this proposal. We look forward to working with you soon.

John Chattin,
Business Development

ON-SITE FIREFIGHTER PHYSICALS

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Services <small>Proposal Pricing is guaranteed for 120 days</small>	Quantity	Price	Year 1 (2023)
Standard NFPA 1582 Physical <input type="checkbox"/> Without Fitness Component	Base Program Minimum (10)	\$3,550	\$3,550
Additional NFPA 1582 Physicals		\$355	
Additional Services			
Lab Corp Collection Fee		\$20	
Behavioral Health Assessment		\$55	
Titmus Vision Screening		\$35	
Imaging Services			
Chest -X-rays		\$110	
CT Coronary Calcium Scoring <small>*Not available at all locations * Pricing may vary</small>		\$160-and up	
Thyroid Ultrasound *		\$95	
Abdominal Ultrasound *		\$95	
Pelvic / Testicular Ultrasound *		\$95	
Abdominal Aortic Aneurysm Ultrasound *		\$95	
Carotid Ultrasound*		\$95	
Echocardiogram *		\$150	
ULTRASOUND PACKAGE Includes all items marked with*		\$340	
Screening Services			
Tuberculosis Skin Test Read by FD Personnel		\$30	
Tuberculosis Skin Test Read by SiteMed Personnel		TBD	
QuantiFeron TB Gold Blood Test		\$95	
Hepatitis B Antibody Screening		\$32	
Hepatitis C Screening		\$32	
Varicella Antibody Screening		\$55	
Measles, Mumps, Rubella Antibody Screening		\$75	
Blood Testing Services			
Blood Typing (ABO Grouping & Rho)		\$22	
Testosterone (males)		\$39	
HIV Screening		\$32	
CRP (C-reactive Protein)		\$21	
Cholinesterase, RBC (For Hazmat)		\$42	
Heavy Metals Panel (For Hazmat)		\$150	
Tuberculosis Gold Test		\$90	
Fecal Occult Blood Screening (40 y.o. and older)		\$25	
Vaccination Services <small>May require additional Travel Fees</small>			
Hepatitis A Vaccine (2-Dose Series)		\$95 Per Dose	
Hepatitis B Vaccine (3- Dose Series)		\$85 Per Dose	
Tetanus/ Diphtheria/Pertussis		\$65	
Measles, Mumps, Rubella Vaccine		\$110	
Varicella Vaccine		\$160	
Influenza Vaccine		\$40	
Totals			\$3,550

ON-SITE FIREFIGHTER PHYSICALS

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Billing Information

Invoices will be addressed to: _____

EMAIL: _____

PHONE NUMBER: _____

PAYMENT/INVOICE PORTAL _____

Special billing instructions: _____

Agreement Addendum Notes:

Date: _____

SiteMed
Initial

FD Personnel
Initial

Date: _____

SiteMed
Initial

FD Personnel
Initial

Date: _____

SiteMed
Initial

FD Personnel
Initial

Notes:



ON-SITE FIREFIGHTER PHYSICALS

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Agreement

Phase 1 (labs and imaging)	3 days	Up to 4 hrs per day	Maximum of 24 people per day
Phase 2 (Medical and Fitness)	3 days	Up to 7 hrs per day	Maximum of 26 people per day

- *Scheduled days to be consecutive unless otherwise noted
- *Minimum program Charge includes up to 10 total exams. Additional exams will be billed at \$355.
- *Maximum of 28 exams per 8 hour day unless otherwise noted.
- *Two day jobs are to be scheduled as afternoon/evening on day 1 and morning on day 2 unless otherwise noted.
- *These exams to be done at the Dawson County Fire Department while SiteMed is there, and above are the number of days & hours that we will be at Dawson County Fire Department.

NOTES: _____

Invoicing Terms and Conditions

I acknowledge that the services marked will be provided for (2023) physicals. If changes are made after this agreement is signed an addendum sheet will be provided and signed by both parties. Additional Services Prices are guaranteed for the first year of this agreement and may increase in subsequent years.

SiteMed will invoice for 50% of the total minimum program charge plus additional services if applicable following Phase 1. The Remaining 50% and any other additional services not previously invoiced will be invoiced following phase 2. Invoices are "Due Upon Receipt". Invoices not paid within 30 days will incur a 1.5% late fee charge.

(Initial)

Any Cancellations made less than 30 days prior to scheduled dates will incur charges of 50% of the Minimum charge for time scheduled if not rescheduled for a later date. Cancellations made more than 30 days prior to scheduled dates will incur charges of 25% of the minimum charge if not rescheduled for a later date. Rescheduling services will not incur a cancellation fee.

(Initial)

If applicable Make Up Exams must be completed within 45 Days following the completion of Phase 2. Exceeding 45 days will incur multiple invoices.

(Initial)

(Initial)

This agreement is made and entered on this date of _____, 2023 between SiteMed and City of Baldwin Fire Department. This agreement shall exist for a period of one year and will automatically renew each year thereafter with an annual price increase of 4%, unless cancelled by either party 60 days prior to the annual anniversary date.

We, the undersigned, duly authorized representatives of the above parties do hereby agree to the statement and conditions outlined above.

City of Baldwin Fire Department – Representative **Date**

SiteMed – Representative **Date**

ON-SITE FIREFIGHTER PHYSICALS	
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Standard Labs and Screening included in physicals

Chemistry Screening

Screens for Liver Cancer, Biliary Cancer, Diabetes, Gout, Kidney function, Anemia and Liver Disorders

Glucose	Total Protein
Sodium	Albumin
Potassium	Globulin
Chloride	Albumin/Globulin Ratio
Blood Urea Nitrogen	Total Bilirubin
eGFR	Alkaline Phosphatase
BUN/Creatinine ratio	Gamma-GT
Uric Acid	AST (SGOT)
Inorganic Phosphorus	ALT (SGPT)
Calcium	LDH
Iron	

Complete Blood Count (CBC)

Screens for Lymphoma & Leukemia, Anemia and other Blood Disorders

White Blood Cell Count (WBC)
 Red Blood Cell Count (RBC)
 Hemoglobin
 Hematocrit
 Platelets
 RDW
 Mean Corpuscular Volume (MCV)
 Mean Corpuscular Hemoglobin (MCH)
 Mean Corpuscular Hemoglobin Concentration (MCHC)

Lipids

Screening for Cardiovascular Risk

Triglycerides
 Cholesterol, Total
 HDL-High Density Lipoprotein Cholesterol
 LDL-Low Density Lipoprotein Cholesterol
 VLDL- Very Low-Density Lipoprotein Cholesterol
 Cholesterol/ HDL-Cholesterol
 Estimated Coronary Heart Disease Risk

Urinalysis

Screens for Bladder and Kidney Cancers

Color	Leukocyte esterase
Ketones	pH
Appearance	Nitrate
Occult Blood	Protein
Specific Gravity	Bilirubin
Glucose	Urobilinogen
Microscopic examination of urine sediment	

Thyroid Stimulating Hormone

Screens for Thyroid Disease

Hemoglobin A1C

Screening for Diabetes

Prostate-Specific Antigen (PSA)

Screens for Prostate Cancer

Performed on males 40 years of age and older

Cancer Antigen 125 (CA-125)

Screens for Ovarian Cancer

Performed on all females

American Heart Association /American College of Cardiology

Atherosclerotic Cardiovascular Disease Risk

Calculation of an individual's risk of developing a cardiovascular problem such as a heart attack or stroke within the next 10 years. Calculated for those individuals over the age of 40.



REFERENCES:

The following is a list of some of our most recent public safety jobs. I encourage you to contact our clients listed to discuss the key differences in our services vs. our competitors.

- **Marietta Fire Department (GA)** – Commander Robert Moss – 770-794-5460
rmoss@mariettaga.gov
- **Cobb County Fire & Emergency Services** – Chief Carl Crumbley – 770-528-8304
carl.crumbley@cobbcounty.org
- **City of Smyrna (GA)**– Chief Roy Acree – 770-434-6667
racree@smyrnaga.gov
- **Henry County Fire Department (GA)** – Chief Stacey Ponder – 770-288-6652
sponder@co.henry.ga.us
- **Sandy Springs Fire Rescue (GA)** – Chief Donny Willbanks – 770-206-2082
dwillbanks@sandyspringsga.gov
- **City of South Fulton Fire/Rescue Department (GA)** – Chief Sterling Jones 470-809-7523
sterling.jones@cityofsouthfultonga.gov
- **Cartersville Fire Department (GA)** – Chief Scott Carter – 770-387-5635
scarter@cityofcartersville.org
- **Cherokee Fire and Emergency Services (GA)** – Chief Eddie Robinson – 770-889-4451
erobinson@cherokeega.com
- **Paulding County Fire/Rescue (GA)** – Chief Joey Pelfrey – 404-867-2881
jpelfrey@paulding.gov
- **Hinesville Fire Department (GA)** – Captain Andy Fowler – 912-432-1463
afowler@cityofhinesville.org

ON-SITE FIREFIGHTER PHYSICALS

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SiteMedFire.com

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Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2023-2024

CITY OF BALDWIN

Contribution Summary

<u>Line of Coverage</u>	<u>Annual Contribution</u>
General Liability	\$18,946
Law Enforcement Liability – Before Credit	\$9,173
<i>Law Enforcement Initiative Credit Amount</i>	<i>\$0</i>
Law Enforcement Liability – After Credit	\$9,173
Public Officials Liability	\$15,906
Automobile Liability	\$24,150
Automobile Physical Damage	\$8,834
Property – Buildings & Contents	\$24,838
Mobile Equipment	\$1,616
Police Animal Mortality	\$0
Crime / Fidelity	\$1,022
Boiler & Machinery	\$2,583
Uninsured Motorist	\$0
Sub Total	\$107,068
Less Renewal Credit	\$0
Total	\$107,068

\$10,956 Increase YOY

Disclaimer:

These terms are not to be construed as an exact or complete analysis of the coverage agreement, nor as a legal evidence of coverage. The provisions of the actual coverage document will prevail.