

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Agenda

Friday, November 6, 2020 ♦ 9:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome - Call to Order
2. Approval of Agenda
3. Invocation
4. Pledge of Allegiance (KI)

Code of Ordinances Public Hearing

5. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix E (Broadband Ready Community)

Road Abandonment Public Hearing

6. Consideration of Road Abandonment - portion of Horton Drive (KI)

Regular Business Meeting

7. Public Comments
8. Consent Agenda
 - a. Approval of Minutes - October 20, 2020 Regular Meeting (staff-CC)
 - b. Approval of Minutes - October 20, 2020 Executive Session (staff-CC)
 - c. Authorization for Chairman to sign revised final plat for Phoenix Crossing Phase II (staff-P&D)
9. Approval of FY2020 Budget Amendment #2 (staff-Finance)
10. Authorization for Chairman to sign GDOT Standard Utility Agreement/Actual Cost Utility Agreement-Water Facilities (staff-CM)
11. Authorization for Chairman to sign Georgia Department of Transportation Request for Traffic Signal (BW)
12. Surplus Fixed Asset for Sale (staff-CM)

Reports/Announcements

13. County Manager Report
14. County Attorney Report
15. Commissioner Announcements

Closing

16. Adjournment

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

5. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix E (Broadband Ready Community)

EXPLANATION OF DOCUMENTS:

Red language equals added text.

Struck through language equals deleted text.

APPENDIX E - BROADBAND READY COMMUNITY

Sec. 1. - Short title.

This ordinance shall be titled the "Putnam County Broadband Ready Community Ordinance."

Sec. 2. - Definitions.

For the purpose of this ordinance, the following terms, phrases, words and derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely dicta.

1. *Broadband network project.* Any deployment of broadband services.
2. *Political subdivision.* A county, municipal corporation, consolidated government, or local authority.
3. *Applicant.* A person applying for a permit for a broadband network project.
4. *Permit.* Any local permit, license, certificate approval, registration, or similar form of approval required by policy, administrative rule, regulation, ordinance, or resolution with respect to a broadband network project.

Sec. 3. - Single Point of Contact.

Putnam County, Georgia shall appoint a single point of contact for all matters related to a broadband network project:

- a) The single point of contact shall be:

County Manager
Paul Van Haute
Putnam County
706.485.5826
pvanhaute@putnamcountyga.us
<https://www.putnamcountyga.us/administration>

- b) The single point of contact shall be available for matters related to a broadband network project or a related liaison who may direct such inquiry in real time, with general scope and responsibilities to include permitting and right-of-way; and
- c) The single point of contact information must be current to maintain designation, by updating with such change in contact information on web pages and associated sources, within 15 calendar days of change.

Sec. 4 - Application Completeness Review.

- a) Putnam County shall determine whether an application is incomplete and notify the applicant, by email, of the determination by Putnam County within 10 calendar days of receiving an application.
- b) If Putnam County does not respond to the applicant on whether the application is incomplete, within 10 calendar days, the application shall be assumed to be complete on the 11th day.

Sec. 5 - Notification of Incomplete Application.

- a) If Putnam County determines that an application is not complete, the notification by email to the applicant shall specify all required components of the submitted application that were considered 'incomplete'.
- b) Putnam County's response shall include a checklist of sequenced items that resulted in the application being deemed 'incomplete' and the review timeline shall be as follows:
 - i. The applicant has up to 40 calendar days from the date of notification of incompleteness to respond back with corrections; and
 - ii. If the applicant does not respond back within 40 calendar days, the application is deemed canceled.
- c) Putnam County shall require a new submission and reset the process and application fees, should an application be deemed incomplete a second time.

Sec. 6 - Approval or Denial Notification.

If, on or before the 11th day as described in 4 (b), an application is deemed complete, Putnam County shall approve or deny an application within 10 calendar days unless a joint meeting between the applicant and Putnam County is deemed as necessary.

- a) If a joint meeting is deemed necessary, the joint meeting must occur within 15 calendar days of notification of completion and the joint meeting shall include:
 - i. Where applicant is going to conduct work,
 - ii. When the work will be conducted,
 - iii. What type of work will be done,
 - iv. Who Putnam County can contact for specific details or related questions, and
 - v. Any permit seeking approval under application.
- b) Following a joint meeting between the applicant and Putnam County, Putnam County shall deny or approve the application within 10 calendar days.
- c) Upon final approval, any required permits shall be deemed issued.

Sec. 7 - Related Fees.

- a) Any fee imposed by Putnam County to review an application, issue a permit, or perform any other activity related to a broadband network project shall be reasonable, cost based, and nondiscriminatory to all applicants.
- b) Any application fee that exceeds \$100.00 shall be considered unreasonable unless Putnam County can provide documentation justifying such fee based on a specific cost.

Sec. 8 - Other Information.

- a) Double Fee: No City or County shall require an application or permit(s) when already approved by an authorized state or federal jurisdiction. Provider shall notify and provide a copy of the approved permit to the single-point-of-contact at the City or County prior to access of right-of-way within the City or County jurisdiction.
- b) Application Validity Timeline: Any approved application shall be valid for six months from the date of approval. Should a provider not commence the service request qualified in the approved application within six months, the application shall expire, and it shall require a new permit approval and any associated fees, as applicable.
- c) Single Service Drop: A City or County shall not require a permit for a broadband service provider to perform an installation of broadband service at an individual customer's service address as long as the facility being utilized only transverses a deminimis portion of the public right-of-way to reach the customer's property. The provider must still comply with the provisions of Chapter 9 of Title 25 of the O.C.G.A.

Sec. 9 - Putnam County acknowledges:

- a) A Georgia Certified Broadband Ready Community has an affirmative duty to notify the Georgia Department of Community Affairs of any changes to the information submitted as part of its application; and
- b) Failure to notify Georgia Department of Community Affairs of changes may result in revocation of Putnam County's Broadband Ready Certification, should the certification be granted.

This ordinance shall take effect immediately upon adoption by the governing body upon final reading.

PASSED AND SO ORDERED, this ____ day of _____, 2020.

Billy Webster
Chairman
Putnam County Board of Commissioners

File Attachments for Item:

6. Consideration of Road Abandonment - portion of Horton Drive (KI)



**Putnam County Board of Commissioners
Agenda Item Request Form**

DATE OF MEETING REQUESTED: November 6, 2020

REQUEST BY: _____

AGENDA ITEM: Horton Drive Abandonment Public Hearing

AGENDA ITEM TYPE:

Presentation Discussion Action*

Other (Please Specify) Public Hearing

*ACTION REQUESTED: None - Public Hearing only

SUPPORTING DOCUMENTATION PROVIDED: Yes No

BUDGET/FUNDING INFORMATION: _____

FACTS AND/OR ISSUES: This is step 4 of 6 in the road abandonment process

ROAD ABANDONMENT CHECKLIST

Name of Road Horton Drive (portion of)

When there is a request to abandon a county road the following steps must be followed:

1. The Board of Commissioners must approve beginning the process at a regular board meeting.

Completed Date 10-02-2020

2. A "Notice of Intent to Abandon A County Road" must be published in the legal organ of the county for two weeks.

Completed Dates 10-22-2020 & 10-29-2020

3. Post signs at each end of the road proposed to be abandoned.

Completed Date 10-20-2020

4. Public hearing is held.

Completed Date 11-06-2020

5. Board of Commissioners approves Certification of Road Abandonment at a regular board meeting.

Completed Date _____

a. A copy of the certification and plat is mailed to the property owner(s).

Completed Date _____

b. A copy of the certification and plat is published in the county's legal organ for two weeks.

Completed Dates _____

6. Board of Commissioners declares road abandoned and authorizes Chairman to sign affidavit of abandonment (and, if needed, resolution conveying land to property owner and quit-claim deed) at a regular board meeting.

Completed Date _____

a. County attorney prepares an affidavit of abandonment (and, if needed, resolution and quit-claim deed), to be executed by the Chairman, and files the affidavit and quit-claim deed with the Putnam County Superior Court.

Completed Date _____

RECEIVED*By Lynn Butterworth at 2:40 pm, Aug 28, 2020*

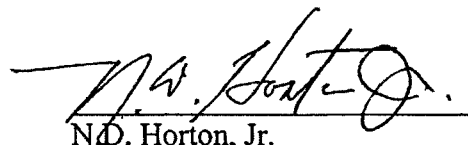
N.D. HORTON, JR.
P.O. BOX 4468
EATONTON, GA 31024
706-473-0552

August 21, 2020

To Whom It May Concern:

N.D. Horton, Jr. request The Putnam County Board of Commissioners to deed back to N.D. Horton, Jr. the right of way granted to the county known as Horton Drive. This right of way is a portion of county parcel I.D. 051001.

Your consideration is appreciated.



N.D. Horton, Jr.



RECEIVED
By Lynn Butterworth at 2:08 pm, Sep 08, 2020

PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024 ♦ Tel: 706-485-5826 ♦ Fax: 706-923-2345

Road Abandonment Request

Date of Request: 9-8-20

Road Name: Unknown

Requester/Authorized Agent: N.D. HORTON JR. N.D. Horton Jr.

Requester's physical Address: 257 Rose Creek Rd

Mailing Address: P.O. Box 4468 Eatonton, GA. 31024

Contact Number(s): 706-473-0552

Road length in Miles Appx. 2 miles (Paved or Unpaved)

****For recording purposes, please provide Survey Plat of Road**** PLAT HAS NOT BEEN LOCATED

Reason for Requested Abandonment: ROAD EASEMENT GIVEN TO COUNTY IN 1971. COUNTY HAS NEVER INSTALLED ROADWAY.

Number of homeowners to be affected by Abandonment: 0 *Have they been notified of proposal? _____

Number of businesses to be affected by Abandonment: 0 *Have they been notified of proposal? _____
*Please provide proof of notification

OFFICE USE ONLY:

Was evidence provided to indicate that all or most of the affected home or business owners have been notified of proposed abandonment? _____

Recommendation by Planning & Development Director: _____
If recommendation is for Denial, reason _____

Planning Director Signature: _____ Date: _____

108

GEORGIA, PUTNAM COUNTY:

This Indenture, Made and entered into this 4th day of November, 1971, between N. D. Horton, Sr., as party of the first part, and Putnam County, Georgia, as party of the second part,

WITNESSETH: That for and in consideration of the sum of One (\$1.00) Dollar, in hand paid at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, and the further benefits and advantages to be derived by the grantor and others from the opening and construction of roads through the land herein referred to, the party of the first part has this day bargained, sold and conveyed, and does hereby bargain, sell and convey to Putnam County, Georgia, its successors and assigns, a perpetual right of way or easement for roads to, over and upon the following land, to-wit:

All that tract or parcel of land, lying and being in Putnam County, Georgia, and being a strip of land 50 ft. in width running from the Glenwood Springs Road to the old Eatonton-Macon Highway and from the New Eatonton-Macon Highway to property of Owens-Illinois. Said 50 ft. strip of land is further designated as being that 50 ft. strip shown as "Proposed Road" on seven (7) plats prepared by W. Henry Watterson, R. S. #398, dated July 19, 1971 and said 7 plats are recorded in Plat Book 4, pages 294-295-296-297-298-299- and 300, Clerk's Office, Putnam Superior Court and these plats by reference are made a part of this description.

The 50 ft. strip on said plats between the old Eatonton-Macon Highway and the new Eatonton-Macon Highway is specifically not conveyed by this instrument.

To Have and To Hold said described premises, together with all and singular the rights, privileges and appurtenances thereunto belonging, unto the said Putnam County, Georgia, and its successors, perpetually for road and right of way purposes, for water, sewer, drainage, and gas lines and such other public purposes as may appertain thereto, but should the same be discontinued abandoned, or cease to be used for such purpose, then the same shall revert to the grantor, his heirs or assigns, according to their respective interests in the property adjacent thereto, with full warranties of title.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

[Handwritten Signature]

Signed, sealed & delivered

in the presence of:

[Handwritten Signature]

[Handwritten Signature] N. P.

NOTARY PUBLIC
STATE OF GEORGIA
My Commission Expires February 4, 1974

(Notary Seal Affixed)
[Faint, mostly illegible text of the document body]

Filed for record this the 4th day of November, 1971, at 3:05 P. M.
Recorded this the 5th day of November, 1971.

[Handwritten Signature]
Elizabeth W. Cardwell, D.C.S.C.

Recorded July 26, 1971

Rutherford, C. D. C.

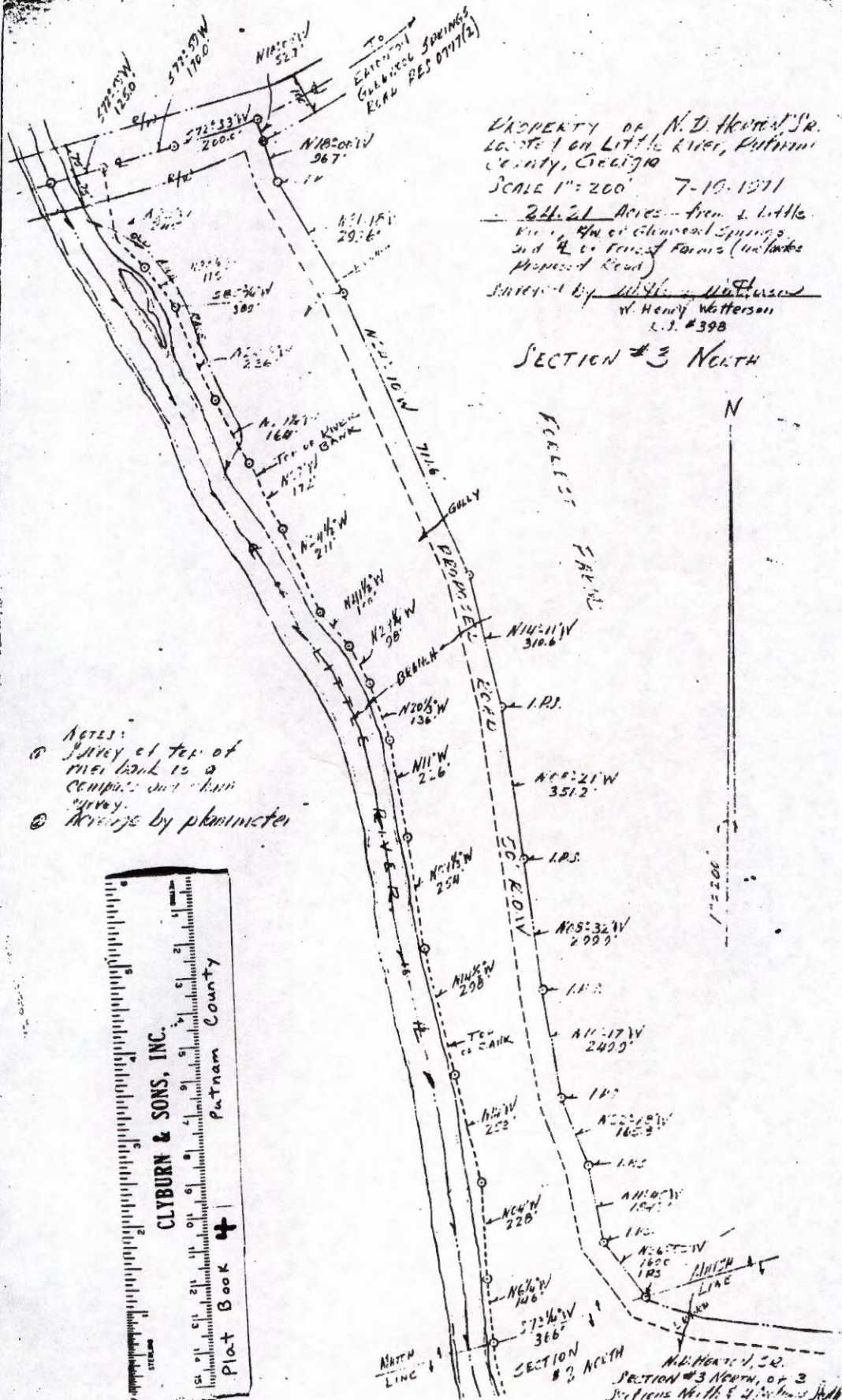
294-A

PROPERTY OF N. D. HEATON SR.
LOCATED ON LITTLE RIVER, PATNAM
COUNTY, GEORGIA
SCALE 1" = 200' 7-10-1971

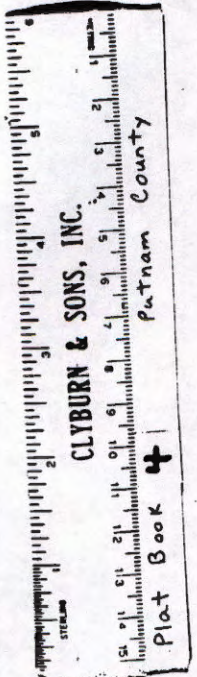
24.21 Acres - from 2 Little
River, 4th of Chocoma Springs
and 4th of Forest Farms (includes
Proposed Road)

Surveyed by W. Henry Watterson
W. Henry Watterson
L.S. #398

SECTION #3 NORTH



- NOTES:
- Ⓐ Survey of top of river bank is a compass and chain survey.
 - Ⓑ Bearings by planimeter



N.D. HEATON, SR.
SECTION #3 NORTH, OF 3
SECTIONS WITH E. J. BURNETT'S ADD

D.C.

Recorded July 26, 1971

Putnam, C.S.C.

294-B

SUMMARY OF ACREAGE

PROPERTY OF N.D. HORTON, JR. LOCATED ON LITTLE RIVER AND LAKE WINKLAIR (LITTLE RIVER) LOCATED IN PUTNAM COUNTY, GEORGIA

NORTH of old U.S. #129, S.R. #44

SECTION #1	24.21 Acres
SECTION #2	65.62
SECTION #3	50.91
	<hr/>
	135.74 Ac.

SOUTH of old U.S. #129, S.R. #44

	GEORGIA POWER CO. ABOVE			TOTAL
	Below 350' Contour	Below 350' Contour	350' Contour	PER SECTION
SECTION #1	7.98	4.11	31.00	43.09 Acres
SECTION #2		21.79	31.41	53.20
SECTION #3	6.54	14.82	43.23	64.59
SECTION #4		14.80	17.82	31.62
	<hr/>	<hr/>	<hr/>	<hr/>
	14.52	54.72	123.46	192.70
				<hr/>
				TOTAL 328.44 Ac.

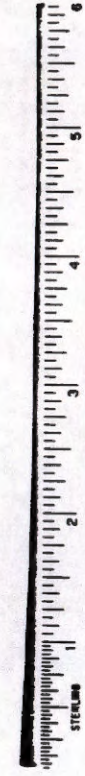
Surveyed by W. Henry Watters 7-17-1971
 W. Henry Watters
 R.S. # 398

Horton Sr.
Putnam

1971
Little Springs
(in tent)

W. Henry Watters
Putnam
98

North



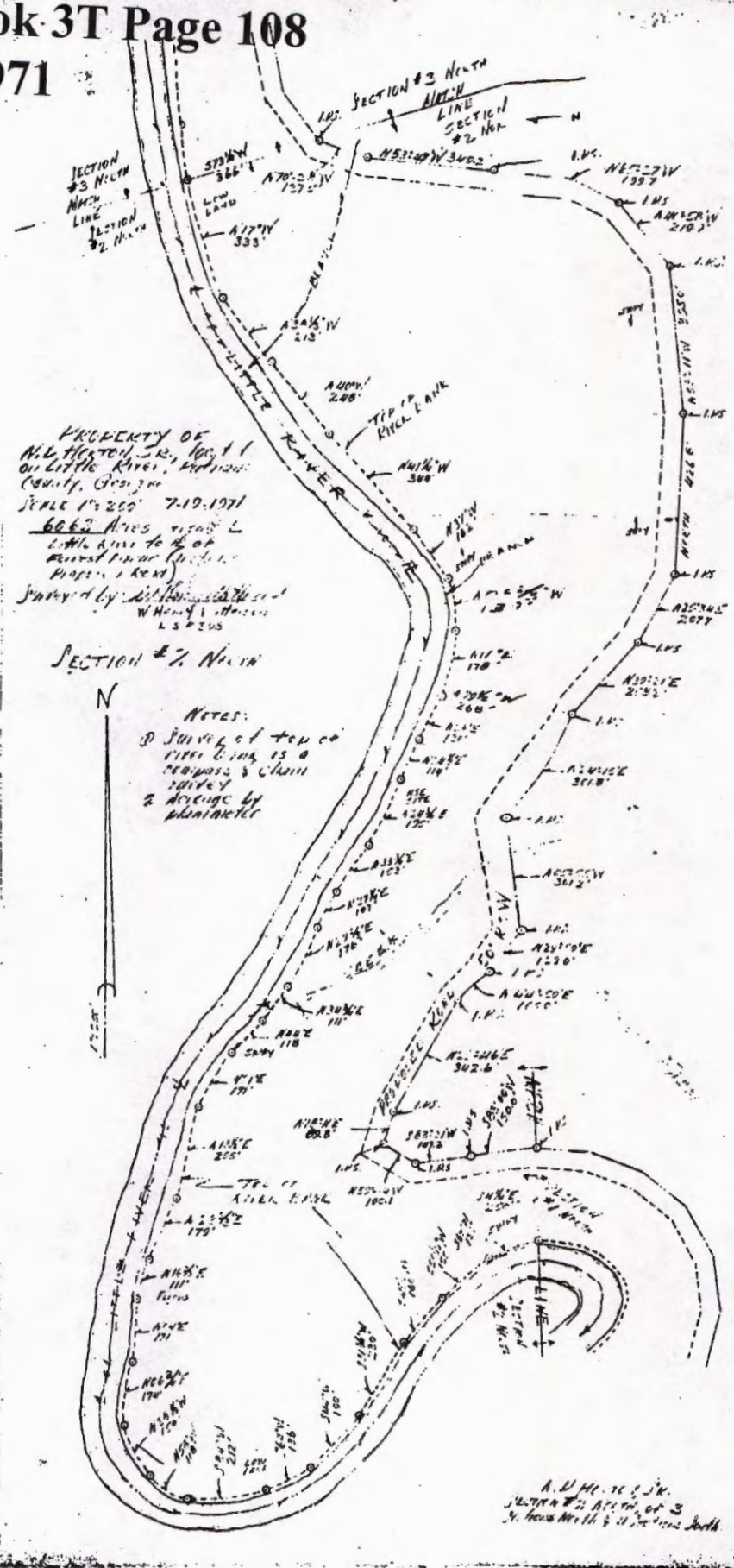
CLYBURN & SONS, INC.
 Putnam County
 Plat Book #

On

DEED Book 3T Page 108

On 11/4/1971

Recorded July 26, 1971



PROPERTY OF
 H.L. HESTON, JR., 100%
 On Little River, Madison
 County, Georgia
 SCALE 1" = 200' 7-10-1971

66.2 Acres more or less
 with line to & of
 several former (part of
 property) (part)
 Surveyed by W. Henry & Associates
 W. Henry & Associates
 L.S. 295

SECTION #2 NORTH

NOTES:
 1. Survey of top of
 1781 & 1815 is a
 proposed & chain
 survey
 2. Accrues by
 prescription

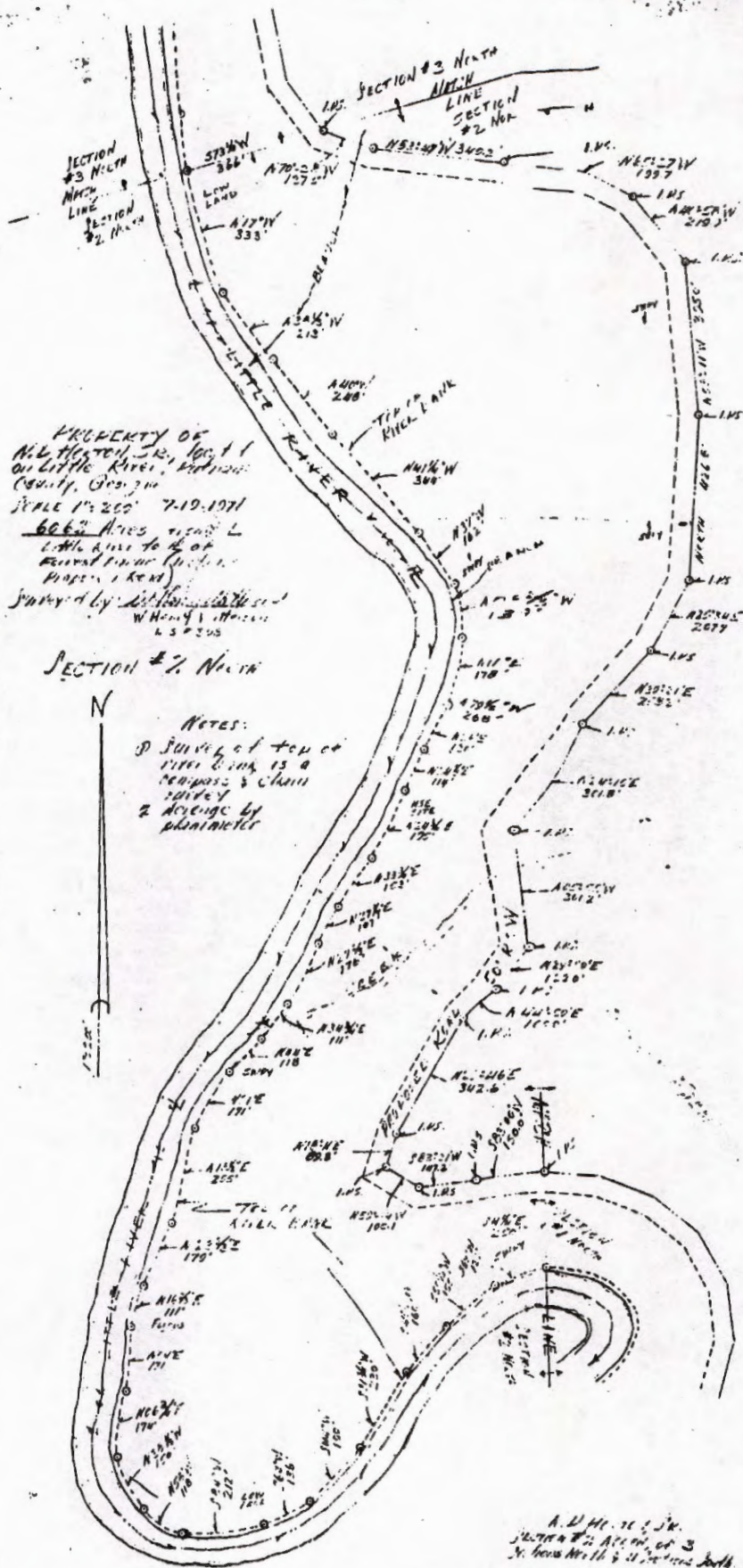
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
 Feet
 Plat Book 4
 Madison County

CLYBURN & SONS, INC.

Superior, C. D. C. 295

A. D. H. 100%
 SECTION #2 NORTH of 3
 N. from Mer 11 & 12 Section South

Recorded July 26, 1971



PROPERTY OF
 W.L. HIGDON, JR., 1001 1/2
 ON Little River, Madison
 County, Georgia
 SCALE 1"=200' 7-19-1971

6662 ACRES, more or less
 with more to be of
 Federal Land (part of
 Project 1, R-2)
 Surveyed by W. Henry S. Harrison
 W. Henry S. Harrison
 L.S. 2305

SECTION #2 NORTH

NOTES:
 1) Survey of top of
 river bank is a
 compass & chain
 survey
 2) Average by
 planimeter

CLYBURN & SONS, INC.
 Plat Book # 4
 Putnam County

Surferman, C. D. C. 295

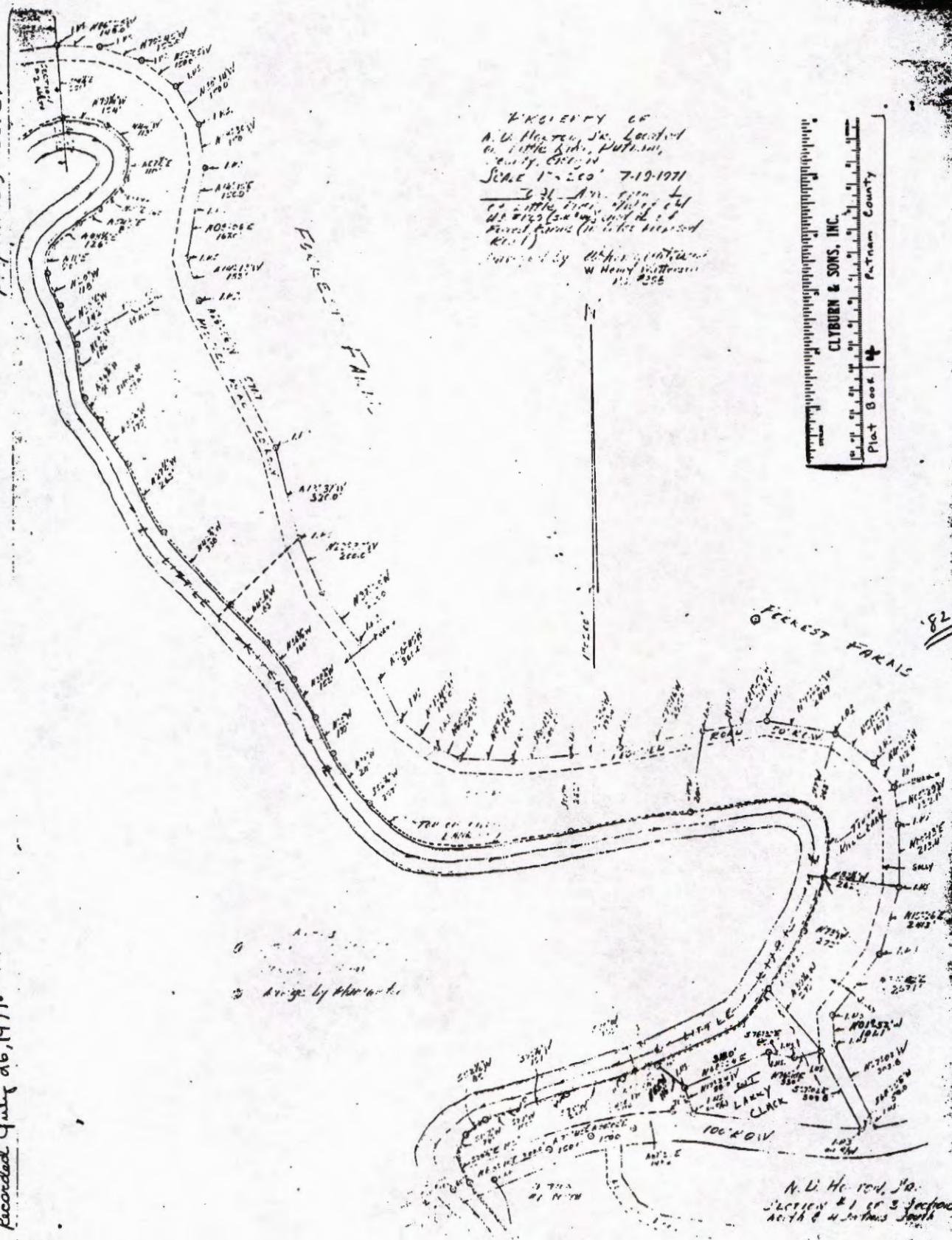
A. D. HIGDON, JR.
 SECTION #2 ACRES OF 3
 N. from North & 1/2 Section South

296
Ruppersville, C. D. C.

EXCISE OF
N. D. HEARD, JR. Located
at 1116 1/2 N. W. 1st St.,
COLUMBIA, MISSOURI
Scale 1" = 200' 7-19-1971
Surveyed by W. Henry Vetter
111 255

CLYBURN & SONS, INC.
Plat Book #4
Extreme County

296
Recorded July 26, 1971.



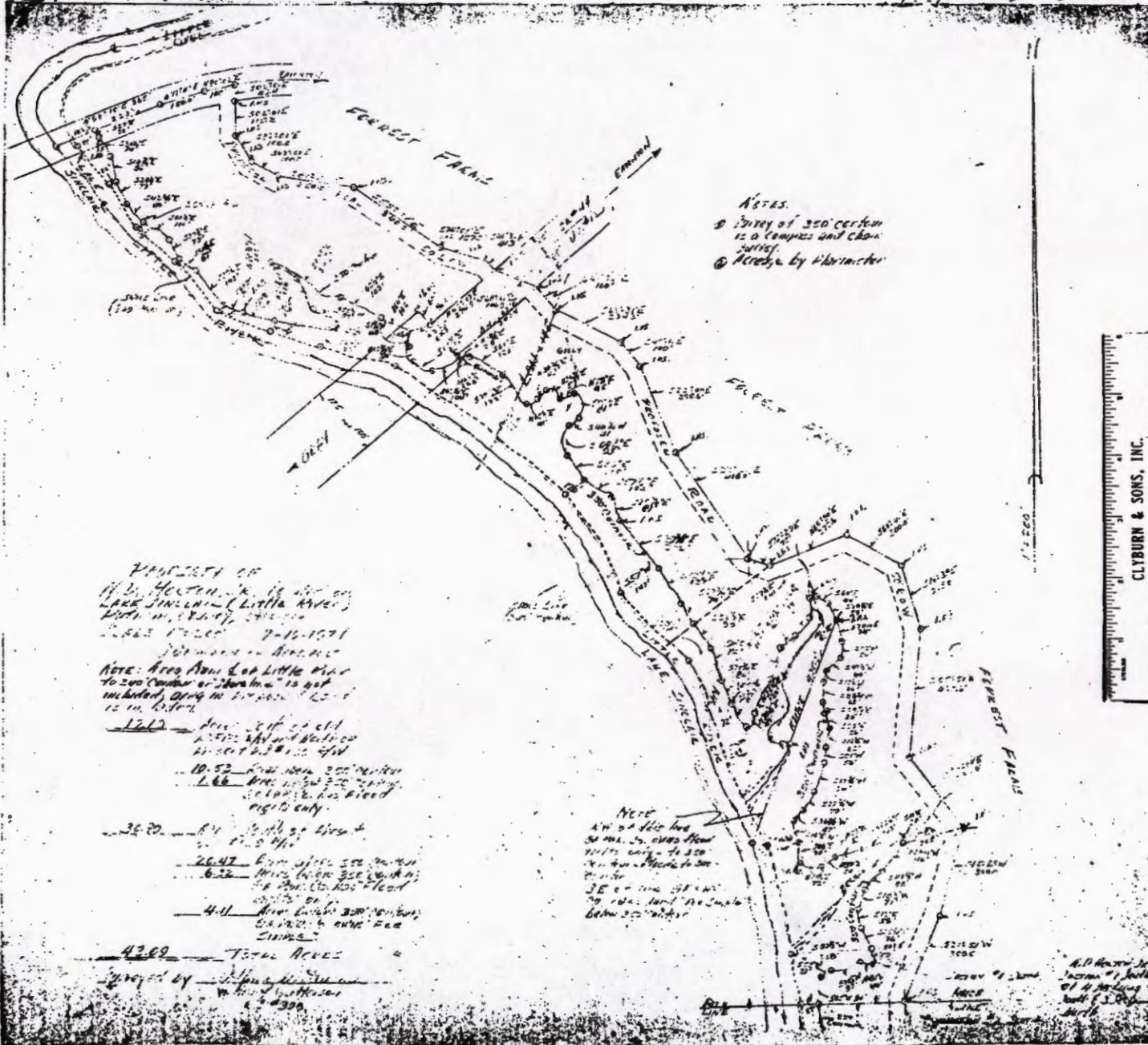
N. D. HEARD, JR.
SECTION #1 OF 3 Section
North & 4 Sections South

Recorded July 26, 1971

Lawrence, C. S. C.

297

297



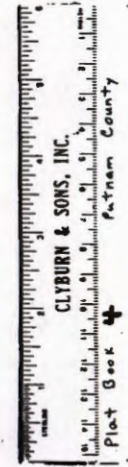
NOTES.
 1. Survey of 350 certain
 is a compass and chain
 survey.
 2. Accred. by H. H. H. H.

PROPERTY OF
 H. H. H. H. (Little River)
 2-11-1971
 NOTE: Area from Lake Little River
 to 200' center of 'Shoreline' is not
 included, only the 100' to 200'
 is in. 10/1/71

12.12 - Area 1/2 of 1/2
 10.53 - Area 1/2 of 1/2
 1.66 - Area 1/2 of 1/2
 26.20 - Area 1/2 of 1/2
 26.47 - Area 1/2 of 1/2
 4.11 - Area 1/2 of 1/2
 43.69 - Total Acres

Surveyed by
 H. H. H. H.
 1971

NOTE
 Area of 1/2 of 1/2
 to 200' center of 'Shoreline'
 is not included, only the
 100' to 200' is in.



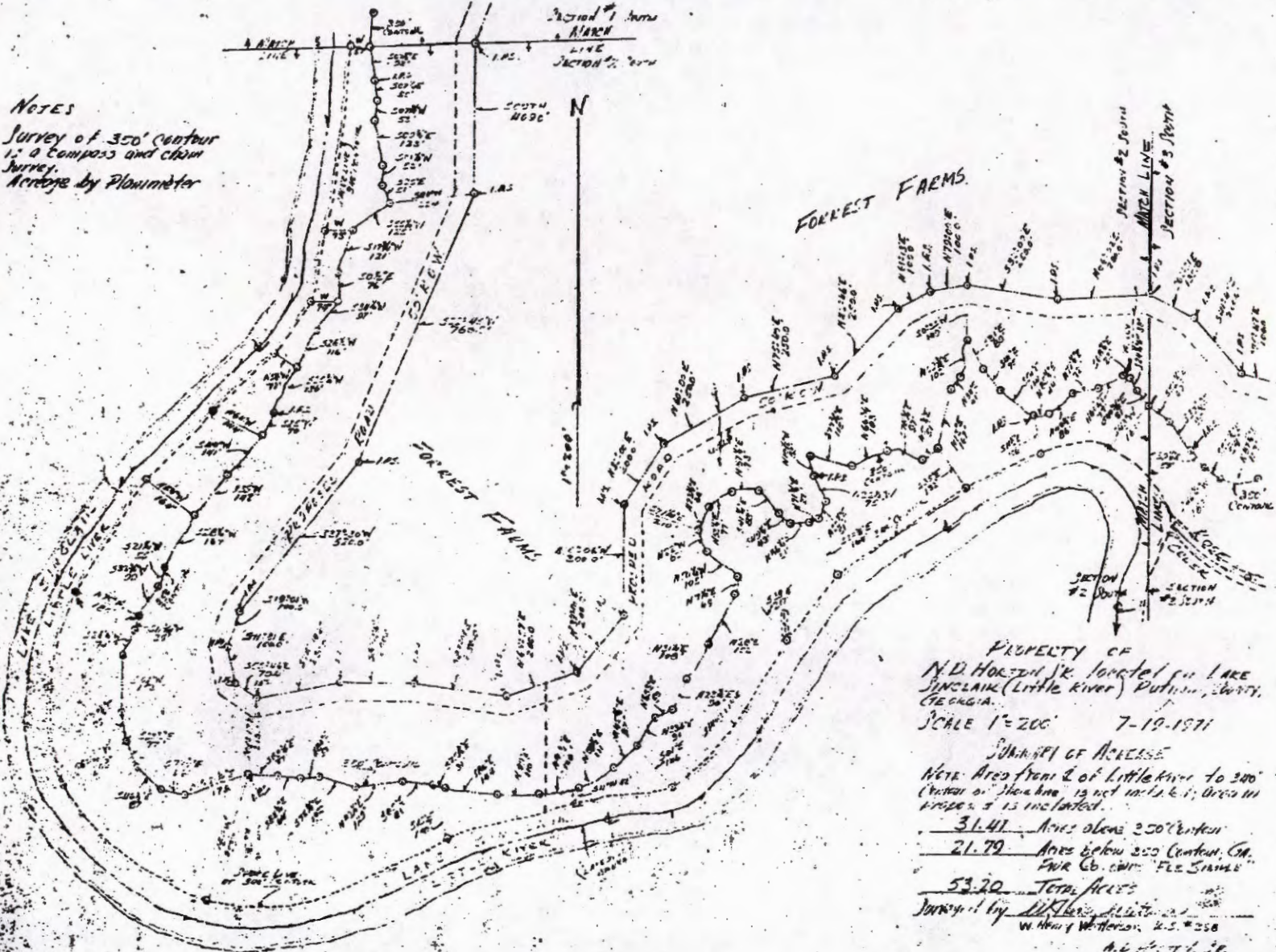
H. H. H. H.
 1971

Recorded July 26, 1971

Purfermie, C. S. C.

298

NOTES
 a Survey of 350' contour
 is a compass and chain
 survey.
 b Acreage by Planimeter

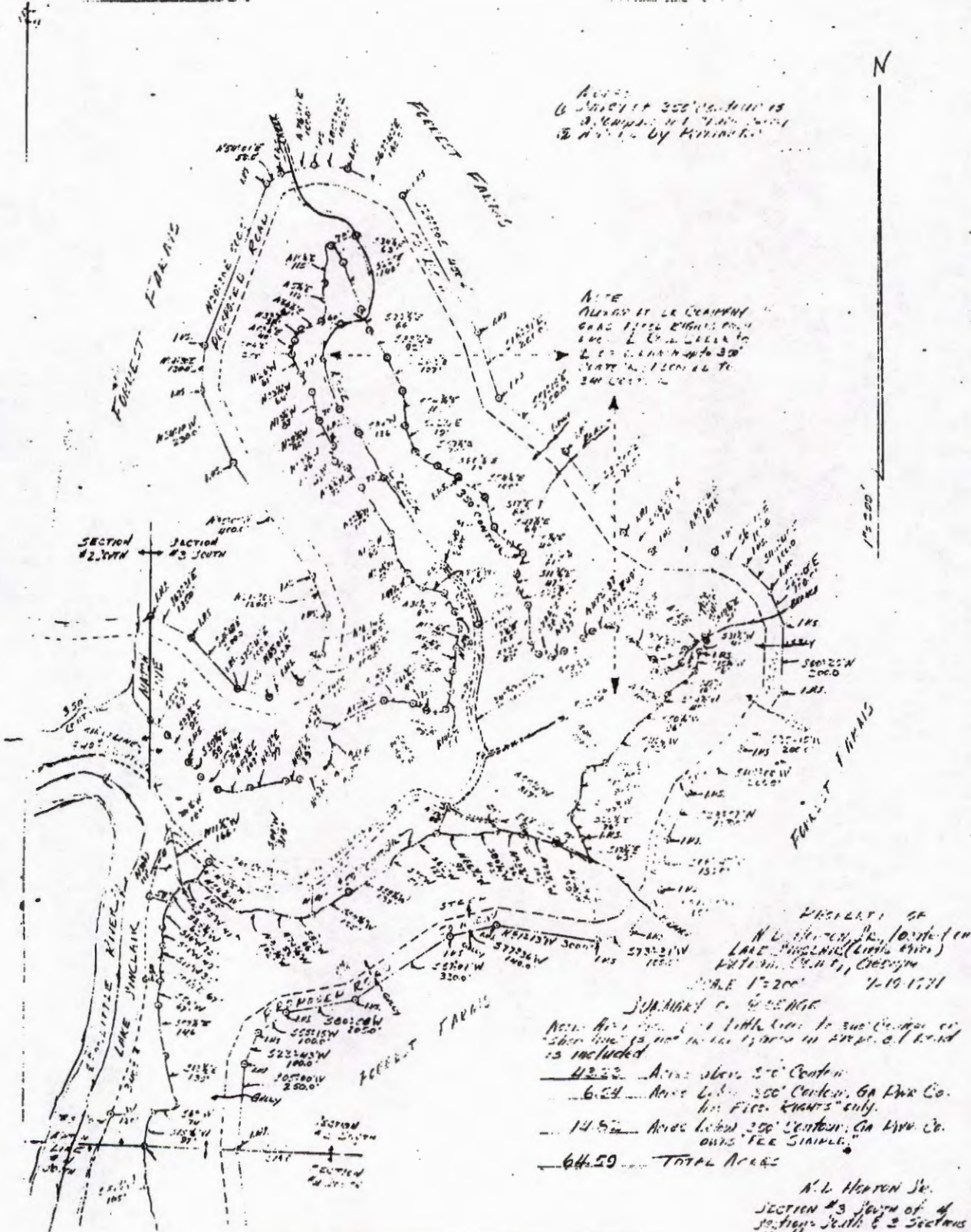


PROPERTY OF
 N. D. HORTON, JR. located on LAKE
 SINK LAKE (Little River) Putnam County,
 GEORGIA.
 SCALE 1"=200' 7-19-1971

SUMMARY OF ACREAGE
 Note: Area from E of Little River to 300'
 (Contour of) showing 19 net ac. & 1; Area W
 of 300' & 15 included.
 31.41 Acres above 350' contour
 21.79 Acres below 350' contour, GA.
 FOR CO. MAP FILE 51411
 53.20 Total Acres
 Surveyed by W. H. W. HORTON, JR.
 W. H. W. HORTON, JR. S.S. #258
 A. L. H. T. J. S.
 SECTION #2, 100' x 100'
 20 Acres North of 3' below
 North.

CLYBURN & SONS, INC.
 Putnam County
 Plat Book 4

Recorded July 26, 1971



NOTE
 1. AREA OF 300 AC. HEREIN IS
 2. BEING OFFERED FOR SALE
 3. BY PUTNAM CO.

NOTE
 ALONG RT. 22 CAMPING
 GRASS FIELD BEHIND FROM
 L. 2. 1/2 M. S. 1/2 M. S. 1/2 M. S.
 2. 1/2 M. S. 1/2 M. S. 1/2 M. S.
 3. 1/2 M. S. 1/2 M. S. 1/2 M. S.

PROPERTY OF
 W. L. HARRON, JR., (Owner)
 LAKE JIMCLARK (LITTLE RIVER)
 PUTNAM CO., GA.
 DATE 7-19-1971

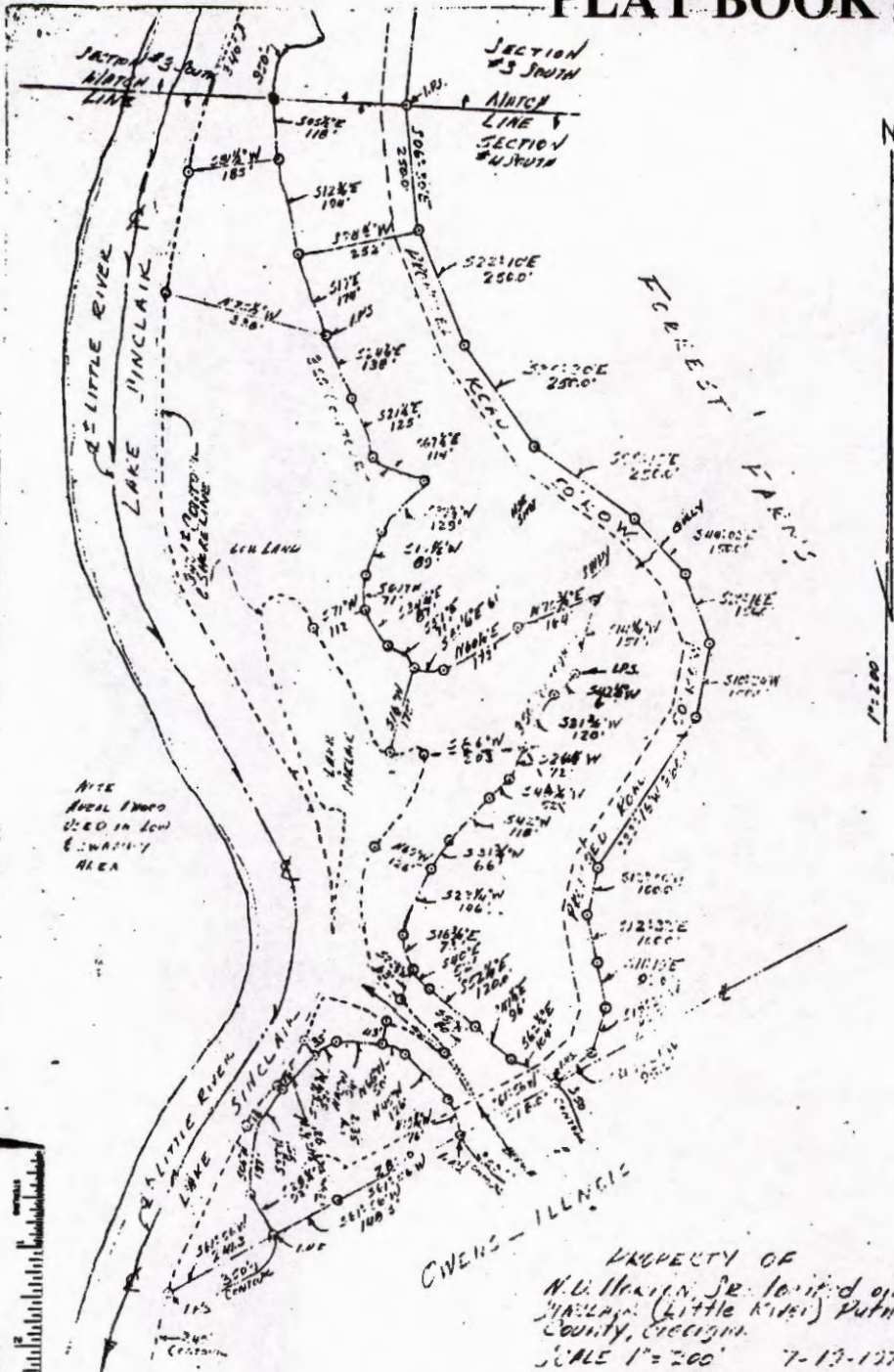
- SUMMARY OF ACRES
- 42.33 Acres above 200' Contour
 - 6.54 Acres below 200' Contour, GA Park Co. in Fico. Rights only.
 - 14.52 Acres below 300' Contour, GA Park Co. owns Fee Simple.
 - 64.59 TOTAL ACRES

A. L. HARRON Sr.
 SECTION #3 South of 4
 sections South & 3 Sections
 North

CLYBURN & SONS, INC.
 Plat Book 4 Putnam County

A. L. HARRON Sr. 299

Recorded July 26, 1971



CLYBURN & SONS, INC.
 Plat Book 4
 Putnam County

PROPERTY OF
 N. D. HANCOCK, JR. located on LAKE
 MINCLAIK (Little River) Putnam,
 County, Oregon.
 SCALE 1"=200' 7-13-1971

SUMMARY OF ACREAGE
 Note: Area from 2' of Little River to 340'
 center of stream this is not included; area in
 proposed plat is in full.

- 17.83 Acre above 350' contour
- 14.99 Acre below 350' Contour (Ch. R.R.
 CO. OWNED "FLY STRIP")
- 21.51 Total Acres

Surveyed by W. Henry Mattison, P.S. 2324

N. D. Hancock, Jr.
 SECTION 23 SOUTH, T. 4 N., S. 23 E.,
 SOUTH & 2 SECTIONS NORTH.

Authorised, C. A. C. 300

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024
706-485-5826
www.putnamcountyga.us

NOTICE OF INTENT TO ABANDON A COUNTY ROAD

Pursuant to O.C.G.A. Section 32-7-1 and 32-7-2, notice is given that Putnam County will consider the abandonment of a portion of Horton Drive.

All that lot, tract and parcel of land, lying and being in Putnam County, Georgia, and being a strip of land 50 feet in width running from the northeastern boundary of Tract No. 3 listed on a plat recorded in Plat Book 11, page 52, N71° - 57'W for 50.0 feet to the Old Macon Circle SW. Said 50 foot strip of land is further designated as being a portion of that 50 foot strip shown as "Proposed Road" on two (2) plats prepared by W. Henry Watterson, R. S. #398, dated July 19, 1971 and said 2 plats are recorded in Plat Book 4, pages 295 and 296, Clerk's Office, Putnam County Superior Court and these plats by reference are made a part of this description.

It appears the roadway proposed to be abandoned serves no public purpose and it is otherwise in the best interest of the County to abandon the same. If abandoned, this road shall no longer be part of the county road system and the rights of the public in and to the section of road, as a public road shall cease.

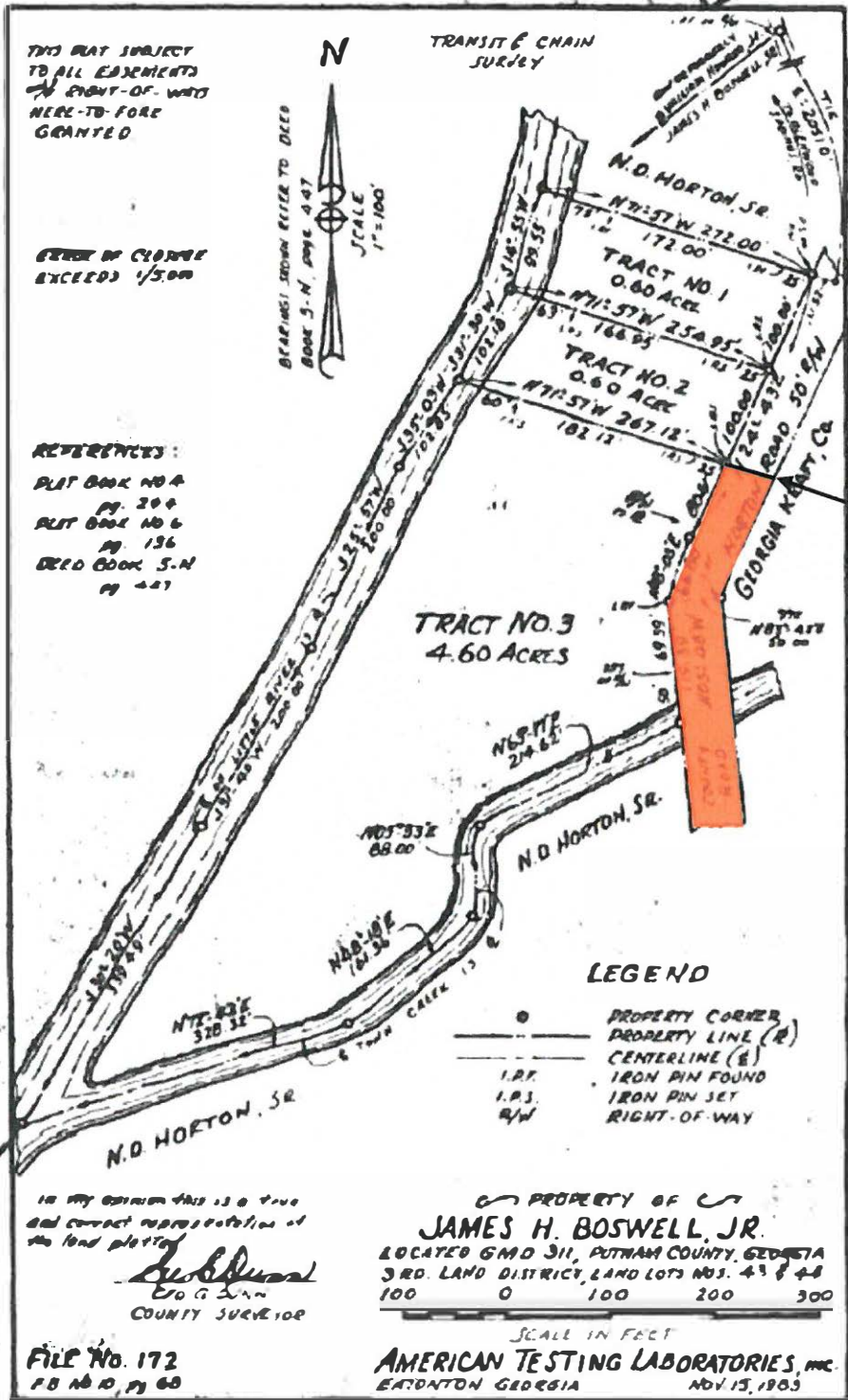
A public hearing will be held on November 6, 2020 at 9:00 a.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024 regarding the abandonment of this county road. The public is invited to express any concerns regarding Putnam County's determination.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

The Board of Commissioners reserves the right to continue the hearing to another time and place in the event the number of people in attendance at the hearing, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. Hearings will be conducted pursuant to O.C.G.A. 50-14-1 and Section 2-42 of the Putnam County Code of Ordinances.

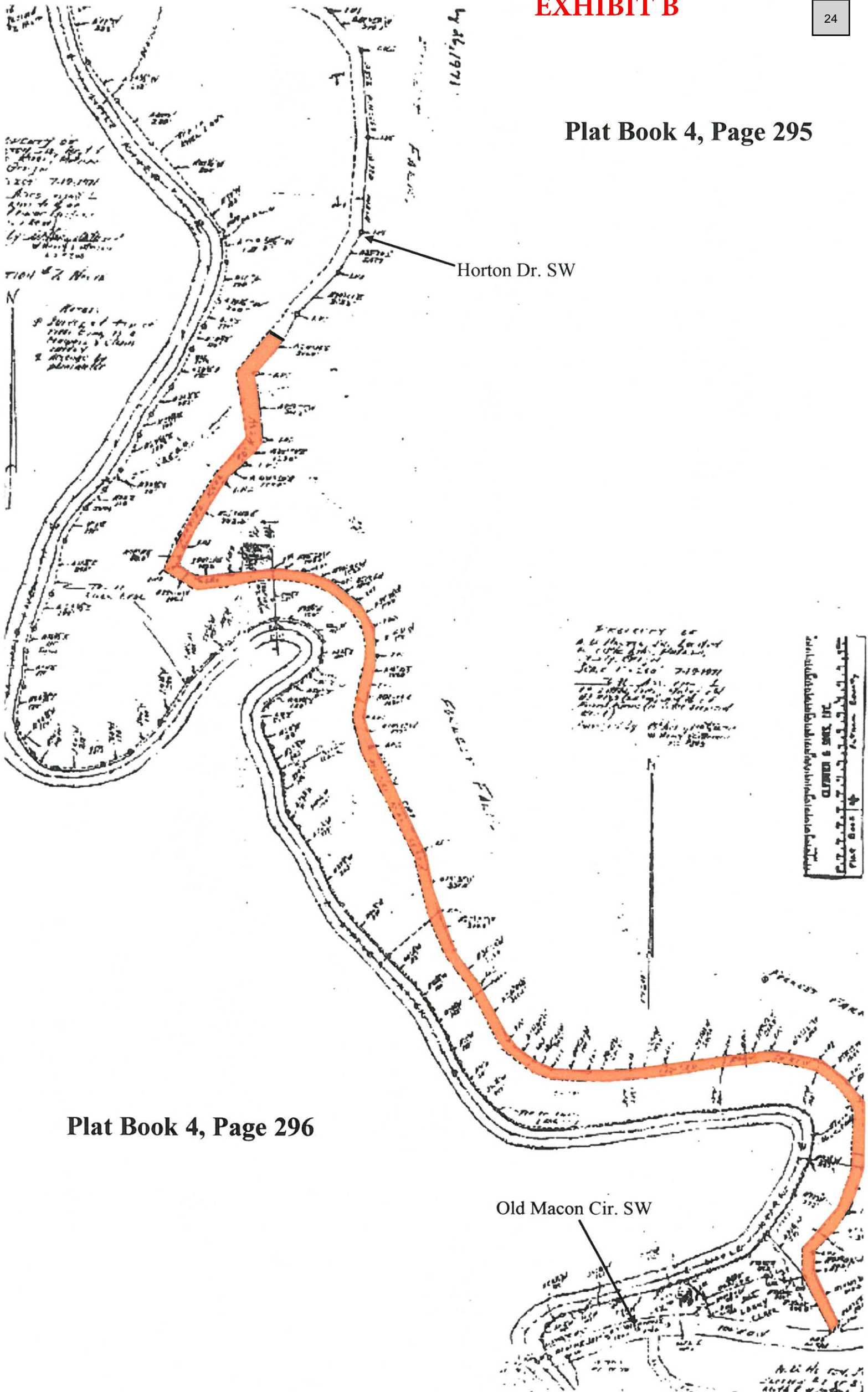
10/22/2020 & 10/29/2020

EXHIBIT A



Plat Book 11, Page 52

Plat Book 4, Page 295



by 4/6, 1971

Horton Dr. SW

PROPERTY OF
A. L. HORTON, JR., located
in the City of Atlanta,
Georgia.
Survey 1-250' 7-19-1971
Surveyed by A. L. Horton, Jr. &
Henry S. Thomas, Inc.
1971

TION & 7 No. 12
Roads:
9 Surveyed from
1971 to 1971
to be used as
a road by
admiralty

PROPERTY OF
A. L. HORTON, JR., located
in the City of Atlanta,
Georgia.
Survey 1-250' 7-19-1971
Surveyed by A. L. Horton, Jr. &
Henry S. Thomas, Inc.
1971

CLARENCE & SONS, INC.
Plat Book 4 of Adams County

Plat Book 4, Page 296

Old Macon Cir. SW

Notice is given that Putnam County will consider the abandonment of a portion of Horton Drive.

A public hearing will be held on November 6, 2020 at 9:00 a.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024 regarding the abandonment of this county road.

The public is invited to express any concerns regarding Putnam County's determination.

Notice is given that Putnam County will consider the abandonment of a portion of Horton Drive.

A public hearing will be held on November 6, 2020 at 9:00 a.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, GA 31024 regarding the abandonment of this county road.

The public is invited to express any concerns regarding Putnam County's determination.

File Attachments for Item:

8. Consent Agenda

- a. Approval of Minutes - October 20, 2020 Regular Meeting (staff-CC)
- b. Approval of Minutes - October 20, 2020 Executive Session (staff-CC)
- c. Authorization for Chairman to sign revised final plat for Phoenix Crossing Phase II (staff-P&D)

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, October 20, 2020 ♦ 7:00 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, October 20, 2020 at approximately 7:00 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

PRESENT

- Chairman Billy Webster
- Commissioner Kelvin Irvin
- Commissioner Daniel Brown
- Commissioner Bill Sharp

STAFF PRESENT

- County Attorney Barry Fleming
- County Manager Paul Van Haute
- County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Webster called the meeting to order at approximately 7:00 p.m.
(Copy of agenda made a part of the minutes on minute book page _____.)

2. Approval of Agenda

Motion to approve the Agenda.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

3. Invocation

Pastor James Kilgore of New Life Outreach Christian Center gave the invocation.

4. Pledge of Allegiance (staff)

County Manager Paul Van Haute led the Pledge of Allegiance.

Zoning Public Hearing

5. Request by Aaron Burgess, agent for James Mauldin, to rezone .53 acres (23,182 sq. ft.) from C-1 to C-2 at 841 Harmony Road [Map 102A, Part of Parcel 173, District 3]

Nathan Hyde spoke in support of the rezoning request. No one signed in to speak against this item.

Staff recommendation was for approval to rezone .53 acres (23,182 sq. ft.) at 841 Harmony Road from C-1 to C-2 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances, (2) this parcel cannot be used or sold as a standalone parcel and must be combined with the adjacent C-2 parcel (Map 102A, Parcel 168).

Motion to approve the request by Aaron Burgess, agent for James Mauldin, to rezone .53 acres (23,182 sq. ft.) at 841 Harmony Road from C-1 to C-2 with the following conditions: 1.) This rezoning shall be conditional upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of Putnam County Code of Ordinances, (2) this parcel cannot be used or sold as a standalone parcel and must be combined with the adjacent C-2 parcel (Map 102A, Parcel 168).

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Regular Business Meeting

6. Public Comments

None

7. Consent Agenda

a. Approval of Minutes - October 2, 2020 Public Hearing and Regular Meeting (staff-CC)

Motion to approve the Consent Agenda.

Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

8. Discussion and possible action on Revision of the General Guidelines for use of County Property (KI)

Attorney Fleming reviewed the proposed changes to the General Guidelines for use of County Property.

The following individuals offered comments:

- Karen Henry Garrett commented on her previous uses and the first round of changes made to the guidelines.
- Sarah Maslayak commented against the restrictions placed on the use of the courthouse and the \$100 fee with no refund.
- James Kilgore commented that he wants to make sure constitutional rights are not being violated.
- Troy Daniel thanked the board for the proposed changes and commented that the protests he attended were peaceful and left clean.
- David Erickson commented that he appreciates the board removing prohibitions but is still against the fees.
- Richard Garrett distributed a handout and gave a power point presentation.

Sheriff Howard Sills clarified that he has never prohibited anyone from speaking or engaging in events on the courthouse lawn, that is beyond his authority except when it comes to the operation of the courts or other constitutional offices and business in the courthouse. He also explained that county ordinances can't be enforced in the city limits.

Attorney Fleming reiterated that county ordinances are for the unincorporated areas of the county and that Georgia law requires the sheriff to protect and keep order in and around the courthouse, that is a statutory responsibility.

Motion to approve the Revised General Guidelines for use of County Property with one change: increase the fee to \$150 with \$50 refundable upon a clean inspection report after the event.

Motion made by Commissioner Irvin, Seconded by Commissioner Brown.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

(Copy of handout, presentation, and revised guidelines made a part of the minutes on minute book pages _____ to _____.)

9. Appointments to the Eatonton-Putnam County Library Board (staff-CC)

Chairman Webster explained that there are two vacancies on the Eatonton-Putnam County Library Board.

Commissioner Sharp, seconded by Commissioner Brown, nominated Gail Farmer for appointment to the Eatonton-Putnam County Library Board.

Commissioner Brown, seconded by Commissioner Irvin, nominated Patricia Hurt for appointment to the Eatonton-Putnam County Library Board.

No further nominations were made.

Chairman Webster called for the vote. Commissioner Irvin voted for Gail Farmer and Patricia Hurt. Commissioner Brown voted for Gail Farmer and Patricia Hurt. Commissioner Sharp voted for Gail Farmer and Patricia Hurt.

10. Consideration of renaming Tanglewood Road in District Three (BS)
Motion to rename Tanglewood Road in District Three to Hazelwood Drive.
Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

11. Authorization for Chairman to sign Resolution and Quit Claim Deeds for the abandoned portion of Little-Minton Road (staff-CA)
Motion to authorize the Chairman to sign the Resolution and Quit Claim Deeds for the abandoned portion of Little-Minton Road.
Motion made by Commissioner Brown, Seconded by Commissioner Irvin.
Motion made by Commissioner Brown, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp
(Copy of documents made a part of the minutes on minute book pages _____ to _____.)

12. Authorization for staff to schedule a public hearing for proposed changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning) (staff-P&D)
Motion to authorize the staff to schedule a public hearing for proposed changes to the Putnam County Code of Ordinances - Chapter 66 (Zoning) for December 4, 2020.
Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.
Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Reports/Announcements

13. County Manager Report
County Manager Van Haute distributed copies of a report that Putnam General Hospital submits to the state every year. He advised that it is interesting data and asked the board to please look it over.

14. County Attorney Report
No report, but Attorney Fleming requested an Executive Session.

15. Commissioner Announcements
Commissioner Irvin: none

Commissioner Brown: none

Commissioner Sharp: thanked the County Manager for all the work done for the LPGA tournament which starts on October 22, 2020.

Chairman Webster: reminded the commissioners that the County Manager had asked for the LMIG requests by tonight but that deadline is being extended until close of business tomorrow. He also commented that the new parking lot looks real good and thanked to the Public Works department for cleaning up the piles of dirt so quickly.

Executive Session

16. Enter Executive Session as allowed by O.C.G.A. 50-14-4 for Personnel, Litigation, or Real Estate

Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4 for Litigation.

Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Meeting closed at approximately 8:05 p.m.

17. Reopen meeting and execute Affidavit concerning the subject matter of the closed portion of the meeting

Motion to reopen the meeting and execute the Affidavit concerning the subject matter of the closed portion of the meeting.

Motion made by Commissioner Sharp, Seconded by Commissioner Irvin.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

(Copy of affidavit made a part of the minutes on minute book page _____.)

Meeting reopened at approximately 8:39 p.m.

18. Action, if any, resulting from the Executive Session

County Attorney Fleming reported that three legal matters were discussed with no final action taken.

Closing

19. Adjournment

Motion to adjourn the meeting.

Motion made by Commissioner Irvin, Seconded by Commissioner Sharp.

Voting Yea: Commissioner Irvin, Commissioner Brown, Commissioner Sharp

Meeting adjourned at approximately 8:40 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Billy Webster
Chairman

PUTNAM COUNTY BOARD OF COMMISSIONERS



Office of the County Clerk

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

706-485-5826 (main office) ♦ 706-485-1877 (direct line) ♦ 706-923-2345 (fax)

lbutterworth@putnamcountyga.us ♦ www.putnamcountyga.us

The draft minutes of the October 20, 2020 Executive Session are available for Commissioner review in the Clerk's office.

From: Kristine Tarrer <krmt@tarrerlaw.com>
Sent: Wednesday, October 28, 2020 10:58:07 AM
To: Lynn Butterworth <lbutterworth@putnamcountyga.us>
Subject: Board of Comm FW: 17211-Phoenix Crossing Phase 2

Ms. Lynn:

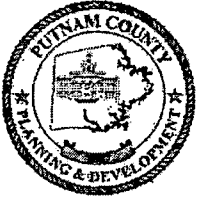
I do hope this finds you well. I just met with Ms. Jackson this morning on the attached plat. This was a subdivision plat that was approved in final form last spring. We need to submit a correcting plat to the BOC to add road names to the smaller cul de sacs. Apparently, they are causing issues with Mail and UPS and we need to have different road signs put up. So, Ms. Jackson said we need to get this back to the BOC. Can you tell me when is the earliest agenda we can get on? Can we make the 11-6 or the 11-17 meetings?

I am getting everything Ms. Jackson has asked for today.

Thanks,

-Kristine R. Moore Tarrer
706-484-9901

It's a Revision to Final Plat Phoenix Crossing Phase II
Change Road Names Jack Court and Leslie Court.



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

OCT30 20 12:36PM

REQUEST FOR FINAL PLAT SUBDIVISION APPROVAL

THE UNDERSIGNED HEREBY REQUESTS AN INSPECTION OF SUBDIVISION FOR FINAL PLAT APPROVAL.

APPLICANT: Kristhine R. Moore Tarrer as agent for James Cantrell, Trustee

ADDRESS: 1129 Lake Oconee Pkwy, Str. 105 Eatonton, GA 31024

PHONE: (706) 484-9901

PROPERTY OWNER IS DIFFERENT FROM ABOVE: James Cantrell, Trustee

ADDRESS: 3904 N. Druid Hills Road Decatur, GA 30033

PHONE: (770) 330-9404

PROPERTY:

SUBDIVISION NAME: Phoenix Crossing II

LOCATION: off of New Phoenix Crossing Road

MAP _____ PARCEL _____ NUMBER OF ACRES 74.13 PHASE _____
105 018, 105 021, 104 001

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

- FOUR COPIES OF THE AS-BUILT SURVEY
- BOND FOR PERFORMANCE/MAINTENANCE N/A - previously resolved
- DEDICATION DEEDS FOR EASEMENTS, STREETS, and RIGHT-OF-WAYS previously dedicated 4/15/2020

***APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.** (on file)

*SIGNATURE OF APPLICANT: [Signature] DATE: 10-28-2020

FOR OFFICE USE	
DATE FILED: _____	CHECK NO. _____ CASH _____
CREDIT CARD _____	AMOUNT \$ _____ RECEIPT# _____
BOC MEETING _____	DATE SIGNED: _____
DATE RECORDED: _____	PLATS PICKED UP BY: _____
DATE _____	



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024 ♦ Tel: 706-485-5826 ♦ Fax: 706-923-2345

Road Name Change Application

Date of Request: 10/29/2020

Subdivision Name: Phoenix Crossing Phase II

Applicant/Authorized Agent: Kristine R Moore Tarrer LLC for James Cantrell, Trustee

Applicant's physical Address: 3904 N Druid Hills Rd Ste 106, Decatur, GA 30033

Mailing Address: c/o Kristine R Moore Tarrer, LLC 1129 Lake Oconee Pkwy, Suite 105, Eatonton, GA 31024

Contact Number(s): 706-484-9901

Current Road Name: Portion (cul de sac) of Kaitlyn Circle

Proposed Road Name: Jack Court

Road length in Miles: @250 ft (Paved or Unpaved) (Private Road or County/City Road)

For recording purposes, please provide Survey Plat of Road depicting the name change.

List road name of roads that intersect with proposed road:
Garrett Dr and Kaitlyn Circle

Reason for Requested Road Name Change: The extension of Kaitlyn Circle to the cul de sac's is causing delivery confusion for UPS, Fed Ex and USPO. Also road dept is confused as these cul de sacs apparently had prior names from original developer. None of the lots affected have been sold yet. Pre-construction.

Number of homeowners to be affected by Name Change: 1* *Have they been notified of proposal? Current Yes

Number of businesses to be affected by Name Change: 0 *Have they been notified of proposal? _____
*Please provide proof of notification

** Builder*

OFFICE USE ONLY:

Are there any other conflicting road name or subdivision name located in Putnam County/City of Eatonton that would prohibit the proposed name change? No

Was evidence provided to indicate that all or most of the affected home or business owners have been notified of proposed name change? N/A

Recommendation by Planning & Development Director: Lisa Gack

If recommendation is for Denial, reason _____

Planning Director Signature: Lisa Gack Date: 11-3-20



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A ♦ Eatonton, GA 31024 ♦ Tel: 706-485-5826 ♦ Fax: 706-923-2345

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Number of businesses to be affected by Name Change: 0 *Have they been notified of proposal? Builder
*Please provide proof of notification

OFFICE USE ONLY:

Are there any other conflicting road name or subdivision name located in Putnam County/City of Eatonton that would prohibit the proposed name change? NO

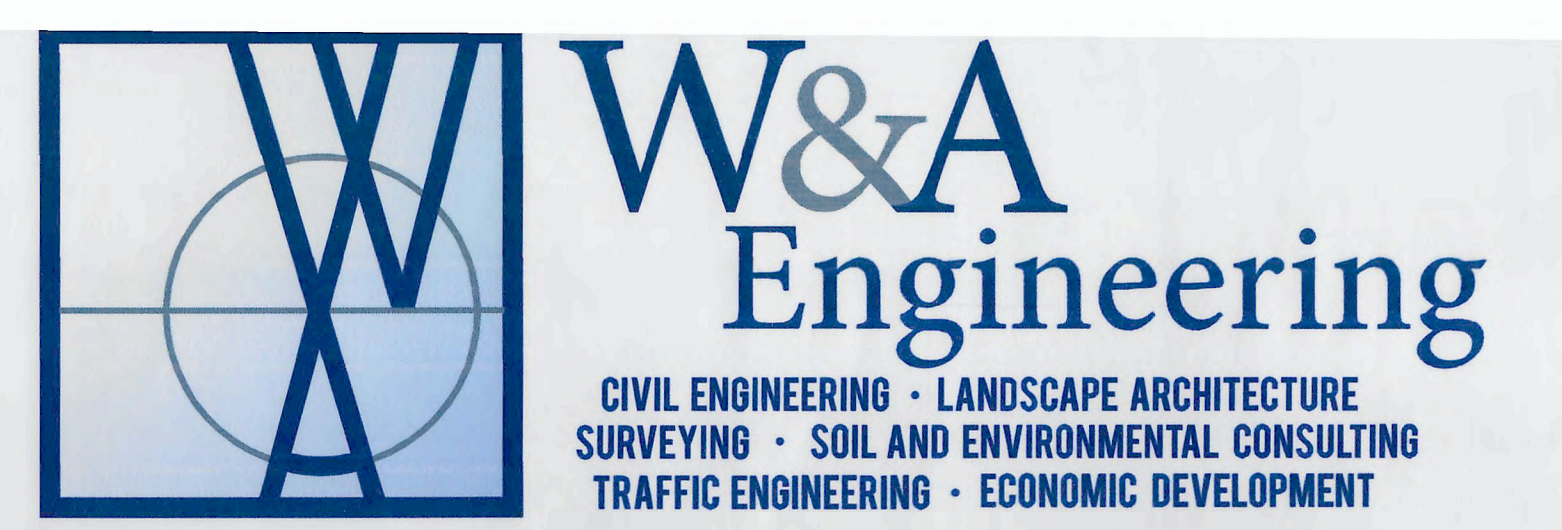
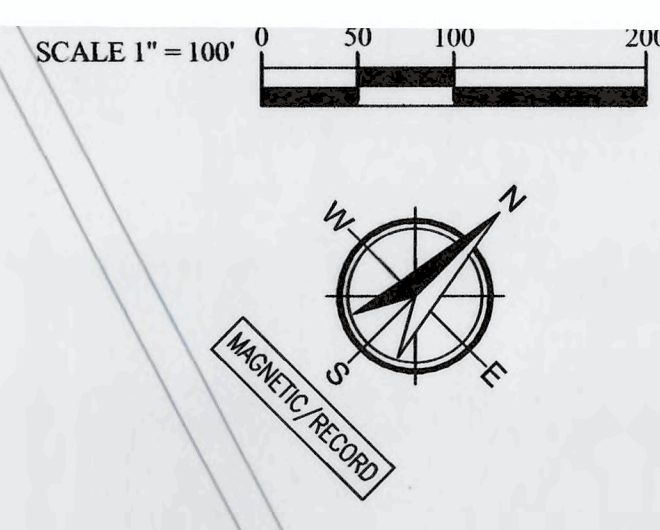
Was evidence provided to indicate that all or most of the affected home or business owners have been notified of proposed name change? N/A

Recommendation by Planning & Development Director: Lisa Jacks

If recommendation is for Denial, reason _____

Planning Director Signature: Lisa Jacks Date: 11-3-20

FINAL PLAT FOR
PHOENIX CROSSING
 PHASE II
 (ROADS NAME CHANGE)
 PUTNAM COUNTY, GEORGIA
 73.71-ACRE SITE
 10/28/2020
 PROJECT # 17211



355 Oneta Street, Building D100
 Athens, GA 30601
 P: (706) 310-0400 - waengineering.com

REVISION NOTE:
 -FORMER ROAD/CULDESAC KAITYLN CIRCLE NOW "LESLIE COURT"
 -FORMER ROAD/CULDESAC KAITYLN CIRCLE NOW "JACK COURT"

OWNER: PHOENIX CROSSING LAND TRUST
 JAMES CANTRELL AS TRUSTEE
 PARCEL 106-001, 106-021, & 106-108
 PUTNAM COUNTY, GA (G.M.D. 308)

OWNER'S ACKNOWLEDGEMENT AND RESTAURATION
 STATE OF GEORGIA, PUTNAM COUNTY
 The owner of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, acknowledges that this plat was made from a plat survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

10/28/2020
 SIGNATURE OF SUBDIVIDER/OWNER
 DATE
 PRINTED NAME OF SUBDIVIDER/OWNER

NOTE: POTABLE WATER SYSTEM IS PRIVATELY OWNED. STREETS ARE NOT DEDICATED TO PUBLIC AS PART OF THIS PLAT.

CONDITIONS
 The following conditions were required by Putnam County of Developer/Grantor for the County's immediate acceptance of the identified roads as public roads. Said requirements have been completed, inspected and approved.

- Repair pavement deteriorations by vertical cuts, remove, backfill compact per code areas identified by Putnam County;
- Repair Curb and Gutter Deterioration;
- Repair Rock on Subdivision Entrance Signs;
- Bituminous crack sealant repair on all identified cracks;
- Road Culverts - cut back overgrown vegetation, remove silt fence;
- Detention Pond - clean, replace silt fencing, repair;
- Hydro seed non-vegetated areas;
- Maintain vegetated areas;
- Clean any accumulated sediments in catch basins, curb, and gutters;
- Level sanitary Sewer Manholes and Water Valve Covers with road;
- Maintain cut-de-sacs during construction, keeping free of debris;
- Apply topsoil to raise grade of shoulder, seed and straw;
- Remove and construct new concrete collars to grade with surface on sewer manholes;

Convey by Right-of-Way Deed - Garrett Drive, Kaityln Circle and Colin Lane of Phoenix Crossing, Phase II through the roads will be public. \$90,000 has been deposited in escrow to be held for maintenance and repairs for a period of two years or until 75% of residences have been sold, whichever occurs first. County may evaluate the roads prior to the ending of said period and request reasonable repairs by Developer/Grantor. Developer/Grantor shall have six months to complete said repairs. Said escrowed funds shall be used for said repairs and disbursed for that purpose, remainder paid to Putnam County. [surveyor note: condition removed 02/19/2020]

FINAL PLAT APPROVAL:
 The Director of the Planning and Development Department or designee certifies that this plat complies with the Putnam County Development Regulations.

DATED THIS _____ DAY OF _____, 2019.

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

INFRASTRUCTURE CERTIFICATIONS:

1) PUBLIC WORKS
 I hereby certify that the road(s) meet the requirements of the Putnam County Development Regulations.

PUBLIC WORKS DIRECTOR DATE

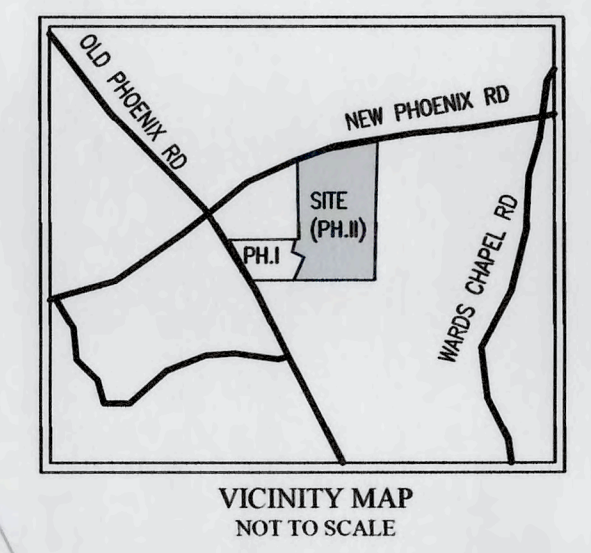
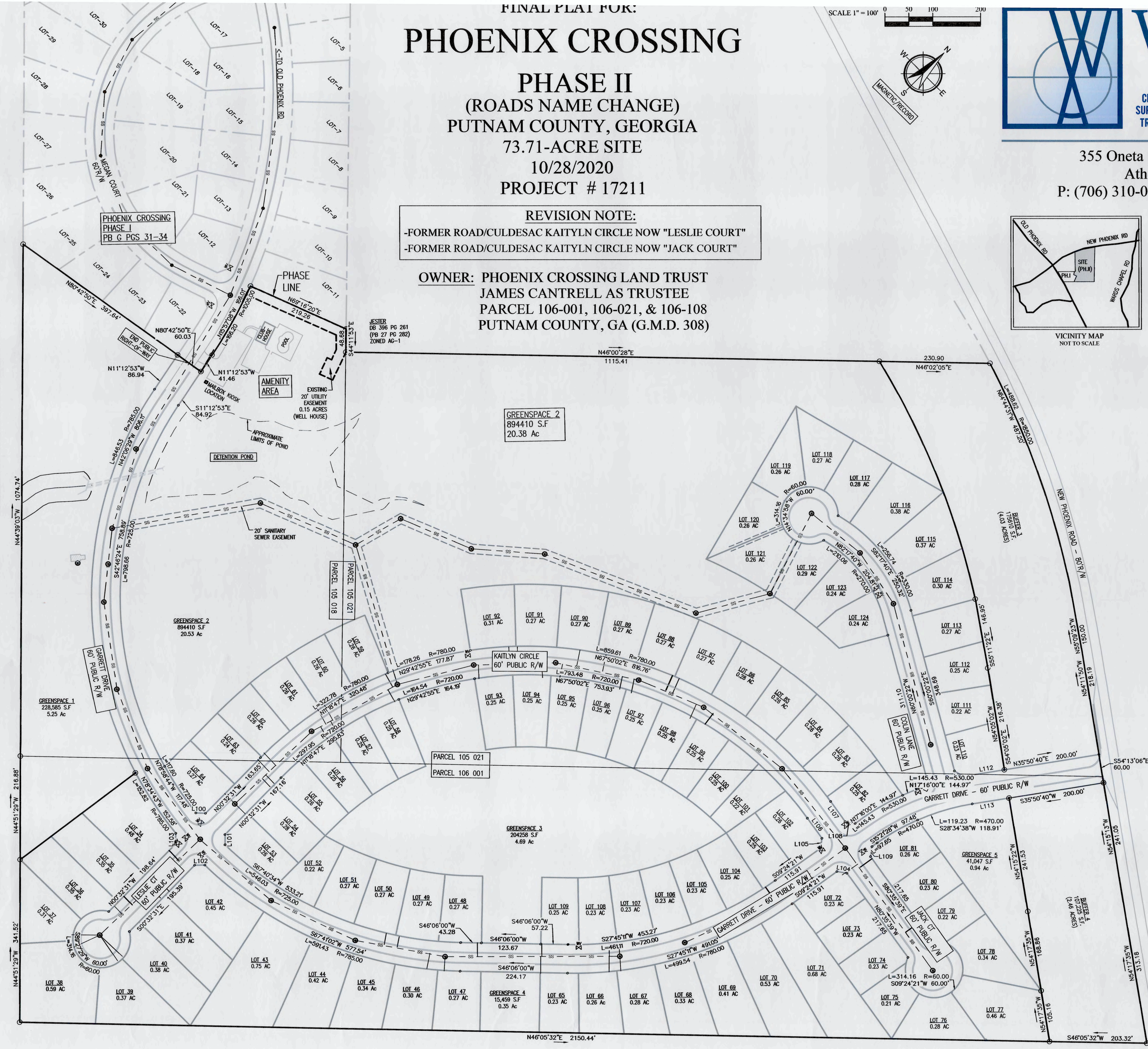
2) PIEDMONT WATER
 I hereby certify that the water system meets the installation requirements of this department.

DIRECTOR DATE

BOARD OF COMMISSIONERS:
 The Putnam County Board of Commissioners hereby accepts this final plat.

DATED THIS _____ DAY OF _____, 2019

Chairman, Board of Commissioners
 -AND-
 County Clerk



TOTAL PARCEL AREA: 73.58 ACRES
 TAX PARCEL NUMBERS: 106-001, 106-021, 106-108
 NEW PHOENIX ROAD, PUTNAM COUNTY, GA

-TOTAL LOT COUNT FOR PHOENIX CROSSING PHASE II = 91

WATER SUPPLY: PRIVATE COMMUNITY SYSTEM (PIEDMONT WATER)
SEWAGE DISPOSAL: PRIVATE COMMUNITY SYSTEM (PIEDMONT WATER)
SOLID WASTE DISPOSAL: INDIVIDUAL CANS COLLECTED BY A PRIVATE CONTRACTOR
UNDERGROUND UTILITIES: GAS, POWER, TELEPHONE, & CABLE TV

EXISTING ZONING: R-1R (PLANNED DEVELOPMENT)

LOT STANDARDS:
 -FRONT SETBACK: 15'
 -SIDE SETBACK: 10'
 -REAR SETBACK: 20'

STREET STANDARDS:
 -STREET WIDTH - 24' BACK OF CURB
 -CUL-DE-SAC RADIUS - 42.5' BACK OF CURB
 -RIGHT-OF-WAY - 60'

TOTAL LENGTH OF STREETS FOR PHOENIX CROSSING PHASE II:
 6067 LINEAR FEET

SURVEY: THIS DRAWING WAS PREPARED FROM OUR FIELD RUN SURVEY AND REFERENCES THE FINAL PLAT FOR PHOENIX CROSSING PHASE I, RECORDED IN PLAT BOOK 31, PAGES 201-204, AND A SURVEY BY METRO ENGINEERING AND SURVEYING CO., INC. DATED 02/08/05.

TITLE EXCEPTIONS:
 1. The land shown on this plat is subject to all easements, rights-of-way, and protective covenants of record, including but not limited to that certain Declaration of Covenants and Restrictions for Phoenix Crossing Subdivision filed in the Office of the County Clerk of Putnam County in Deed Book 615, Pages 174-189 on 20th day of September, 2007; First Amendment to the Declaration of Covenants and Restrictions for Phoenix Crossing Subdivision, filed in the Office of the County Clerk of Putnam County, Georgia, in Deed Book 723, Pages 770-771 on 2nd day of June, 2011; Second Amendment to the Declaration of Covenants and Restrictions for Phoenix Crossing, Phase II Agreement filed in the Office of the County Clerk of Putnam County in Deed Book _____, Pages _____ on _____ day of December, 2019.

2. Easement from JRT Land Development, LLC, to BellSouth Telecommunications, dated 01/31/2007, filed in Deed Book 592, Page 107, on 04/02/2007.

3. Easement from JRT Land Development, LLC, to Tri-County Electric Membership Corporation, dated 01/17/2007, filed in Deed Book 601, Page 119, filed on 08/08/2007.

4. Right of Way Deed from JRT Land Development, LLC, to Putnam County, Georgia, dated 11/07/2007, filed in Deed Book 635, Page 429 and filed 04/11/2008.

5. Easements granted by Deed Book 638, Page 86 and Deed Book 638, Page 89 JRT Land Development LLC to Piedmont Water Company.

SHEET INDEX

01	COVER, SIGNATURE BLOCKS, NOTES
02	LINE/CURVE CHARTS, LOTS 34-68, 88-98, 106-109
03	LOTS 68-88, 98-106, 110-124

SURVEYOR'S CERTIFICATE
 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.

JOHN MARK DUNLAP
 2470 DANIELS BRIDGE RD
 STE 161
 ATHENS, GA 30606
 706.310.0400

FINAL PLAT, PAGE 1/3
 10/28/2020, PROJECT#17211

File Attachments for Item:

9. Approval of FY2020 Budget Amendment #2 (staff-Finance)

2020 BUDGET AMENDMENT #2

	Increase (Decrease) to Current Budget	Total
General Fund Revenues:		
Taxes:		1,187,045
Title Ad Valorem Tax	480,830	
Intangible Tax	115,530	
Real Estate Transfer Tax	13,780	
Local Option Sales Tax	576,905	
License & Permits:		(9,600)
Intergovernmental:		65,070
Grant - CARES	12,345	
Grant - Transit	52,725	
Interest & Miscellaneous:		88,585
Interest Earned	70,550	
Reimb - Damaged Property	12,050	
Miscellaneous	5,985	
Transfer From Other Funds		(45,368)
Appropriation from Fund Balance		(336,061)
Total General Fund Revenue Adjustment		949,671
General Fund Expenditures:		
Board of Elections & Registration	2,355	
General Administration	(180,000)	
Legal Services	39,100	
Tax Assessor	(27,625)	
Public Buildings	84,195	
Superior Court	(47,000)	
Fire Stations & Rescue	127,320	
Ambulance Service	(127,320)	
Emergency Management	(40,000)	
Public Works	168,375	
Indigent Burial	600	
Total General Fund Expenditure Adjustment		0
Law Library Fund - Revenues		1,600
Law Library Fund - Expenditures		1,600
Jail Fund - Revenues		100
CARES Fund - Revenues		805,841
CARES Fund - Expenditures		805,841

2020 BUDGET AMENDMENT #2

	Increase (Decrease) to Current Budget	Total
Special Service District Revenues:		
Taxes:		99,320
Real Property Tax	1,280	
Intangible Tax	8,220	
Real Estate Transfer Tax	585	
Alcoholic Beverage Tax	50,930	
Insurance Premium Tax	38,305	
License & Permits:		80,615
Alcoholic Beverage License	810	
Business License	14,705	
Business License Inspections County	75	
Building Permit - County	57,420	
EPD Permits	7,605	
Charges for Services		13,200
Fines and Forfeitures		600
Interest & Miscellaneous		30,050
Total Special Service District Revenue Adjustment		223,785
Special Service District Expenditures:		
Special Service District - Animal Services	(2,300)	
Special Service District - Recyclables Collection	2,300	
Total Special Service District Expenditure Adjustment		0
Hotel/Motel Tax Fund - Revenues		66,700
Local Maintenance Improvement Grant - Revenues		104,070
Solid Waste Fund - Revenues		46,620
Solid Waste Fund - Expenses		20,000

File Attachments for Item:

10. Authorization for Chairman to sign GDOT Standard Utility Agreement/Actual Cost Utility Agreement-
Water Facilities (staff-CM)

Account No. – Class: 733005- 309

Department ID: 4848010000

Program No.: 4181401

STANDARD UTILITY AGREEMENT
ACTUAL COST UTILITY AGREEMENT – Water Facilities

GEORGIA PROJECT No.: N/A, Putnam County
G.D.O.T. P.I. No.: 0013615

THIS AGREEMENT, made this _____,
by and between the Department of Transportation, an agency of the State of Georgia, hereinafter
called the DEPARTMENT, first party, and **Putnam County Board of Commissioners**,
hereinafter called the LOCAL AGENCY, second party; and

WITNESS that:

WHEREAS, the DEPARTMENT proposes under the above numbered project **to reconstruct State Route 24/US Route 441 from Eatonton Bypass to Morgan County Line in Putnam County, Georgia** with its funds or with funds apportioned to the State by the Federal Highway Administration under Title 23, Highways, of the Code of Federal Regulations (CFR); and

WHEREAS, due to the construction of this project, it will become necessary to make certain adjustments of the existing water facilities of the LOCAL AGENCY in accordance with the detailed cost estimate for **\$157,870.00** prepared by the LOCAL AGENCY, attached hereto and made a part of this Agreement. The DEPARTMENT shall bear **\$142,083.00** or **90.00%** and the LOCAL AGENCY will bear **\$15,757.00** or **10.00%**; and

WHEREAS, said construction being the location and improvement of said road and the LOCAL AGENCY having its facilities presently located upon an easement with rights to install, operate and maintain such facilities on the rights-of-way thereof which were acquired prior to the acquisition of such rights-of-way by the DEPARTMENT; and

WHEREAS, the location of said presently existing facilities and the proposed new location of such facilities are shown on the highway construction plans for this project, a copy of said plans in pertinent part being attached hereto, it is desired that the LOCAL AGENCY adjust its facilities within the existing easement or move to the new location as shown on said plans and relinquish such existing easement rights as it may have on the present location and accept in lieu thereof the easement rights hereinafter stated.

NOW THEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed:

1. It is specifically understood that the project number shown above is for the DEPARTMENT'S identification purposes only and may be subject to change by the DEPARTMENT. In the event it becomes necessary for the DEPARTMENT to assign a different project number, the DEPARTMENT shall notify the LOCAL AGENCY of the new project designation. Such change in project designation shall have no affect whatsoever on any of the other terms of this Agreement.

ACTUAL COST UTILITY AGREEMENT – Water Facilities

2. The LOCAL AGENCY hereby relinquishes its existing easement rights on the present location as shown on said plans where its facilities are to be moved and accepts from the DEPARTMENT in lieu thereof the easement right to install, operate and maintain its facilities along and across such rights-of-way at the new location shown on said plans as a full and complete consideration for the relinquishment and extinguishment of its presently existing rights. It is understood by the LOCAL AGENCY that the installation, operation and maintenance of its facilities shall be in accord with the current edition of the Utility Accommodation Policy and Standards Manual issued by the DEPARTMENT and Title 23 of the CFR, Chapter I, Subchapter G, Part 645, Subparts A and B. If necessary to adjust such facilities on future construction and maintenance work, then the cost of the subsequent adjustment shall be eligible for reimbursement in the same manner as the initial adjustment expense covered by this Agreement.

3. The LOCAL AGENCY, with its regular construction or maintenance crews and personnel, and at its standard schedule of wages and working hours, and working in accord with the terms of its agreements with such employees, shall make such changes in its facilities as may be necessary to permit the construction of the project and as may be required by the DEPARTMENT. The LOCAL AGENCY may let to contract any portion of the work contemplated subject to prior approval according to the terms and conditions contained in Title 23 of the CFR, Chapter I, Subchapter G, Part 645, Subparts A and B. The LOCAL AGENCY agrees to obtain prior approval from the DEPARTMENT before authorizing any contract engineering or construction work by third parties, except as may be shown in the detailed cost estimate attached hereto.

4. In accordance with the BUY AMERICA requirements of the Federal regulations (23 U.S.C. 313 and 23 CFR 635.410) all manufacturing processes for steel and iron products furnished for permanent incorporation into the work on this project shall occur in the United States. The only exception to this requirement is the production of pig iron and the processing, pelletizing and reduction of iron ore, which may occur in another country. Other than these exceptions, all melting, rolling, extruding, machining, bending, grinding, drilling, coating, etc. must occur in the United States.

a. Products of steel include, but are not limited to, such products as structural steel piles, reinforcing steel, structural plate, steel culverts, guardrail, steel supports for signs, signals and luminaires. Products of iron include, but are not limited to, such products as cast iron frames and grates and ductile iron pipe. Coatings include, but are not limited to, the applications of epoxy, galvanizing and paint. The coating material is not limited to this clause, only the application process.

b. A Certificate of Compliance shall be furnished for steel and iron products as part of the backup information with the billing. The form for this certification entitled “Buy America Certificate of Compliance” is attached to this agreement and shall be provided to the DEPARTMENT upon completion of 80% of the agreement amount. Records to be maintained by the RAILROAD/UTILITIES and the DEPARTMENT for this certification shall include a signed mill test report and/or a signed certification by a supplier, distributor, fabricator, or manufacturer that has handled the steel or iron product affirming that every process, including the application of a coating, performed on the steel or iron product has been carried out in the United States of America, except as allowed by this Section. The lack of these certifications will

ACTUAL COST UTILITY AGREEMENT – Water Facilities

be justification for rejection of the steel and/or iron product or nonpayment of the work.

c. The requirements of said law and regulations do not prevent the use of miscellaneous steel or iron components, subcomponents and hardware necessary to encase, assemble and construct the above products, manufactured products that are not predominantly steel or iron or a minimal use of foreign steel and iron materials if the cost of such materials used does not exceed one-tenth of one percent (0.1%) of the total contract price or \$2,500.00, whichever is greater.

5. The DEPARTMENT shall pay monthly bills promptly upon receipt and verification thereof by the DEPARTMENT. Upon completion of the work the LOCAL AGENCY shall submit one final bill to the DEPARTMENT and the DEPARTMENT shall make a conditional final payment promptly upon verification of the final bill by the DEPARTMENT. The total liability of the DEPARTMENT shall not exceed the reimbursable cost of the work as ascertained by computing the items of cost as set forth in the aforesaid Title 23 of the CFR, Chapter I, Subchapter G, Part 645, Subparts A and B. At any time within three years after the date of the conditional final payment the DEPARTMENT may audit the cost records and accounts of the LOCAL AGENCY pertaining to this project and will bill the LOCAL AGENCY any amount of any unallowable expenditure made in the conditional final payment of this Agreement or, if no unallowable expenditure is found, notify the LOCAL AGENCY of that fact in writing. If the LOCAL AGENCY does not pay any such bill within thirty days of receipt of the bill from the DEPARTMENT, the DEPARTMENT may set-off the amount of such bill against the amounts owed the LOCAL AGENCY on any then-current agreement between the LOCAL AGENCY and the DEPARTMENT. For audit purposes, the cost records and accounts of the LOCAL AGENCY pertaining to this project shall be made available to the representatives of the DEPARTMENT or the Federal Highway Administration at the General Office of the LOCAL AGENCY during the progress of the work and for a period of not less than three years from the date conditional final payment has been received by the LOCAL AGENCY.

6. The LOCAL AGENCY expressly agrees that the DEPARTMENT may set-off against the net payments provided for herein an amount equal to that amount which has been identified by either a State or Federal audit as unallowable expenditure in any agreement between the LOCAL AGENCY and the DEPARTMENT on which a conditional final payment has been made.

7. The DEPARTMENT shall not be bound to pay any amount in excess of the reimbursable portion of the detailed cost estimate attached hereto, nor for any items of work not provided for in the detailed cost estimate. In the event it is determined that a change in the work to be performed by the LOCAL AGENCY shall be required or that an increase in cost anticipated will be incurred by the LOCAL AGENCY, a written change or extra work order approved by the DEPARTMENT will be required as provided in Title 23 of the CFR, Chapter I, Subchapter G, Part 645, Subparts A and B. The amount of the detailed cost estimate attached hereto will be allotted from available funds and written notice given to the LOCAL AGENCY by the DEPARTMENT before the LOCAL AGENCY is authorized to proceed with the work to be performed by the LOCAL AGENCY under this Agreement.

8. The DEPARTMENT shall not be liable for payment of any bill received

ACTUAL COST UTILITY AGREEMENT – Water Facilities

more than twelve (12) months after all work under this Agreement is completed unless the LOCAL AGENCY and DEPARTMENT have agreed in advance to an extension of the billing period in writing. Unless an extension of the billing period has been agreed, the DEPARTMENT may consider payment made up to one year following completion of the work to be final.

9. It is mutually agreed that the final cost of the changes in the facilities of the LOCAL AGENCY covered by the detailed cost estimate shall be borne by the LOCAL AGENCY and the DEPARTMENT on the percentage basis indicated in said estimate.

10. The LOCAL AGENCY shall be responsible for providing signing and other traffic control measures during construction in accordance with the Manual on Uniform Traffic Control Devices, current edition, and as required by the DEPARTMENT'S engineer.

11. The DEPARTMENT agrees to notify the LOCAL AGENCY when the highway construction contract is awarded and furnish the name of the contractor who will perform the highway work. The LOCAL AGENCY agrees to plan with the DEPARTMENT'S contractor a schedule of operations which shall clearly set forth at which stage of the Contractor's operations the LOCAL AGENCY will need to perform its removal, relocation and adjustment work. Further, the work covered under this Agreement shall be completed in conjunction with the approved Work Plan submitted by the LOCAL AGENCY and no later than the overall completion date as indicated in the construction agreement entered into between the DEPARTMENT and the lowest responsive bidder. The DEPARTMENT will notify the LOCAL AGENCY in writing of this final completion date.

12. Pursuant to O.C.G.A. Sec. 50-5-85, LOCAL AGENCY hereby certifies that it is not currently engaged in, and agrees that for the duration of this contract, it will not engage in a boycott of Israel.

13. It is mutually agreed between the parties hereto that this document shall be deemed to have been executed in the Fulton County, Georgia and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.

14. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

15. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.

4

STANDARD UTILITY AGREEMENT

ACTUAL COST UTILITY AGREEMENT – Water Facilities

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their seals, caused this Agreement to be executed in three counterparts, each to be considered as an original by their authorized representative the day and date hereinabove written.

PUTNAM COUNTY BOARD OF COMMISSIONERS

BY: _____
NOTARY PUBLIC (SEAL)

BY: _____
CHAIRMAN

SWORN TO AND SUBSCRIBED
BEFORE ME THIS _____ DAY
OF _____, 20_____,
My commission expires:

Signed on behalf PUTNAM COUNTY BOARD OF COMMISSIONERS pursuant to resolution dated _____.

FEIN _____

BY: _____
SECRETARY/ASST. SECRETARY
(OFFICIAL SEAL)

RECOMMENDED:

ACCEPTED:
DEPARTMENT OF TRANSPORTATION

BY: _____
STATE UTILITIES ADMINISTRATOR

BY: _____
COMMISSIONER

PROJECT No.: N/A
COUNTY: PUTNAM
P.I. No.: 0013615
DATE: October 21, 2020 DW

Signed, sealed and delivered this _____
day of _____, 20_____,

(OFFICIAL SEAL OF THE DEPARTMENT)

I attest that the seal imprinted herein is the Official Seal of the DEPARTMENT.

BY: _____
TREASURER
(OFFICIAL CUSTODIAN OF THE SEAL)

STANDARD UTILITY AGREEMENT

ACTUAL COST UTILITY AGREEMENT – Water Facilities

RESOLUTION

STATE OF GEORGIA

PUTNAM COUNTY BOARD OF COMMISSIONERS

BE IT RESOLVED by the CHAIRMAN and Board of the PUTNAM COUNTY BOARD OF COMMISSIONERS , and it is hereby resolved, that the foregoing attached Agreement, relative to project P.I. No. 0013615 **to reconstruct State Route 24/US Route 441 from Eatonton Bypass to Morgan County Line in Putnam County, Georgia** in and that Mr. Billy Webster as Chairman of the Putnam County Board of Commissioners and _____, as Clerk/Secretary, be and they are, thereby authorized and directed to execute the same for and in behalf of said by the CHAIRMAN of PUTNAM COUNTY BOARD OF COMMISSIONERS.

Passed and adopted, this the _____ day of _____, 20__.

ATTEST:

CITY CLERK/SECRETARY

BY: _____
CHAIRMAN

STATE OF GEORGIA,

PUTNAM COUNTY BOARD OF COMMISSIONERS

I _____ , as Clerk/Secretary, do hereby certify that I am custodian of the books and records of the same, and that the above and foregoing copy of the original is now on file in my office, and was passed by the CHAIRMAN of PUTNAM COUNTY BOARD OF COMMISSIONERS. WITNESS my hand and official signature, this the _____ day of _____,

20_____.

BY: _____
CITY CLERK/SECRETARY

**GEORGIA DEPARTMENT OF
TRANSPORTATION BUY AMERICA
CERTIFICATE OF COMPLIANCE**

Date _____, 20____

WE, _____

(UTILITY/RAILROAD OWNER)

Address: _____

Hereby certify that we are in compliance with the "Buy America" requirements of the Federal regulations 23 U.S.C. 313 and 23 CFR 635.410 of this project.

P.I. No. 0013615- SR 24 SR 24/US 441 FROM EATONTON BYPASS TO MORGAN COUNTY LINE IN PUTNAM COUNTY

As required, we will maintain all records and documents pertinent to the Buy America requirement, at the address given above, for not less than 3 years from the date of project completion and acceptance, if we do not provide the records and documents during invoicing. If all records and documents pertinent to the Buy America requirement are delivered during invoicing, then we will maintain all records and documents pertinent to the Buy America requirement for not less than three (3) years from the date conditional final payment has been received by the COMPANY. These files will be available for inspection and verification by the Department and/or FHWA.

We further certify that the total value of foreign steel as described in the Buy America requirements for this project does not exceed one-tenth of one percent (0.1%) of the total contract price or \$2,500.00, whichever is greater.

Signed by _____ Title _____
(Officer of Organization)

Subscribed and sworn to before me this ____ day of _____, _____.

Notary Public/Justice of the Peace
My Commission Expires: _____

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor's Name:	PUTNAM COUNTY BOARD OF COMMISSIONERS
Solicitation/Contract No./ Call No. or Project Description:	N/A, PI # 0013615, PUTNAM COUNTY SR 24/US 441 FROM EATONTON BYPASS TO MORGAN COUNTY LINE IN PUTNAM COUNTY

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

 Federal Work Authorization User Identification Number
 (EEV/E-Verify Company Identification Number)

 Date of Authorization

 Name of Contractor

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

 Printed Name (of Authorized Officer or Agent of Contractor)

 Title (of Authorized Officer or Agent of Contractor)

 Signature (of Authorized Officer or Agent)

 Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

____ DAY OF _____, 20____

[NOTARY SEAL]

 Notary Public

My Commission Expires: _____



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

October 21, 2020

Mr. Billy Webster
Chairman
Putnam County Board of Commissioners
117 Putnam Drive
Eatonton, GA 31024

Subject: **PI No. 0013615, Putnam County
Actual Cost Agreement Undated – Water Facilities**

Dear Mr. Webster:

Attached is an electronic counterpart of an undated Actual Cost Utility Agreement between the Putnam County Board of Commissioners and the Georgia Department of Transportation supported by an estimate for **\$157,870.00** of which the Department will bear **\$142,083.00** or **90%** and the Putnam County Board of Commissioners shall bear **10%** or **\$15,787.00**. The Agreement covers the adjustment of the Putnam County Board of Commissioners water facilities in conflict with the above project. The Agreement will be dated upon execution on behalf of the Department.

If the attached Agreement meets with your approval, please handle for execution on behalf of the Putnam County Board of Commissioners and **return three (3) counterparts** to the State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308 for execution on behalf of the Department. In this connection, be sure to have a notary public sign the Agreements. Please be certain that the notary public's seal is affixed alongside the signature. The Official Seal of the Putnam County Board of Commissioners is required to be affixed to each counterpart in compliance with instructions from our Attorney General's Office.

Also, please provide Putnam County Board of Commissioners' Federal Employee Identification Number in the blank shown on page 5 of the Agreement. This number is needed in order for the Department to make payment on your bill when it is submitted.

If you have any questions or need further information, please contact David Woodcox at 404-347-0605 or by e-mail at dwoodcox@dot.ga.gov. Please send correspondence by mail addressed to State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308 for execution on behalf of the Department.

Mr. Billy Webster
PI No. 0013615, Putnam County
Actual Cost Agreement –Water Facilities
October 21, 2020; Page 2 of 2

Very truly yours,



Shajan Joseph, P.E.
Assistant State Utilities Administrator

For: Patrick Allen, P.E.
State Utilities Administrator

PA: SPJ: MGC: DW

Attachments

cc: Corbett Reynolds, District 2 Engineer
Jamie Lindsey, District 2 Utilities Manager
Abdulvahid Munshi, Utility Coordinator
Danah Bonny, Utilities Preconstruction Specialist

File Attachments for Item:

11. Authorization for Chairman to sign Georgia Department of Transportation Request for Traffic Signal (BW)

Distribution:
White – Applicant
Yellow – State Traffic Engineer
Pink – District Traffic Engineer

Do Not Write In This Space
Application No. _____
Permit No. _____

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

REQUEST FOR TRAFFIC SIGNAL

To the Georgia Department of Transportation:

The Board of Commissioners in Putnam County hereby request approval for the use of a traffic signal at the location described below:

LOCATION

Local Street names: Lake Oconee Parkway at Scott Road

State Route Numbers: 44 at Scott Road

TYPE SIGNAL

Stop and Go Flashing Beacon School Beacon Other

CONDITIONS OF APPLICATION AND STANDARDS OF OPERATION

In the event that the Georgia Department of Transportation authorizes the use of a traffic signal at the above location, the undersigned agrees to participate in the costs to purchase and install the signal. This level of participation will be determined after a study of the location has been completed. The signal must be installed to the Department’s standards and conform with the authorization issued by the Department and the provisions set forth therein.

COST OF OPERATION

The full and entire costs of the electric energy and telephone service used to operate the signal shall be at the expense of the applicant without any cost to the Georgia Department of Transportation. The applicant understands that the Department may ask for participation in the cost for the purchase, installation and maintenance of the signal if approved.

INSPECTION AND APPROVAL

The installation, maintenance and operation of said signal shall be subject at all times to inspection and approval by a duly authorized engineer of the Georgia Department of Transportation.

RIGHT TO REVOKE

The Georgia Department of Transportation reserves the right to revoke the approval should it for any reason desire to do so, by giving the applicant thirty (30) days written notice, and in that event, the applicant agrees to remove said signal from said right-of-way at its own expense or allow it to be removed by the Department.

This application is hereby submitted and all of the terms and conditions are hereby agreed to. The undersigned are duly authorized to execute this instrument.

This the _____ day of _____ 2020

Attest:


By: _____

Clerk

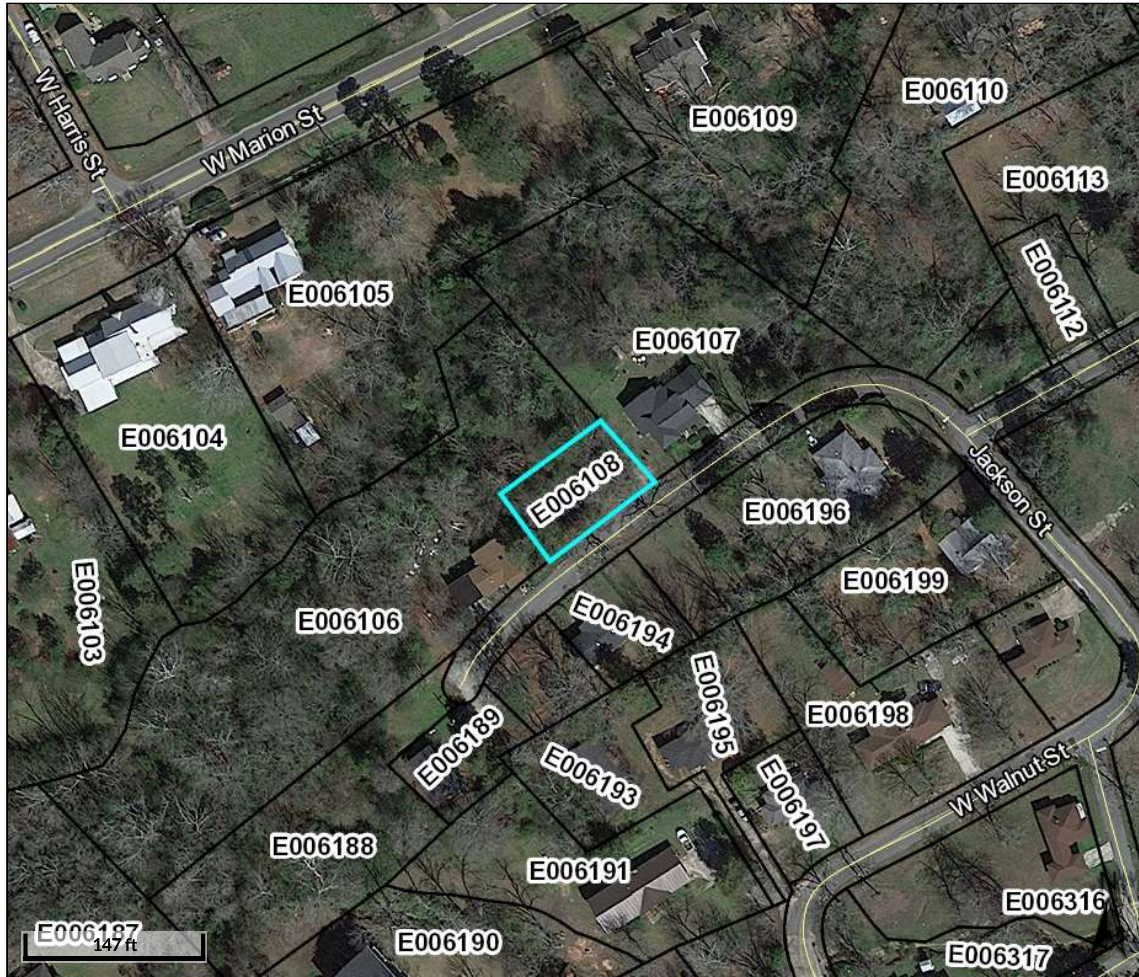
Title: Chairman

File Attachments for Item:

12. Surplus Fixed Asset for Sale (staff-CM)

<ul style="list-style-type: none"> Profile General Acquisition Condition Depreciation Improvements Insurance Maintenance Warranty Notes History <ul style="list-style-type: none"> Transactions Depreciation Disposition Documents User Defined 	Asset ID	01206	Next Id	
	Description	Property Tax Sale- Parcel E006108 Location: Jackson Street		
	Department	15105	15105 General Administration	
	Class	800	General Fixed Assets	
	Category	05 Land	Land	
	Location	GENERAL ADMIN	GENERAL ADMIN	
	Secondary Location	(none)		
	Type	Normal		
	Summary Asset			
	Disposed	<input type="checkbox"/>		
	Disposed Date			
				
	Remove photo			





Valuation	
Original Cost	\$3,994.23
Improvements	\$0.00
Partial Disposals	\$0.00
Adjusted Cost	\$3,994.23
Accumulated Depreciation	\$0.00
Net Asset Value	\$3,994.23



Overview



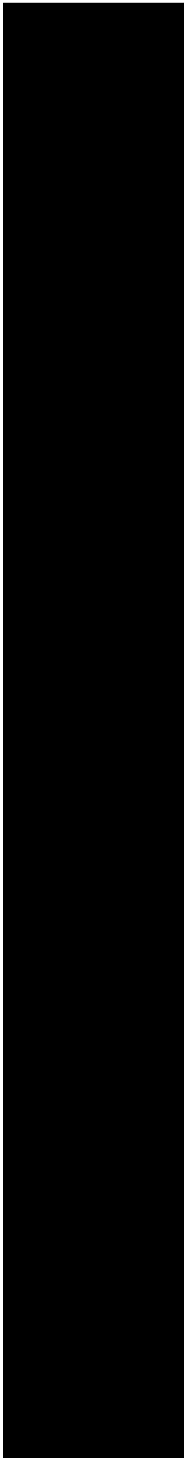
Legend

-  City Limit
-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	E006108	Owner	PUTNAM COUNTY BOARD OF COMMISSIONERS	Last 2 Sales			
Real Key / Acct	12820		117 PUTNAM DRIVE	Date	Price	Reason	Qual
Class Code	Exempt		EATONTON, GA 31024	12/6/2016	\$3994	TS	U
Taxing District	EATONTON			10/1/1987	0	NF	U
Acres	n/a	Physical Address	JACKSON ST				
		Land Value	\$7875				
		Improvement Value	\$11789				
		Accessory Value					
		Current Value	\$19664				

(Note: Not to be used on legal documents)

Date created: 11/2/2020
 Last Data Uploaded: 11/2/2020 7:04:25 AM



**APPRAISAL OF
THE PROPERTY LOCATED AT**

108 Jackson ST
Eatonton, GA 31024

as of

October 29, 2020

for

Putnam County Board of Commissioners
c/o pvanhoute@putnamcountyga.us
Eatonton,, GA
31024

by

Mosley Appraisal Service
107A Old Montgomeryville RD NW
Milledgeville, GA 31061

Mosley Appraisal Service
107A Old Montgomeryville RD NW
Milledgeville, GA 31061
478-453-3528

October 30, 2020

Putnam County Board of Commissioners
c/o pvanhoute@putnamcountyga.us
Eatonton,, GA
31024

Property - 108 Jackson ST
Eatonton, GA 31024
Client - Putnam County Board of Commissioners
File No. - 20LPCBC
Case No. -

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at 108 Jackson ST, Eatonton, GA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of October 29, 2020 is :

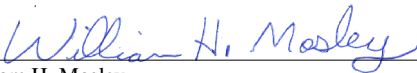
\$5,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Mosley Appraisal Service



William H. Mosley
GA Certification #CR543



IDENTIFICATION

Owner Putnam County Board of Commissioners Census Tract 9602.02 Map Reference E006
 Property Address 108 Jackson ST
 City Eatonton County Putnam State GA Zip Code 31024
 Legal Description Described in DB 878, Pg 183, as shown in PB 2, pg 198, Putnam County deed records
 Sale Price \$ _____ Date of Sale _____ Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$269 (yr.)
 Client Putnam County Board of Commissioners Address c/o pvanhoute@putnamcountyga.us, Eatonton, GA, 31024
 Occupant Vacant Appraiser William H. Mosley Instructions to Appraiser Form opinion of current market value
 Intended User: Putnam County Board of Commissioners Intended Use: possible market sale

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural				
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%				
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow			
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining				
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply				
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.				
Present Land Use	<u>90</u> % 1 Family	<u>10</u> % 2-4 Fam	<u>0</u> % Apts.	<u>0</u> % Condo	<u>0</u> % Commercial		
100.00	<u>0</u> % Industrial	<u>0</u> % Vacant					
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)				
	(*) From _____ To _____						
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>0</u> % Vacant				
Single Family Price Range	\$ <u>25</u> to \$ <u>150</u>		Predominant Value \$ <u>75</u>				
Single Family Age	<u>20</u> yrs. to <u>120</u> yrs.	Predominant Age <u>50</u> yrs.					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) Older neighborhood is located in the City Limits of Eatonton about 4 blocks Southwest of the Courthouse downtown. There is a variety of styles, sizes and ages of dwellings in the vicinity of the subject. The general market area includes all of the properties in similar market areas with the City Limits.

SITE

Dimensions Irregular - see attached plat = 4661 sf Corner Lot
 Zoning Classification R-1 Present improvements do do not conform to zoning regulations
 Highest and best use: Present use Other (specify) as a residential building site
 Elec. Public Other (Describe) _____
 Gas _____
 Water _____
 San. Sewer _____
 Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access: Public Private
 Surface Asphalt
 Maintenance: Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo Gently Sloping to rear
 Size Average in Area
 Shape Rectangular
 View Typical/Street
 Drainage Appears to be adequate
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The site is gently sloping to the rear and is partially grassed. There is a dilapidated home on the lot that is a detriment to the lot value. No adverse site factors were observed and none are known of by the appraiser.

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

For the Market Data Analysis See grid below. See narrative attachment.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	108 Jackson ST Eatonton, GA 31024	219 Thompkins St Eatonton, GA 31024	102 Spruce Ln Eatonton, GA 31024	701 Church St Eatonton, GA 31024
Proximity to Subj.		0.16 miles S	0.35 miles W	0.60 miles W
Sales Price	\$	\$ 6,500	\$ 7,500	\$ 7,500
Price	\$	\$	\$	\$
Data Source	Physical Inspection	RideBy Inspect/Deed Record	RideBy Inspect/Deed Record	RideBy Inspect/Deed Record
Date of Sale and Time Adjustment	DESCRIPTION 10/29/2020	DESCRIPTION s05/20;Unk	DESCRIPTION s08/20;Unk	DESCRIPTION s10/19;Unk
Location	Suburban	Suburban	Suburban	Suburban
Site/View	Typical/Street	Typical/Street	Typical/Street	Typical/Street
Site Area	4661 sf	6970 sf	28314 sf	16553 sf
	Dilapidated House	Cleared Lot	Cleared = 1Lot	Cleared Lot
				*House shown on lot was after lot purchase
Sales or Financing Concessions	Cash to Seller None	Cash to Seller None	Cash to Seller None	Cash to Seller None
Net Adj. (Total)		Plus <input type="checkbox"/> Minus <input checked="" type="checkbox"/> \$ -2,500	Plus <input type="checkbox"/> Minus <input checked="" type="checkbox"/> \$ -2,000	Plus <input type="checkbox"/> Minus <input checked="" type="checkbox"/> \$ -2,500
Indicated Value of Subject		Gross 38.5% Net -38.5% \$ 4,000	Gross 26.7% Net -26.7% \$ 5,500	Gross 33.3% Net -33.3% \$ 5,000

RECONCILIATION

Comments on Market Data: The comparable sales considered in this report are in the same neighborhood or market area as the subject and they have similarities to the subject in utilities available, highest and best use and all have similar appeal to this local market.

Comments and Conditions of Appraisal: Estimate of \$2,500 to clear the dilapidate house from this lot. The comparable lot sales indicate a value of \$6,500 to \$7,500 for the lot if it were vacant and available to be used. The final value estimate for the subject lot is reduced because the buyer will have to remove the existing structure on the lot.

Final Reconciliation: Neither the cost nor the income approaches to value were considered. These approaches are not usually applicable on vacant lots. The market approach was given exclusive consideration in estimating the vacant land's value.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF October 29, 2020 to be \$5,000
 Mosley Appraisal Service

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature William H. Mosley
 Name William H. Mosley
 Company Name Mosley Appraisal Service
 Company Address 107A Old Montgomeryville RD NW
Milledgeville, GA 31061
 Telephone Number 478-453-3528
 Email Address mosleyappraiser@gmail.com
 Date of Signature and Report 10/30/2020
 Effective Date of Appraisal October 29, 2020
 State Certification # CR543
 or State License # _____
 or Other _____ State # _____
 State GA
 Expiration Date of Certification or License 01/31/2021

ADDRESS OF PROPERTY APPRAISED
108 Jackson ST
Eatonton, GA 31024
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 5,000
 CLIENT
 Name _____
 Company Name Putnam County Board of Commissioners
 Company Address c/o pvanhoute@putnamcountyga.us
Eatonton, GA 31024
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
 Date of Inspection _____
- Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
 Date of Inspection _____

Legal Description

66

Intended User	Putnam County Board of Commissioners		
Property Address	108 Jackson ST		
City	Eatonton	County	Putnam
		State	GA
		Zip Code	31024
Client	Putnam County Board of Commissioners		

DOC# 004881
FILED IN OFFICE
12/28/2016 03:46 PM
BK:878 PG:183-184
SHEILA H. PERRY
CLERK OF COURT
PUTNAM COUNTY

Putnam County, Georgia
Real Estate Transfer Tax
Paid \$ -0-
Date 12/28/16
Cammie Britt
(County) Clerk of Superior

PT 01 117-2016-001598

STATE OF GEORGIA,
PUTNAM COUNTY

TAX SALE DEED

THIS INDENTURE, Made this *6th day of December, 2016* between

Pamela K. Lancaster, Ex-Officio Sheriff of Putnam County

Party or parties of the first part, hereinafter referred to as "Grantor", and

Putnam County Board of Commissioners of Putnam County
117 Putnam Drive, Eatonton, Georgia 31024

Party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor and Grantee" to include the masculine and feminine gender, the singular and the plural, and the respective heirs, legal representatives, successors and assigns of the parties were where the content requires or permits;

WHEREAS, Pamela K. Lancaster, Ex-Officio Sheriff of Putnam County, Georgia, did levy a writ of fieri facias issued by Pamela K. Lancaster, Tax Commissioner of Putnam County, Georgia against *Little, Charlie* and,

WHEREAS said levy was made for the purpose of collecting delinquent state and county ad valorem property taxes for the year *2015, 2014, 2013, 2012, 2011, 2010*; and,

WHEREAS said levy was made on *October 20, 2016* on the following described tract of land, to wit:

All that certain lot or parcel of land lying and being in the corporate limits of the City of Eatonton, Putnam County, Georgia, located on Sumter Street. Said lot fronts on Sumter Street and property of Florence Williams for a distance of 62 feet and is 54 feet by 8 feet, by 50 feet by 89 feet, by 58 feet and adjoins Robert Lawrence and Mattie Lawrence on the North, Northeast and Northwest; Sumter Street on the East and Florence Williams on the South. Reference is made to a plat recorded in Plat Book 2, Page 198, records of Putnam County, Georgia, for a better description of said property.

Prior Deed Reference: This is the same property described in Deed from Eva Julia F. Little to Charlie Little and Pearl Thomas, dated March 30, 1961, recorded in Putnam County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever in FEE SIMPLE.

As described in Deed Book 7D, Page 151 & Deed Book 7E, Page 73. Further described as Map & Parcel E006108.

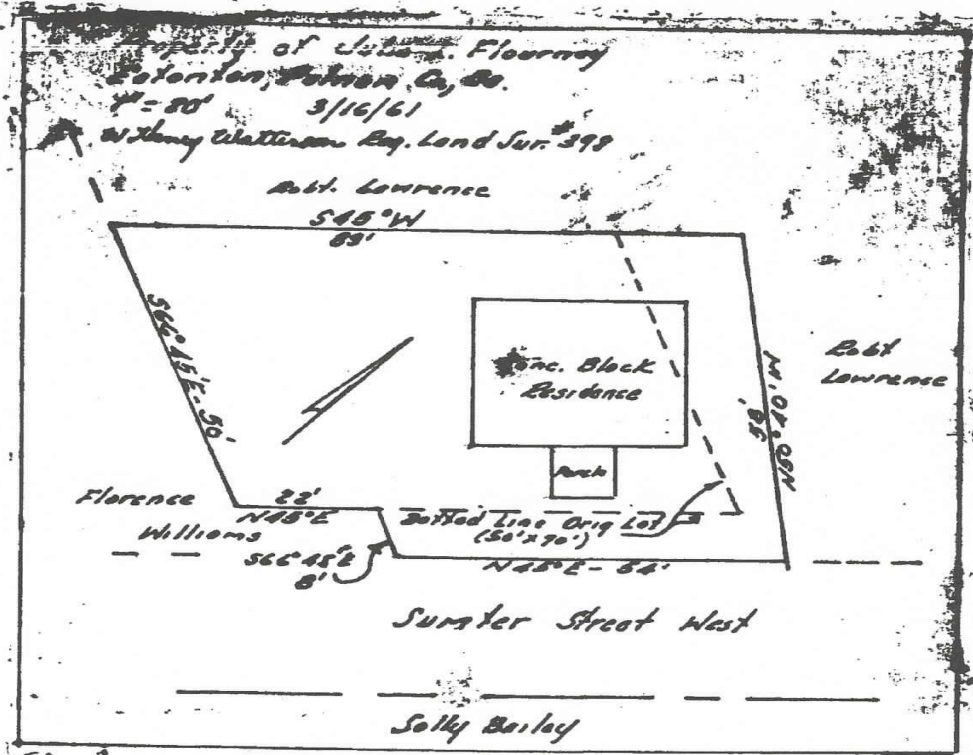
WHEREAS said property was levied upon as the property of *Little, Charlie Estate & Heirs Known & Unknown of*, followed by advertisement by due and legal publication as required by law being made in *The Eatonton Messenger*; a newspaper published in Putnam County, Georgia in which Sheriff's sales are published; and,

WHEREAS said Ex-Officio Sheriff did proceed to expose for sale the above described tract during the legal hours of sale in accordance with law, before the courthouse doors of Putnam County Courthouse the same being the *6th day of December, 2016*, the same being the date advertised for sale; and,

<https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=69248408&key1=878&key2=183&county=117&countyname=PUTNAM&userid=113068&app...> 1/1

SITE PLAN

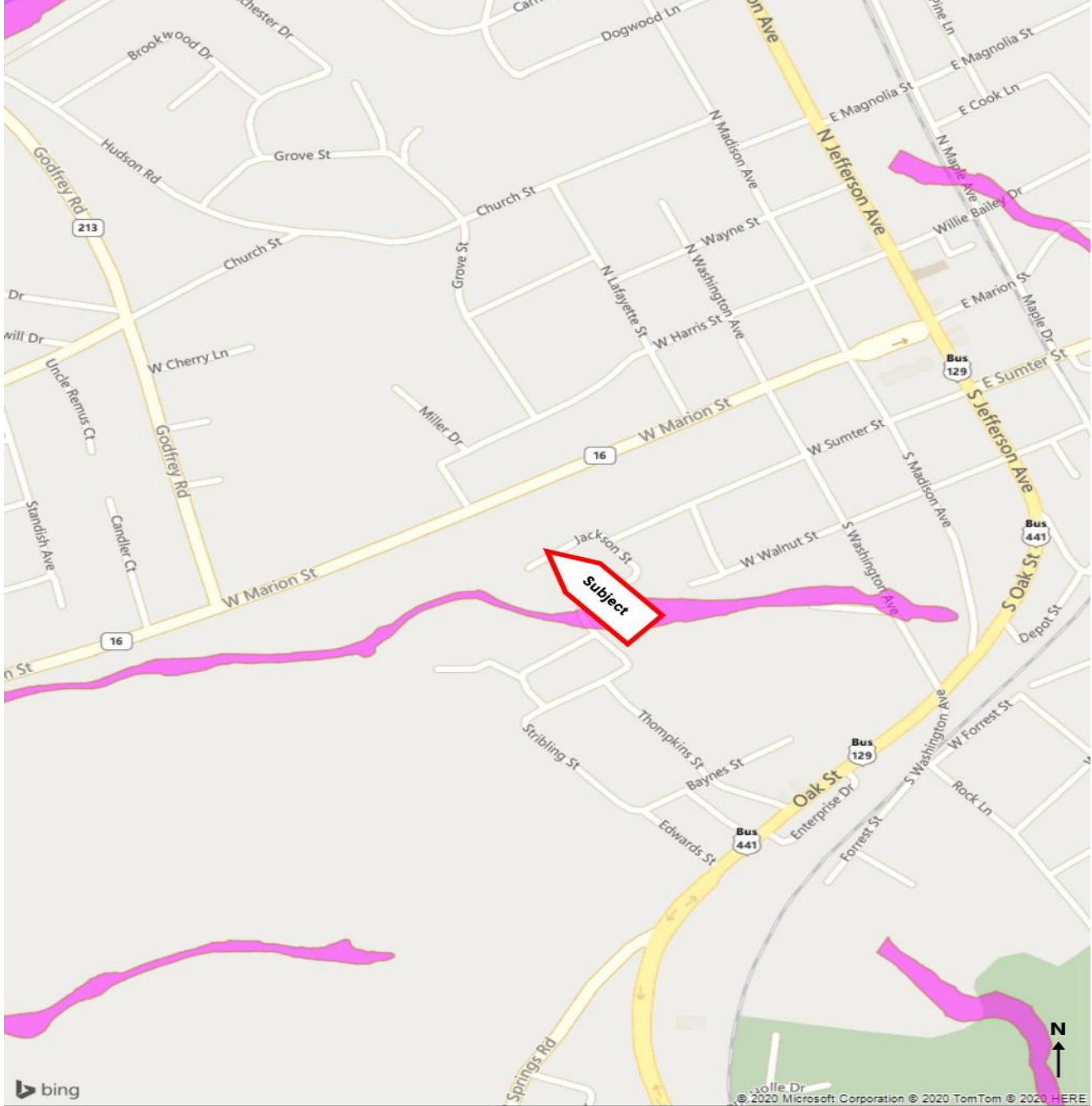
Intended User	Putnam County Board of Commissioners		
Property Address	108 Jackson ST		
City	Eatonton	County	Putnam
		State	GA
		Zip Code	31024
Client	Putnam County Board of Commissioners		



Recorded April 3, 1961 R.W. Dennis, C.S.C.

FLOOD MAP

Intended User	Putnam County Board of Commissioners		
Property Address	108 Jackson ST		
City	Eatonton	County	Putnam
		State	GA
		Zip Code	31024
Client	Putnam County Board of Commissioners		



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards

- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

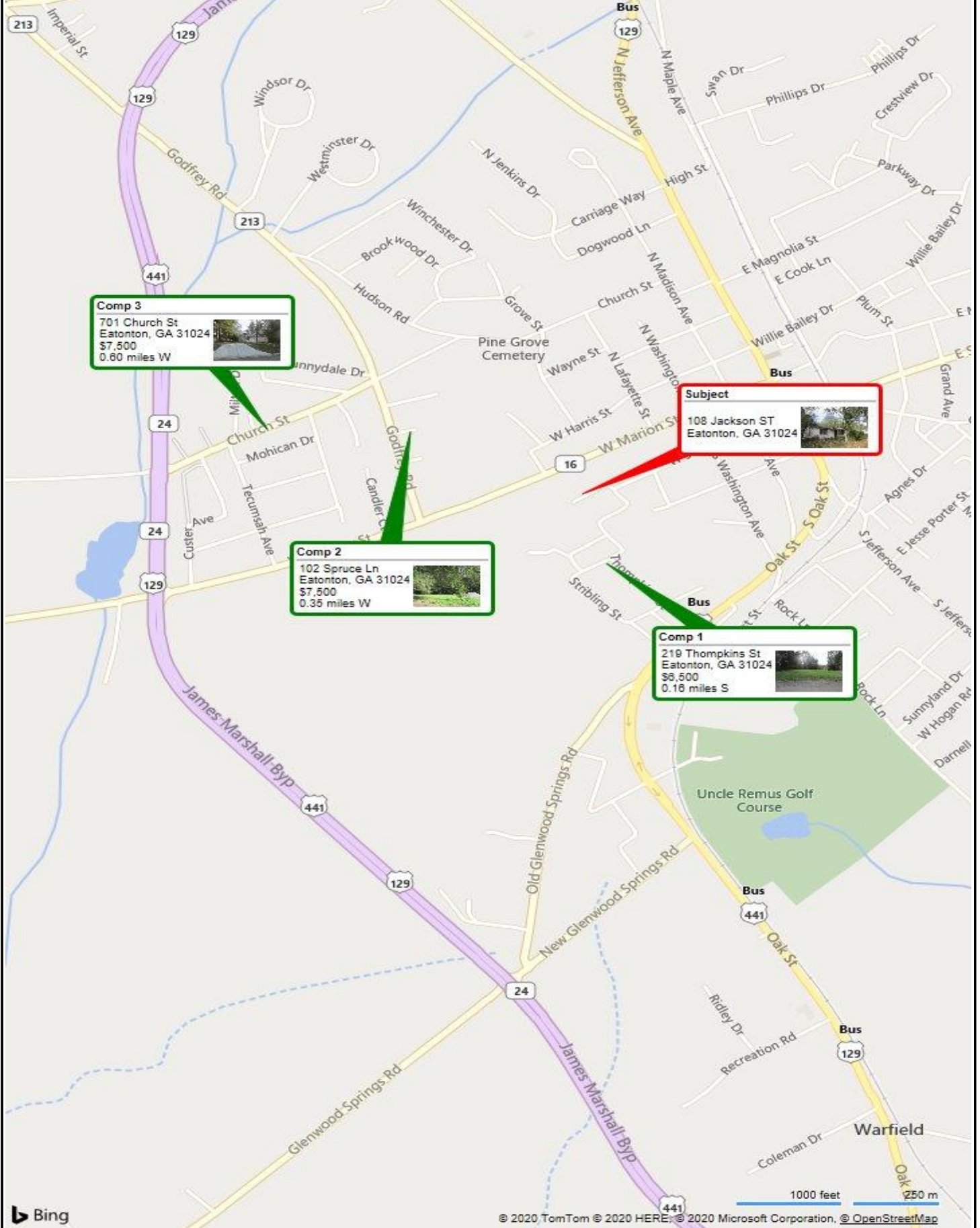
Flood Zone Determination

Latitude: 33.322991
Longitude: -83.394581
Community Name:
 EATONTON, CITY OF
Community: 130218
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: No
Zone: X **Map #:** 13237C0134C
Panel: 0134C **Panel Date:** 09/26/2008
FIPS Code: 13237 **Census Tract:** 9602.02

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Location Map

Intended User	Putnam County Board of Commissioners		
Property Address	108 Jackson ST		
City	Eatonton	County	Putnam
		State	GA
		Zip Code	31024
Client	Putnam County Board of Commissioners		



Intended User Putnam County Board of Commissioners
 Property Address 108 Jackson ST
 City Eatonton County Putnam State GA Zip Code 31024
 Client Putnam County Board of Commissioners

STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

WILLIAM MOSLEY
543

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY Chairperson	JEANMARIE HOLMES KEITH STONE WILLIAM A. MURRAY
JEFF A. LAWSON Vice Chairperson	

1214160413307425


MOSLEY, WILLIAM H
 107A OLD MONTGOMERYVILLE RD
 MILLEDGEVILLE, GA 31061

WILLIAM MOSLEY
 # 543
 Status ACTIVE
 CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

END OF RENEWAL
01/31/2021

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
 Real Estate Commission
 Suite 1000 - International Tower
 229 Peachtree Street, N.E.
 Atlanta, GA 30303-1605




LYNN DEMPSEY
 Real Estate Commissioner
 1214160413307425

WILLIAM MOSLEY
 # 543
 Status ACTIVE
 CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

END OF RENEWAL
01/31/2021

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
 Real Estate Commission
 Suite 1000 - International Tower
 229 Peachtree Street, N.E.
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LYNN DEMPSEY
 Real Estate Commissioner
 1214160413307425

Intended User	Putnam County Board of Commissioners		
Property Address	108 Jackson ST		
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		Zip Code	31024
Client	Putnam County Board of Commissioners		

LIA Administrators & Insurance Services
APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY



DECLARATIONS

Aspen American Insurance Company

(Referred to below as the "Company")
 590 Madison Avenue, 7th Floor
 New York, NY 10022
 877-245-3510

Date Issued	Policy Number	Previous Policy Number
7/23/2020	AAI002419-06	AAI002419-05

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

- 1. Customer ID: 119629
 Named **Insured**:
 MOSLEY APPRAISAL SERVICE
 Mosley Real Estate and Appraisal
 Service, Inc. / William H Mosley
 107A Old Montgomeryville Rd. NE
 Milledgeville, GA 31061
- 2. **Policy Period**: From: 08/14/2020 To: 08/14/2021
 12:01 A.M. Standard Time at the address stated in 1 above.
- 3. **Deductible**: \$1000 Each **Claim**
- 4. **Retroactive Date**: 08/14/1998
- 5. **Inception Date**: 08/14/2015
- 6. **Limits of Liability**:
 A. \$500,000 Each Claim
 B. \$1,000,000 Aggregate
Subpoena Response: \$5,000 Supplemental Payment Coverage
Pre-Claim Assistance: \$5,000 Supplemental Payment Coverage
Disciplinary Proceeding: \$7,500 Supplemental Payment Coverage
Loss of Earnings: \$500 per day Supplemental Payment Coverage

7. **Covered Professional Services (as defined in the Policy and/or by Endorsement):**

Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Residential Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Commercial Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(If "yes", added by endorsement)
Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Personal Property Appraisal:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)
Real Estate Sales/Brokerage:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)

PHOTOGRAPH ADDENDUM

Intended User	Putnam County Board of Commissioners		
Property Address	108 Jackson ST		
City	Eatonton	County	Putnam
		State	GA
		Zip Code	31024
Client	Putnam County Board of Commissioners		



**FRONT VIEW OF
SUBJECT PROPERTY**



**SIDE VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Intended User	Putnam County Board of Commissioners		
Property Address	108 Jackson ST		
City	Eatonton	County	Putnam
		State	GA
		Zip Code	31024
Client	Putnam County Board of Commissioners		



COMPARABLE #1

219 Thompkins St
Eatonton, GA 31024

Price \$6,500
Price/SF
Date s05/20;Unk
Site Area 6970 sf

Value Indication \$4,000



COMPARABLE #2

102 Spruce Ln
Eatonton, GA 31024

Price \$7,500
Price/SF
Date s08/20;Unk
Site Area 28314 sf

Value Indication \$5,500



COMPARABLE #3

701 Church St
Eatonton, GA 31024

Price \$7,500
Price/SF
Date s10/19;Unk
Site Area 16553 sf

Value Indication \$5,000

Mosley Appraisal Service
107A Old Montgomeryville RD NW
Milledgeville, GA 31061
478-453-3528
Tax ID # 58-2479174

INVOICE	10/30/2020 DATE	20LPCBC FILE NUMBER	CASE NUMBER	74
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Client: Putnam County Board of Commissioners
c/o pvanhoute@putnamcountyga.us
Eatonton,, GA
31024

Item	Total
APPRAISAL FEE FOR SERVICES RENDERED	\$ 400.00

Intended User: Putnam County Board of Commissioners
108 Jackson ST
Eatonton, GA 31024
Described in DB 878, Pg 183, as shown in PB 2, pg 198, Putnam County deed records

Total: \$ 400.00

Thank you
