



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

**Agenda**

**Tuesday, August 15, 2017 ♦ 6:30 PM**

*Putnam County Administration Building – Room 203*

**Opening**

1. Welcome - Call to Order
2. Invocation
3. Pledge of Allegiance

**Zoning Public Hearing**

4. Request by Antonio Mullins for a conditional use at 202 Horton Drive. Presently zoned AG-1 [Map 050, Parcel 015]
5. Request by James & Nina Peebles to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2 [Map 024, part of Parcel 003]

**Regular Business Meeting**

6. Public Comments
7. Approval of Agenda
8. Consent Agenda
  - a. Approval of Minutes - August 4, 2017 Regular Meeting
  - b. Approval of Minutes - August 4, 2017 Budget Work Session
  - c. Approval of Minutes - August 7, 2017 Budget Work Session
9. Discussion and possible action to increase the County Attorney Fee
10. Update on the regional TSPLOST
11. Discussion of refinancing the Sinclair Water Authority USDA loan

**Reports/Announcements**

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

**Closing**

15. 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.

**Backup material for agenda item:**

4. Request by Antonio Mullins for a conditional use at 202 Horton Drive. Presently zoned AG-1 [Map 050, Parcel 015]

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

August 7, July 28, 2017

TO: Board of Commissions

FROM: Karen Pennamon

RE: Staff Recommendation for Public Hearing Agenda on 8/15/2017

9. Request by **Antonio Mullins** for a conditional use at 202 Horton Drive. Presently zoned AG-1. [**Map 050, Parcel 015**]. \* The applicant is requesting a conditional use at 202 Horton Drive for a community event center. To utilize this facility as a community event center without rezoning the property to commercial, a conditional use permit is required. The building was developed and established in the 1984 as Boswell's Night Club and years later the ownership changed and it became Texlexia Night Club. The applicant purchased the property in August 2012 and is being taxed by the Putnam County Tax Assessors office for a commercial use at a rate of \$1,900 per year. Mr. Mullins has no desire to reopen the facility as a night club. However, he would like to convert the building into a family-oriented event center that will host: wedding receptions, anniversary dinners, holiday and birthday celebrations, bingo nights, training, and community service events. The structure has not been utilized for several years but it remains structurally sound and in good condition. This property is located at the dead end of Horton Drive and is approximately a mile away from Glenwood Springs Road. It abuts all AG-1 parcels and a river which is located behind the building. Per the Tax Assessor's website, there are several residences on Horton Drive with the closest being at least 2,084 feet and the closest residences in front and across the river is approximately 5,000 feet from the proposed community center. Therefore, I see no adverse effect the proposed use would on the adjacent properties or residents in that community. In addition, Mr. Mullins will be required to submit and implement a parking plan that will limit and control parking along the right-of-way. It is the opinion of staff that the proposed use would have no adverse effect on surrounding properties, roads, highways or traffic patterns.

*Staff recommendation is for approval of a conditional use for a community event center at 202 Horton Drive with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.*

*Board of Commissioners Notice  
August 3, 2017 Planning & Zoning Commission Meeting*

8. Request by **Antonio Mullins** for a conditional use at 202 Horton Drive. Presently zoned AG-1. [Map 050, Parcel 015]. \*  
*Planning & Zoning Commission's recommendation is for approval of a conditional use for a community event center at 202 Horton Drive with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.*
  
9. Request by **James & Nina Peebles** to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2. [Map 024, part of Parcel 003]. \*  
*Planning & Zoning Commission's recommendation is for approval to rezone 22.04 acres from AG-1 to AG-2.*

**PUTNAM COUNTY PLANNING AND ZONING COMMISSION**



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

Thursday, August 3, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 3, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

EXCERPT

- 9. *Request by Antonio Mullins for a conditional use at 202 Horton Drive. Presently zoned AG-1. [Map 050, Parcel 015]. \**

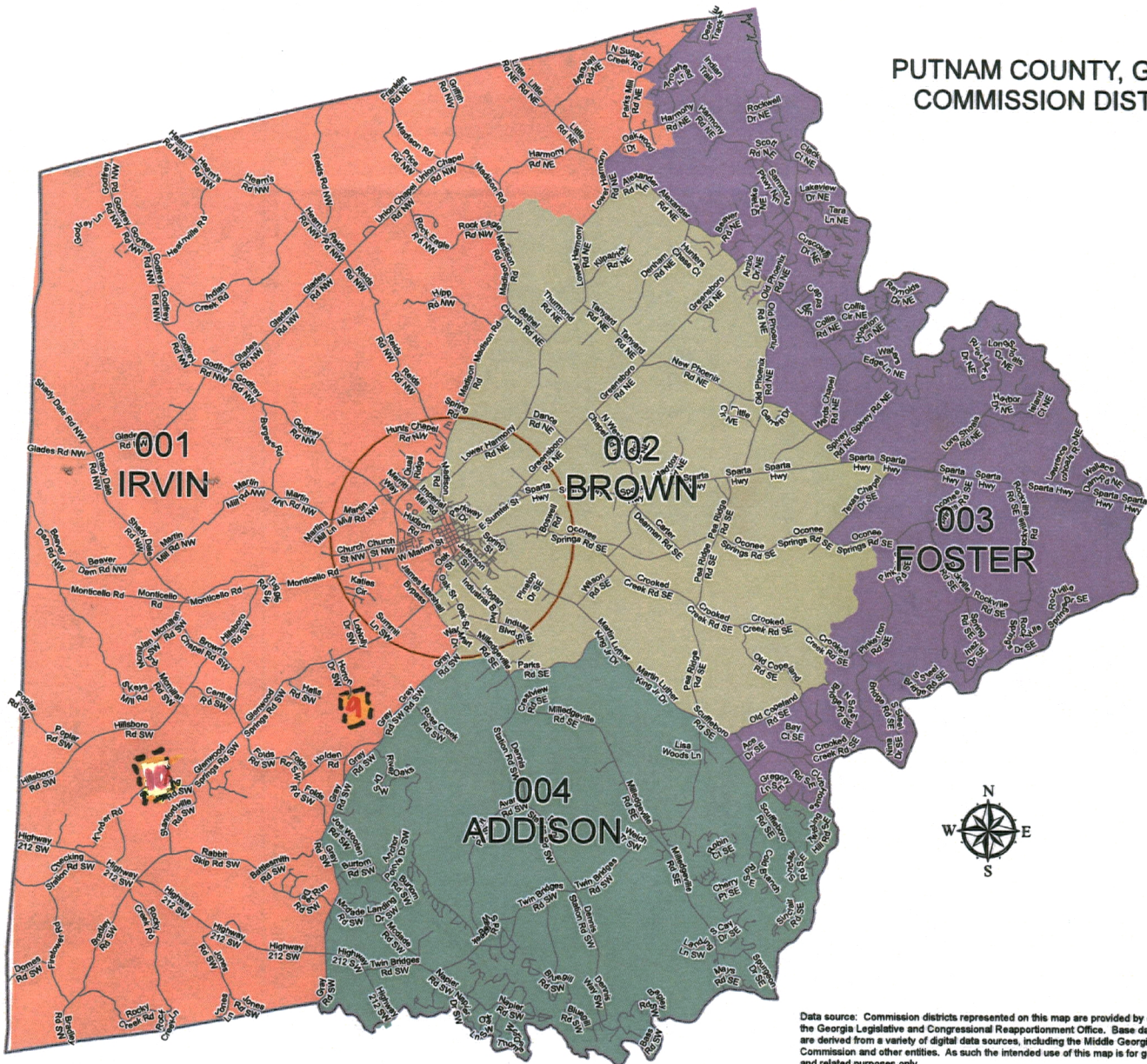
**Mr. Marshall** stated that the Planning Director **Ms. Lisa Jackson** is recusing herself from this item due to being of relation to the applicant, because of this **Mrs. Karen Pennamon** authored the staff recommendation. **Mr. Antonio Mullins** represented this request. He stated that after retiring from the military and upon returning to Putnam he purchased the venue and would like to use it as a community center. **Mr. Mullins** stated he is requesting a conditional use at 202 Horton Drive to use as a community event center. **Mr. Ward** stated he had visited the property and had no problem with the request. Staff recommendation is for approval of a conditional use for a community event center at 202 Horton Drive with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m. No one spoke in opposition to this request. **Mr. Ward** made a motion for approval. **Mr. Langley** seconded. **All approved.**

ATTEST:

\_\_\_\_\_  
Lisa Jackson  
P&D Director

\_\_\_\_\_  
James Marshall, Jr.  
Chairman

PUTNAM COUNTY, GEORGIA  
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

- 9. Request by **Antonio Mullins** for a conditional use at 202 Horton Drive. Presently zoned AG-1. [Map 050, Parcel 015]. \*
- 10. Request by **James & Nina Peebles** to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2. [Map 024, part of Parcel 003]. \*

- Putnam County
- City of Eatonton

PLANNING & DEVELOPMENT  
 117 PUTNAM DRIVE, SUITE B  
 EATONTON, GA. 31024

PHONE: 706-485-2776  
 FAX: 706-485-0552

APPLICATION FOR:  VARIANCE  CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF VARIANCE /CONDITIONAL USE AS SPECIFIED.

APPLICANT: ANTONIO MULLINS

MAILING ADDRESS: 35 RIVER WALK FARM PARKWAY  
COVINGTON GA 30014

PHONE: 6199951105

PROPERTY OWNER IF DIFFERENT FROM ABOVE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

**PROPERTY:**

LOCATION: 202 HORTON DR. EATONTON 31024  
 MAP 050 PARCEL 015 PRESENTLY ZONED COMMERCIAL AG-10E

REASON FOR REQUEST: TO OPEN AN EVENT CENTER TO BE USED  
BY THE COMMUNITY FOR SOCIAL FUNCTIONS. \*  
PLEASE SEE LETTER OF INTENT.

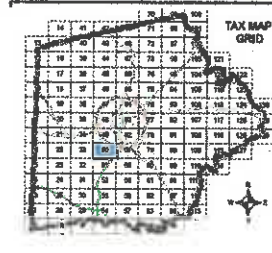
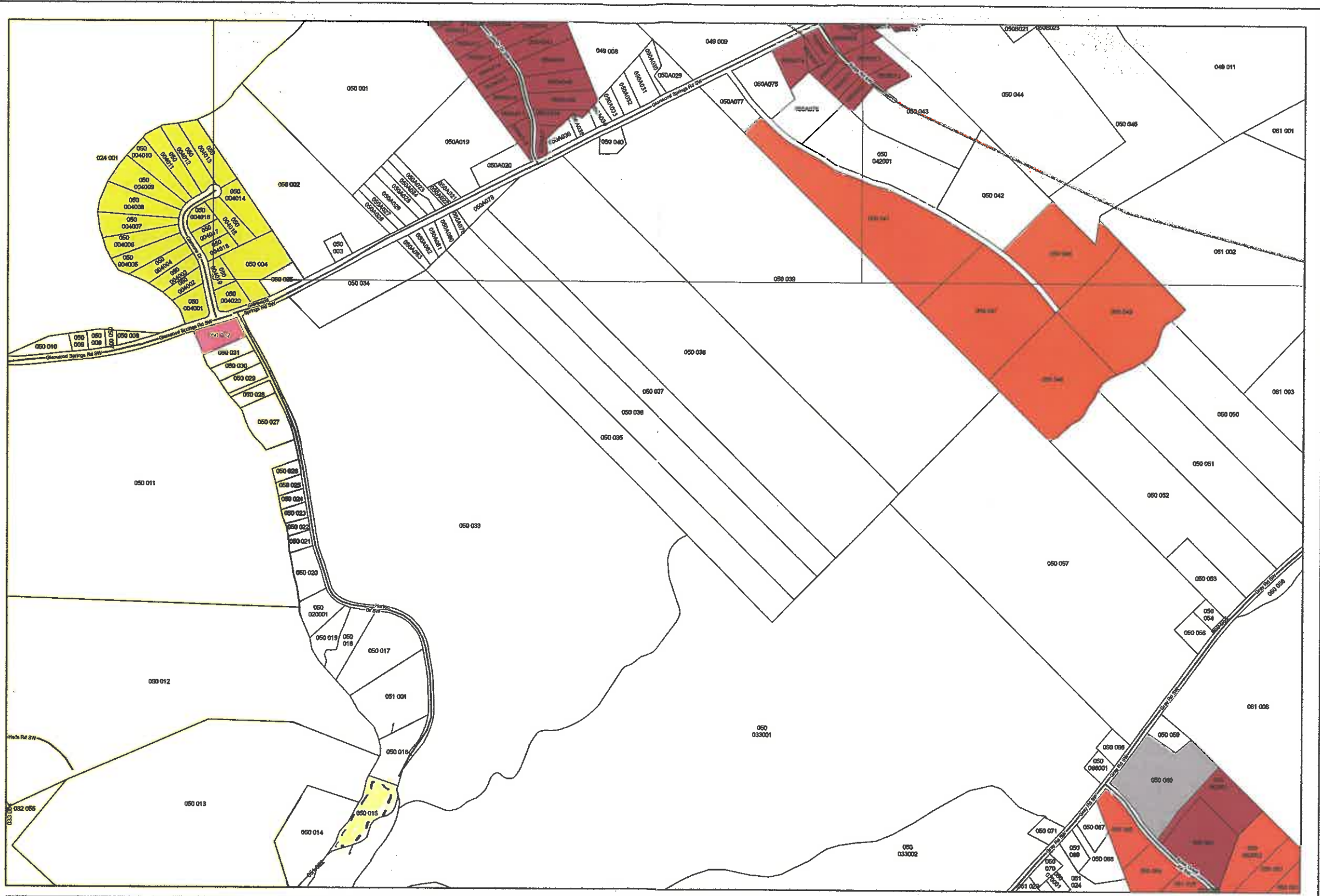
SUPPORTING INFORMATION ATTACHED TO APPLICATION:  
 RECORDED PLAT:  LETTER OF AGENCY  LETTER OF INTENT   
 SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

**PROPOSED LOCATION MUST BE STAKED OFF.**

\*SIGNATURE OF APPLICANT: Ant Mull DATE: 09 JUN 2017

\*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/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>6/19/17</u>	FEE: \$ <u>5000</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>DE</u>
DATE OF NEWSPAPER AD: _____		DATE SIGN POSTED: _____			
PLANNING & ZONING HEARING: _____		RESULT: _____			
COMMISSIONERS/CITY COUNCIL HEARING: _____		RESULT: _____			



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

Zoning		GEOGRAPHIC FEATURE LEGEND															
No Code	AG-1	AG-2	C-1	C-1 CITY	C-2	C-2 CITY	IND-1	IND-2	IND-2 CITY	IND-1 CITY	IND-2 CITY	R-1	R-1 CITY	R-1R	RM-2	RM-3	VILLAGE
AG-1 CITY	C-2	C-1 CITY	IND-2	MHP	PUBLIC	PUBLIC CITY	R-2 CITY	R-2	R-3 CITY	R-3	R-4 CITY	RM-1					

**MGRC**  
IT GIS Services  
Middle Georgia Regional Commission  
175 Emory Hwy  
State C  
Macon, Georgia 31217  
(478) 751-8100  
(478) 751-8217  
Web: [www.middlegeorgia.org](http://www.middlegeorgia.org)  
Email: [mg@middlegeorgia.org](mailto:mg@middlegeorgia.org)

**PUTNAM COUNTY, GEORGIA  
ZONING MAPS**

**MAP 050**

MAP SCALE: 1" = 400'    SCALE RATIO: 1:1,600    DATE: APRIL 2013



050 012

9

AG-1

050 016

050 013

AG-1

050 033

AG-1

AG-1

050 014

050 015

AG-1

050  
033001

AG-1

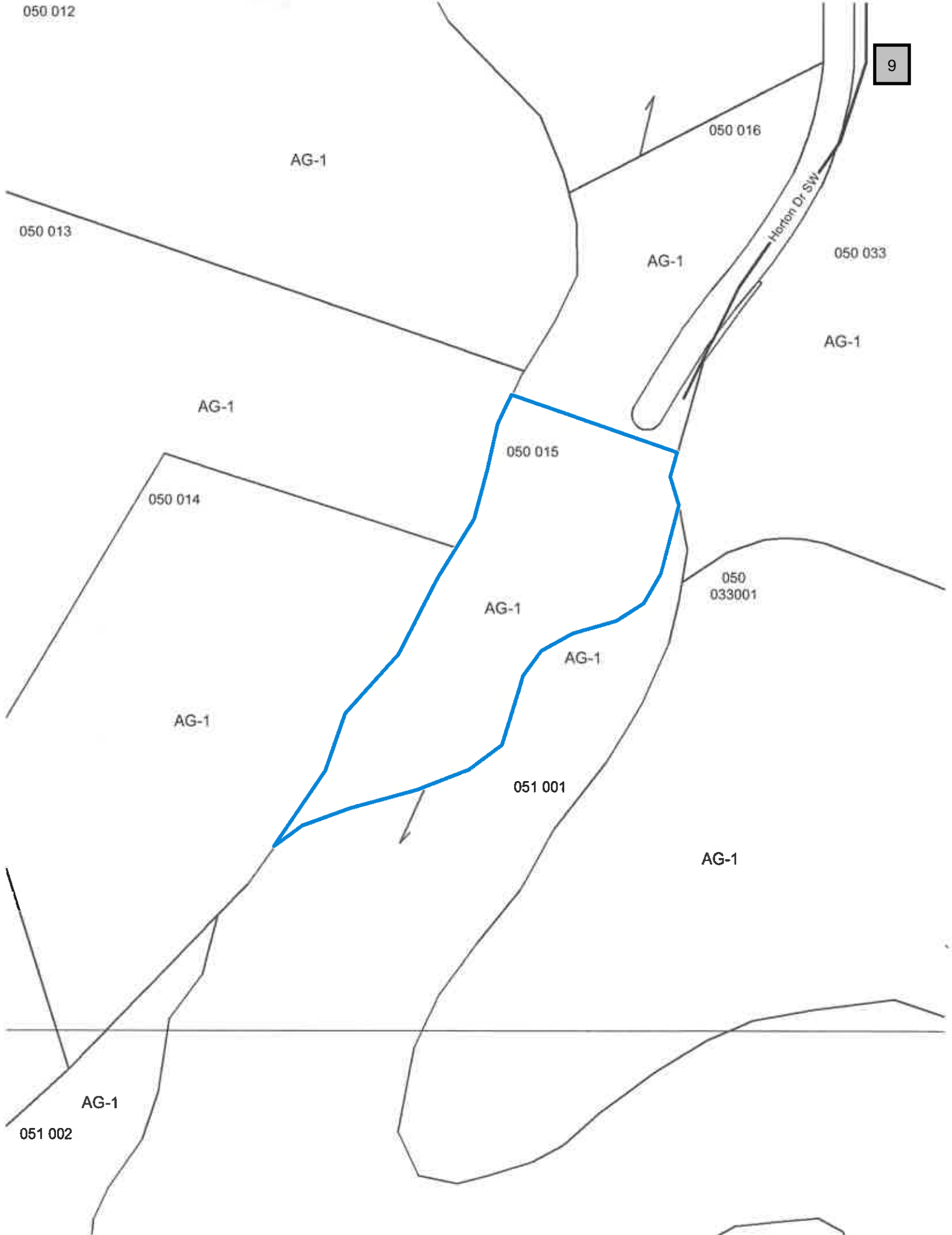
AG-1

051 001

AG-1

AG-1

051 002



June 5, 2017

Conditional Use Permit Letter of Intent

May 9, 2017

From: Antonio Mullins

Address: 35 River Walk Farm Parkway  
Covington, Georgia 30014

Contact Person: Antonio Mullins at (619 -995-1105)

Address of Conditional Use Request: 202 Horton Road, Eatonton, Georgia 31024

I, Antonio Mullins, the Owner of the property located at 202 Horton Road, was born and raised in Eatonton, Georgia and graduated from Putnam County High School. After graduating from high school, I enlisted in the United States Navy. I recently retired from the Navy after 30 years of faithful service as Master Chief Mullins. My accomplishments and awards include: Military Service Medal, Navy and Marine Corps Commendation Medal (4 awards), Navy and Marine Corps Achievement Medal (7 awards), Good Conduct Medal (9 awards) and various unit and campaign awards.

Being a native of Putnam County, coupled with the fact that my mother and immediate family resides here, it is my desire to invest in this community and become a business owner as well. Therefore, I purchased the property with the intention reopening the facility as a family/community oriented event center opposed to the previous use as a night club. I purchased the property in August 2012 and have been paying commercial taxes in the amount of \$ 1,900 each year. Moreover, it would be advantageous from a financial perspective to establish a use for the structure rather than allowing it to sit and generate taxes.

The property is zoned AG-1 and was originally developed and established as a nightclub in the early 80s. It was first established as Boswell's Night Club and later in the years through the change of ownership it became Texlexia Night Club. The building is structurally sound and in good condition. Approximate indoor dimensions: 4,500 square feet. Approximate dimensions of lot located at 202 Horton Road, 4.6 acres. The outdoor area is covered with grass, and graded for drainage. The property is also bordered by trees on two side and a river on the back side.

As stated above, it is not my intention to reestablish a night club. I would, however, like to convert the existing structure into a family-friendly event facility that hosts family events such as wedding receptions, anniversary dinners, holiday celebrations, birthday celebrations, bingo night, training, community service and other small family-oriented events usual and customary for an event hall. The name of the event facility will be The Anchors Landing. Specifically, The Anchors Landing will focus on small weddings/receptions and family reunions offering packages that include equipment rental such as table and chairs. The building has a kitchen that will be used for minor food preparation and storage. The facility will not provide catering services.



I understand that the intended use for the property is not specifically identified as a permissible use under Municipal Code § 66-72(a). Therefore, I am seeking a conditional use to establish a use that is conducive to the existing structure. The proposed use will not create any adverse effect on the street, community or adjacent property owner. Whereas, I do not anticipate an excess amount of traffic on Horton Road during events, nor any safety concerns getting in and out of the parking lot. There will not be any negative impact by the proposed use to any adjacent properties or the public. Additionally, there will not be any excessive noise or vibrations that would negatively impact dairying or other forms of agriculture within the district or county. Any noise or vibrations from any events held at the facility will be confined to the inside of the facility. The general manager of the facility will be Antonio Mullins, and I will have appropriate staff at the facility to supervise all events.

The nature of the intended use is to lease the facility on a temporary basis for family-friendly events. The hours that the facility would be available for rental would be from 9:00 a.m. until 11:00 p.m. during the week, and from 8:00 a.m. until 1:00 a.m. on weekends. We estimate that the property is large enough to accommodate approximately 150 persons. Additionally, we estimate that we will have enough space for 70 parked vehicles. We do not anticipate any freestanding signage beyond a small ground-mounted sign including the name of the facility, address, and telephone number. We prefer to place signage directly on the face of the building for aesthetic reasons.

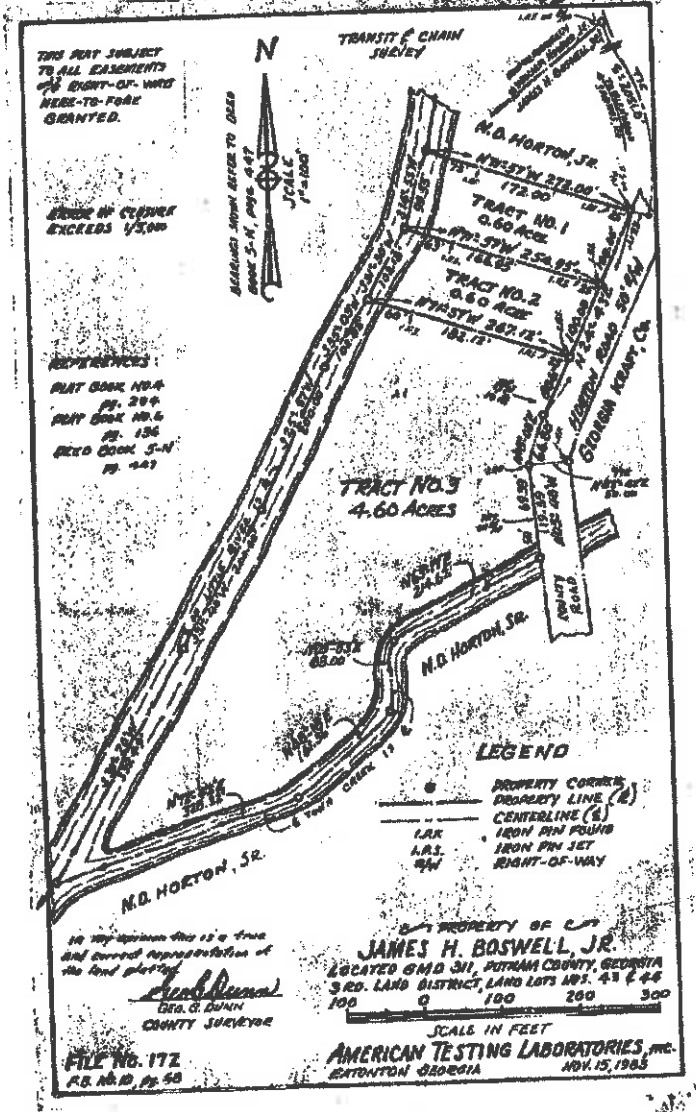
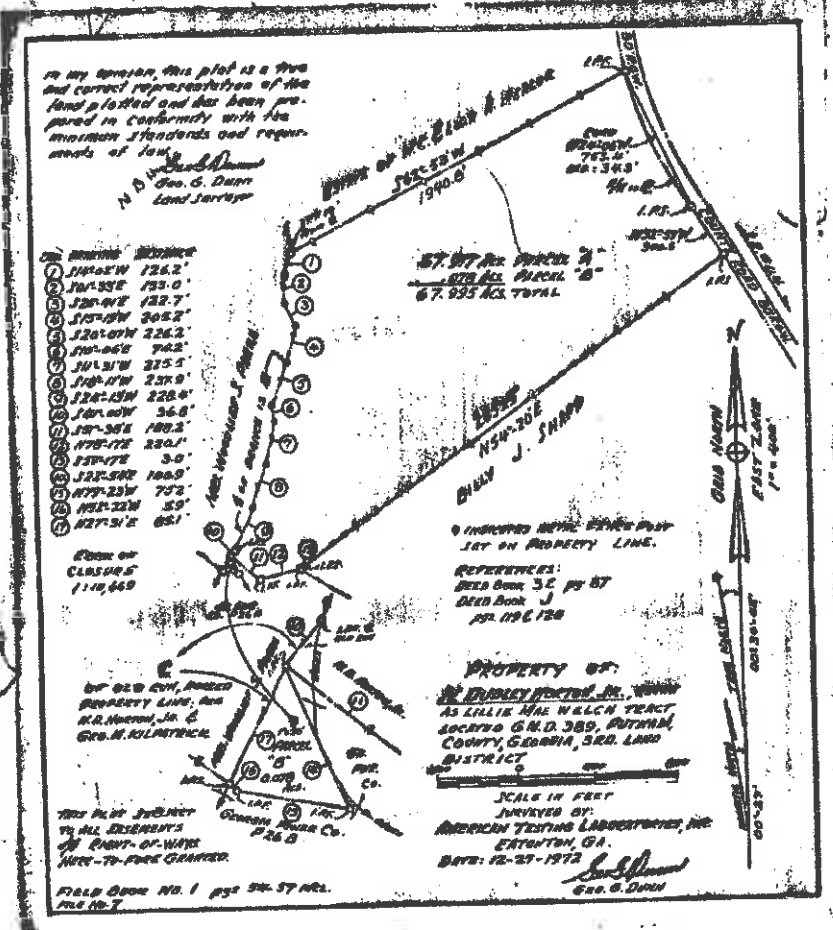
I appreciate your time and consideration and we wish to develop a successful relationship with the County of Putnam. If there are more questions or you would like to discuss further, please feel free to give me a call.

Sincerely,



Antonio Mullins  
Owner/General Manger







RE  
10/15/11



*AE*  
L. T. S. 0000



Handwritten signature and vertical text.



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DE



**Backup material for agenda item:**

5. Request by James & Nina Peebles to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2 [Map 024, part of Parcel 003]

# PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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

August 7~~July 28~~, 2017

TO: Board of Commissions

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 8/15/2017

9. Request by **James & Nina Peebles** to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2. [**Map 024, part of Parcel 003**]. \* The applicants are requesting to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2. They would like to sell 11.02 acres and keep 11.02 acres. The minimum lot size in the AG-1 district is 20 acres so in order to subdivide the property it must be rezoned to a conforming zoning district. The applicants would like to maintain an agriculture use for this property and the only option is the AG-2 district which minimum lot size requirement is 5 acres. There are no residences adjacent to this property so there is not an immediate impact on the adjacent neighbors. The surrounding properties are zoned AG-1 therefore, the proposed AG-2 zoning district will have no adverse effect on any nearby roads or surrounding properties.

*Staff recommendation is for approval to rezone 22.04 acres from AG-1 to AG-2.*

*Board of Commissioners Notice  
August 3, 2017 Planning & Zoning Commission Meeting*

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## PUTNAM COUNTY PLANNING AND ZONING COMMISSION



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Thursday, August 3, 2017

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### EXCERPT

10. Request by **James & Nina Peebles** to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2. [**Map 024, part of Parcel 003**]. \*

**Mr. James Peebles** represented this request. He is requesting to rezone 22.04 acres from AG-1 to AG-2. **Mr. Peebles** stated that the 22.04 acres has been subdivided and resurveyed into two equal lots in order to be sold and comply with the zoning district. He is wanting to keep the property zoned agriculture which is why he is requesting the AG-2 designation. **Mr. Ward** stated he had visited the property and has no problem with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 22.04 acres from AG-1 to AG-2. **Mr. Ward** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

ATTEST:

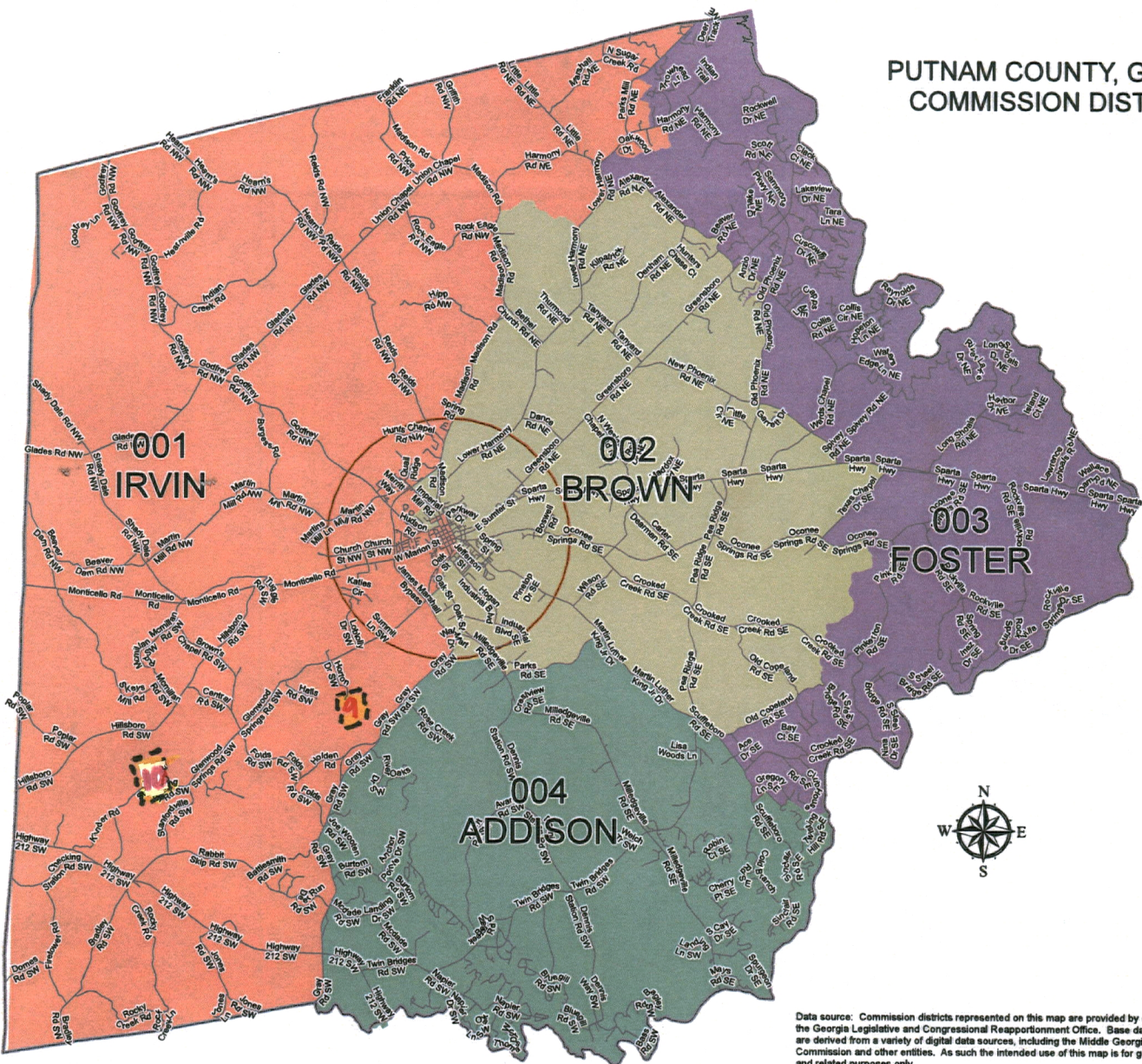
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Lisa Jackson  
P&D Director

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James Marshall, Jr.  
Chairman

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APPLICATION FOR REZONING

APPLICATION NO Plan-2017-00575 DATE: 6-12-17

MAP 024 PARCEL 003

- ✓ 1. Name of Applicant: JAMES L. PEEBLES AND NINA G. PEEBLES
- ✓ 2. Mailing Address: 143 CHECKING STATION ROAD
- ✓ 3. Phone: (home) 706 485 6494 (office) \_\_\_\_\_ (cell) \_\_\_\_\_
- ✓ 4. The location of the subject property, including street number, if any: 143 CHECKING STATION ROAD, EATONTON, GA 31024
- 5. The area of land proposed to be rezoned (stated in square feet if less than one acre):  
11.02 22.04
- 6. The proposed zoning district desired: AGZ REV: JAN 17 17  
[Signature]
- 7. The purpose of this rezoning is (Attach Letter of Intent) To sell property
- 8. Present use of property: AG-1 Desired use of property: AG-2
- 9. Existing zoning district classification of the property and adjacent properties:  
Existing: AG-1 DE  
North: AG-1 DE South: AG-1 DE East: AG-1 DE West: AG-1 DE
- 10. Copy of warranty deed for proof of ownership and if not owned by applicant, please attach a signed and notarized letter of agency from each property owner for all property sought to be rezoned.
- 11. Legal description and recorded plat of the property to be rezoned.
- 12. The Comprehensive Plan Future Land Use Map category in which the property is located. (If more than one category applies, the areas in each category are to be illustrated on the concept plan. See concept plan insert.): Conservation/ Greenspace KP
- 13. A detailed description of existing land uses: Agriculture
- 14. Source of domestic water supply: well X, community water \_\_\_\_\_, or private provider \_\_\_\_\_. If source is not an existing system, please provide a letter from provider.

PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B

Eatonton, GA 31024

Phone: 706-485-2776 ♦ Fax: 706-485-0552

www.putnamcountyga.us

15. Provision for sanitary sewage disposal: septic system X, or sewer \_\_\_\_ . If sewer, please provide name of company providing same, or, if new development, provide a letter from sewer provider.

16. Complete attachment of Disclosure of Campaign Contributions Form by the applicant and/or the applicant's attorney as required by the Georgia Conflict of Interest in Zoning Act (O.C.G.A. 36-67A).

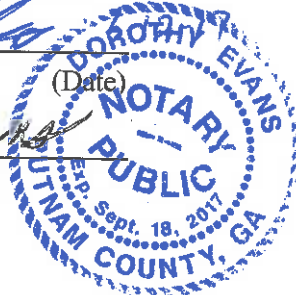
17. The application designation, date of application and action taken on all prior applications filed for rezoning for all or part of the subject property. (Please attach on separate sheet.)

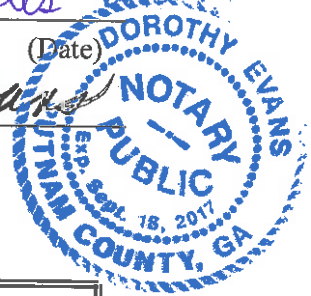
18. Proof that property taxes for the parcel(s) in question have been paid.

X19. Concept plan. If the application is for less than 25 single-family residential lots, a concept plan need not be submitted. (See attachment.)

X20. Impact analysis. If the application is for less than 25 single-family residential lots, an impact analysis need not be submitted. (See attachment.)

THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. APPLICANT HEREBY GRANTS PERMISSION FOR PLANNING AND DEVELOPMENT PERSONNEL OR ANY LEGAL REPRESENTATIVE OF PUTNAM COUNTY TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE PUTNAM COUNTY CODE OF ORDINANCES.

[Signature]  
Signature (Property Owner) \_\_\_\_\_ (Date) \_\_\_\_\_  
[Signature]  
Notary Public  


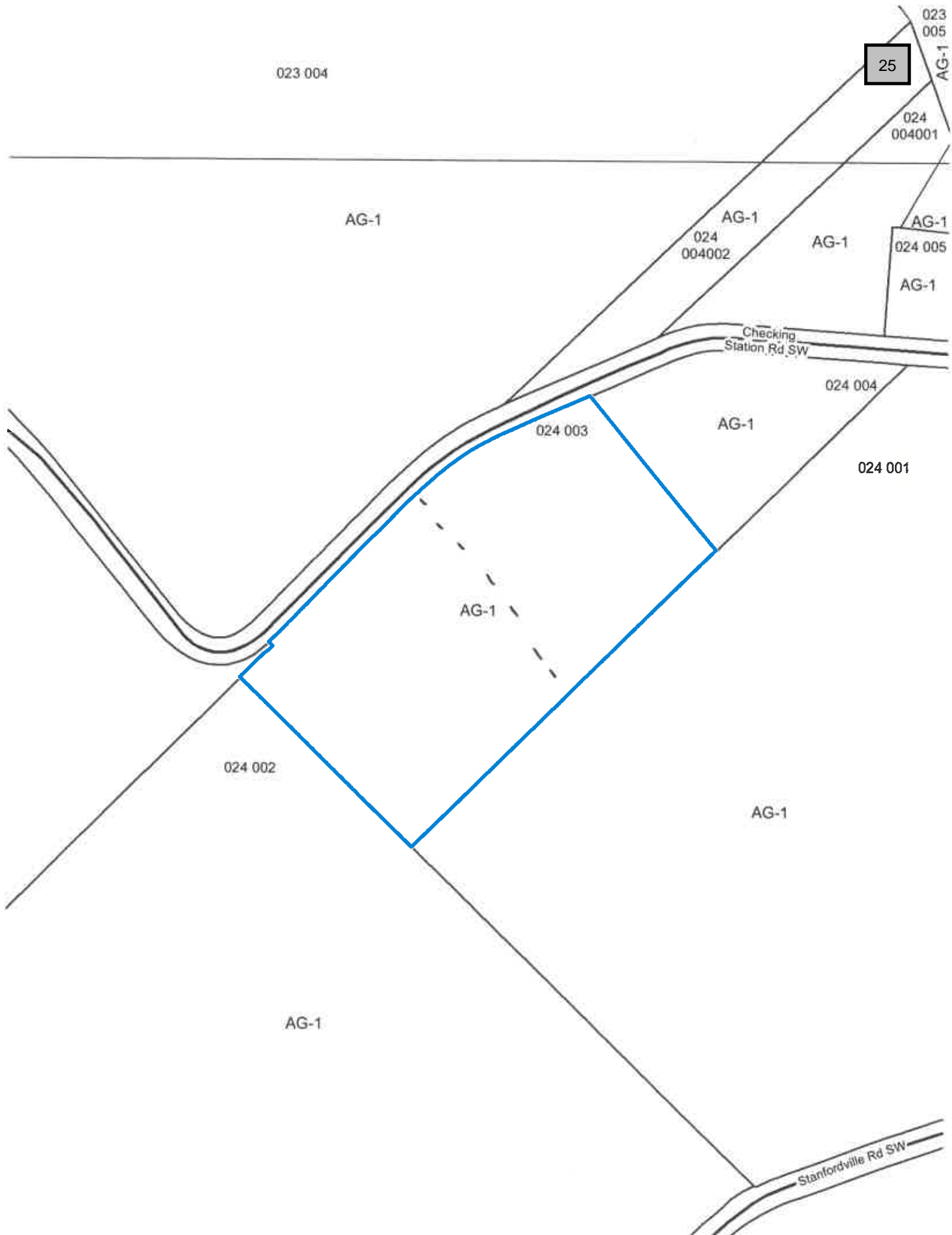
[Signature] 6/12/17  
Signature (Applicant) \_\_\_\_\_ (Date) \_\_\_\_\_  
[Signature]  
Notary Public  


**Office Use**  
Paid: \$ 100.00 (cash) \_\_\_\_\_ (check) 7177 (credit card) \_\_\_\_\_  
Receipt No. 29420 Date Paid: \_\_\_\_\_  
Date Application Received: 6/12/17  
Reviewed for completeness by: [Signature]  
Submitted to TRC: \_\_\_\_\_ Return date: \_\_\_\_\_  
Date of BOC hearing: \_\_\_\_\_ Date submitted to newspaper: \_\_\_\_\_  
Date sign posted on property: \_\_\_\_\_ Picture attached: yes \_\_\_\_\_ no \_\_\_\_\_

RCVD JUN 12 '17  
[Signature]







6-12-2017

I, James L. Peebles and Nina B. Peebles  
 would like to rezone land from  
 AG1 to AG2 for purpose of sale  
 of 11.02 acres split from a total  
 of 22.04 acres. Map 024  
 parcel 003, Putnam County, GA  
 143 Checking Station Road  
 Eatonton, GA 31024

6-12-17

*James L. Peebles* 6-12-17  
 JAMES L. PEEBLES  
*Nina B. Peebles*

RCVD JUN 12 '17

*DL*

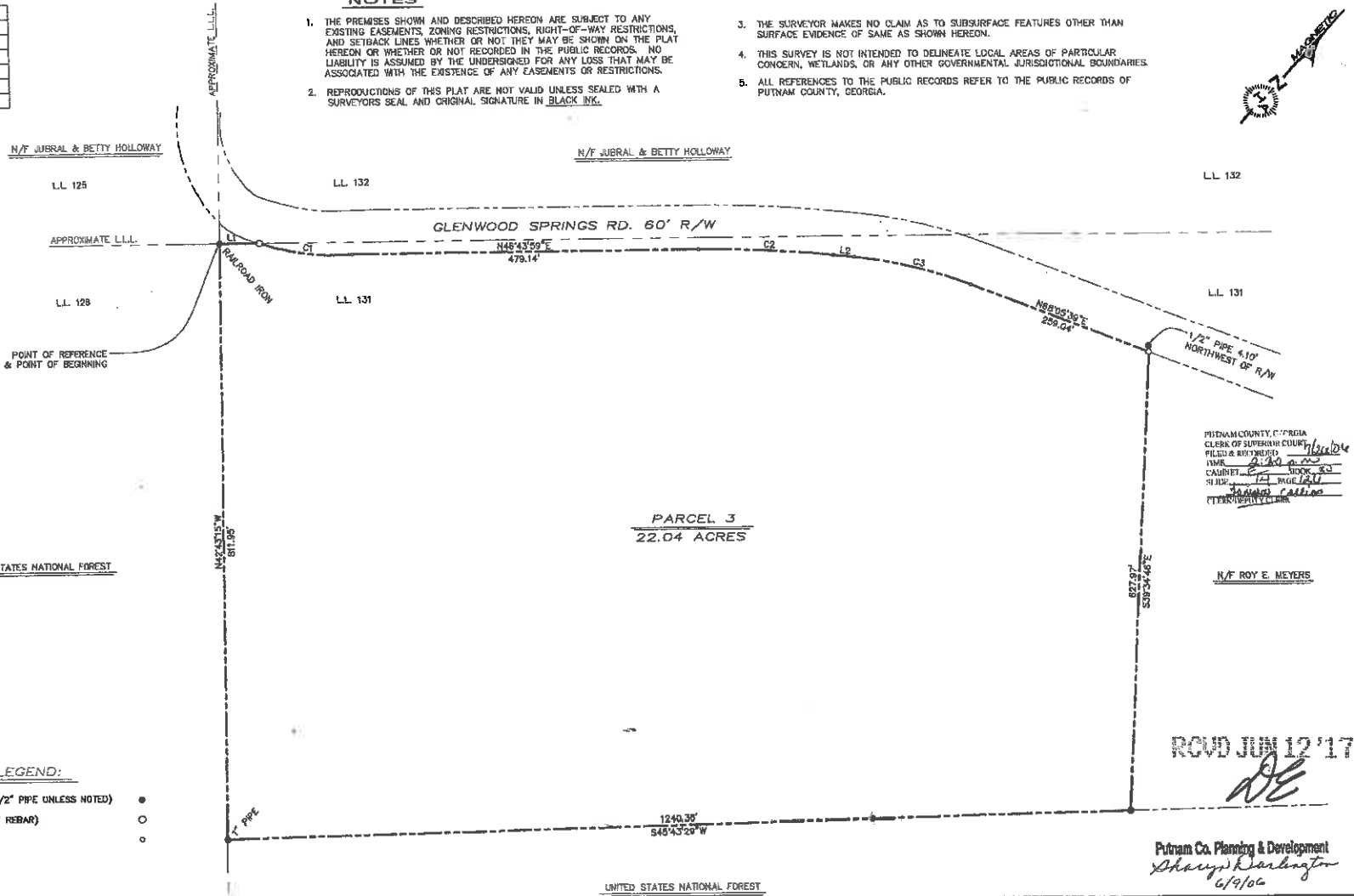
PLAT BOOK 30 PAGE 126

REFERENCES	
DEED BOOK	PLAT BOOK
40/417	6/82
3F/128	4/187
3F/158	4/185
3/316	15/20
3Q/492	

TAX MAP 84, PARCEL 3

NOTES

1. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, ZONING RESTRICTIONS, RIGHT-OF-WAY RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS.
2. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH A SURVEYORS SEAL AND ORIGINAL SIGNATURE IN BLACK INK.
3. THE SURVEYOR MAKES NO CLAIM AS TO SUBSURFACE FEATURES OTHER THAN SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
4. THIS SURVEY IS NOT INTENDED TO DELINEATE LOCAL AREAS OF PARTICULAR CONCERN, WETLANDS, OR ANY OTHER GOVERNMENTAL JURISDICTIONAL BOUNDARIES.
5. ALL REFERENCES TO THE PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF PUTNAM COUNTY, GEORGIA.



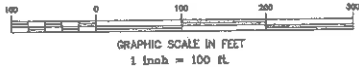
PUTNAM COUNTY, GEORGIA  
 CLERK OF SUPERIOR COURT  
 FILED & RECORDED  
 DATE: 6/9/10  
 CABINET: 611 BOOK: 53  
 SHEET: 11 PAGE: 126  
 SURVEYOR: JACK COLTER & RANDALL MITCHELL  
 (P) 706-943-1100

RCVD JUN 12 '17

Putnam Co. Planning & Development  
 Sharyn Washington  
 6/9/10

LEGEND:

- IRON PIN FOUND (1/2" PIPE UNLESS NOTED) ●
- IRON PIN SET (1/2" REBAR) ○
- COMPUTED POINT ○



LINE TABLE				
CURVE	BEARING	DISTANCE	ARC LENGTH	RADIUS
C1	N54°15'58"E	128.19'	127.10'	308.20'
C2	N48°51'02"E	185.38'	185.47'	1704.37'
C3	N80°51'52"E	164.82'	165.10'	826.37'
L1	N48°48'30"E	53.98'		
L2	N52°58'05"E	28.58'		

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,318 FEET, AND AN ANGULAR ERROR OF .92 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 282,691 FEET.  
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A MILD TC-500 TOTAL STATION & DATA COLLECTOR.



BOUNDARY SURVEY	
for	
<b>JACK COLTER &amp; RANDALL MITCHELL</b>	
369th G.M. DISTRICT	
PUTNAM COUNTY, GEORGIA	DATE: JUNE 08, 2008
<b>HALLIGAN &amp; ASSOCIATES</b> SURVEYORS & PLANNERS	SCALE: 1" = 100'
363 PIERCE AVENUE, SUITE 101 MACON, GEORGIA 31204 PHONE (478) 745-3223	PROJECT NO. 6080
	DRAWING NO. 5060

1121111111



**Backup material for agenda item:**

8. Consent Agenda
  - a. Approval of Minutes - August 4, 2017 Regular Meeting
  - b. Approval of Minutes - August 4, 2017 Budget Work Session
  - c. Approval of Minutes - August 7, 2017 Budget Work Session

# PUTNAM COUNTY BOARD OF COMMISSIONERS

30



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Friday, August 4, 2017

The Putnam County Board of Commissioners met on Friday, August 4, 2017 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

## *PRESENT*

Chairman Stephen J. Hersey  
Commissioner Kelvin Irvin  
Commissioner Daniel W. Brown  
Commissioner Alan Foster  
Commissioner Trevor J. Addison

## *STAFF PRESENT*

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

### *1. Welcome - Call to Order*

Chairman Hersey called to order at approximately 9:02 a.m. (Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

### *2. Invocation*

The invocation was given by Rev. Ford G'Segner.

### *3. Pledge of Allegiance*

The Pledge of Allegiance was led by Chairman Hersey.

### *4. Public Comments*

Mr. Tom Thompson commented on the plight of rural hospitals and requested additional funding to support Putnam General Hospital. Mr. Don Cottrell gave thanks for whoever fixed the corner of Long Shoals Road and Hwy 16, advised that Chief Appraiser Charles Anglin has announced his retirement and that his replacement will need a new car.

5. *Approval of Agenda*

Motion by: Trevor Addison to approve the Agenda

Second by: Kelvin Irvin

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	x			
Trevor Addison	x			
Daniel Brown	x			
Alan Foster	x			
Kelvin Irvin	x			

6. *Consent Agenda*

6.a. *Approval of Minutes - July 18, 2017 Regular Meeting*

6.b. *Approval of Minutes - July 28, 2017 Called Meeting*

6.c. *Approval of Minutes - July 28, 2017 Executive Session*

Motion by: Trevor Addison to approve the Consent Agenda

Second by: Alan Foster

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	x			
Trevor Addison	x			
Daniel Brown	x			
Alan Foster	x			
Kelvin Irvin			x	

Commissioner Irvin abstained due to his absence from the July 28 meeting.

7. *Presentation from Twin Bridges Fire Association - Sparky the Fire Dog*

Commissioner Addison reminded everyone of the recent approval of the agreement with the Twin Bridges Fire Association to take care of Sparky the Fire Dog. He introduced the President of the Association, Mr. Emory Turner; Vice President, Mr. Scott Trull; and one of the members, Mr. Billy Webster. Mr. Turner thanked the board for allowing them to take care of Sparky and Mr. Trull gave a brief history of Sparky. He also thanked Mr. Chuck Foy for working on the mechanics of Sparky and Mr. John Langley for the body work. Sparky was introduced and gave a demonstration of his abilities, including squirting water at Mr. Webster. Mr. Webster also thanked the board and advised that Sparky still had a few tweaks and that operators were being trained. He also advised that Sparky will be available for county events later this year.

8. *Authorization for Chairman to sign Addendum to Lease Agreement with Georgia Writers Museum*

Motion by: Trevor Addison to authorize the Chairman to sign an Addendum to the Lease Agreement with Georgia Writers Museum

Second by: Alan Foster

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	X			
Trevor Addison	X			
Daniel Brown	X			
Alan Foster	X			
Kelvin Irvin	X			

(Copy of addendum made a part of the minutes on minute book page \_\_\_\_\_.)

9. *Approval of Putnam County Fixed Assets proposed for Surplus*

Motion by: Alan Foster to approve the list of old golf course assets for surplus and allow county manager to dispose on Govdeals.com

Second by: Trevor Addison

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	X			
Trevor Addison	X			
Daniel Brown	X			
Alan Foster	X			
Kelvin Irvin	X			

(Copy of surplus list made a part of the minutes on minute book page \_\_\_\_\_.)

10. *Authorization for Chairman to sign Intergovernmental Agreement with the City of Eatonton regarding the single county TSPLOST*

Motion by: Alan Foster to authorize the Chairman to sign the Intergovernmental Agreement with the City of Eatonton regarding the single county TSPLOST conditioned upon the City providing their list of projects to complete Exhibit A

Second by: Trevor Addison

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	X			
Trevor Addison	X			
Daniel Brown	X			
Alan Foster	X			
Kelvin Irvin	X			

(Copy of agreement made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)



11. *Authorization for Chairman to sign Resolution calling for the single county TSPLOST*  
 Motion by: Kelvin Irvin to authorize the Chairman to sign any and all documents necessary to place single county TSPLOST on November 7, 2017 ballot  
 Second by: Daniel Brown

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	x			
Trevor Addison	x			
Daniel Brown	x			
Alan Foster	x			
Kelvin Irvin	x			

(Copy of resolution made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

12. *Discussion and possible action regarding Planning & Zoning Agreement*  
 Motion by: Alan Foster to instruct the County Manager to transmit a letter to the City of Eatonton notifying them of our intent to terminate in 60 days the agreement regarding zoning  
 Second by: Kelvin Irvin

Motion amended by: Alan Foster to also enter into negotiations for a revised agreement in conjunction with the Service Delivery Strategy negotiations  
 Second by: Stephen Hersey

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	x			
Trevor Addison	x			
Daniel Brown	x			
Alan Foster	x			
Kelvin Irvin	x			

Vote on original motion as amended:

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	x			
Trevor Addison	x			
Daniel Brown	x			
Alan Foster	x			
Kelvin Irvin	x			

13. *County Manager Report*  
 County Manager Van Haute reported the following:

- GDOT committed \$80,000 towards the Off-System Safety Improvements program
- congratulated Finance Department for 4<sup>th</sup> year in a row receiving GFOA Certificate of Achievement for Excellence in Financial Reporting

14. *County Attorney Report*  
 No report

15. *Commissioner Announcements*

Commissioner Irvin: none

Commissioner Brown: none

Commissioner Foster: none

Commissioner Addison: none

Chairman Hersey: reminded all of the budget work session following a short break

16. *Adjournment*

Motion by: Kelvin Irvin to adjourn the meeting

Second by: Daniel Brown

Commissioner	YES	NO	ABSTAIN	RECUSE
Stephen Hersey	x			
Trevor Addison	x			
Daniel Brown	x			
Alan Foster	x			
Kelvin Irvin	x			

Meeting adjourned at approximately 10:35 a.m.

ATTEST:

Lynn Butterworth  
County Clerk

Stephen J. Hersey  
Chairman

# PUTNAM COUNTY BOARD OF COMMISSIONERS

35



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Friday, August 4, 2017

The Putnam County Board of Commissioners met on Friday, August 4, 2017 at approximately 10:54 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

*PRESENT*

Chairman Stephen J. Hersey  
Commissioner Kelvin Irvin  
Commissioner Daniel W. Brown  
Commissioner Alan Foster  
Commissioner Trevor J. Addison

*STAFF PRESENT*

County Manager Paul Van Haute  
Asst. County Manager Lisa Jackson  
County Clerk Lynn Butterworth  
Finance Director Linda Cook  
Accounting Technician Barbara Vargo

1. *Welcome - Call to Order*

Vice Chairman Foster called the work session to order at approximately 10:54 a.m. Chairman Hersey arrived a few minutes later. (Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

2. *Budget Discussions*

Various budget requests were discussed. Comments were made by Nickie Corbitt for Family & Children Services, Alan Horton for Putnam General Hospital, Kaitlyn Parham for Chamber of Commerce (distributed stress cows), Colby Hunter, Eatonton Public Library, Irene Mitchell for Health Department, Howard Sills for Sheriff/Jail/EMA, Sheila Perry for Board of Equalization/Superior Court/Clerk of Superior Court/State Court/Juvenile Court, Pat Underkofler for Probate Court, Terry Schwindler for Putnam Development Authority (handout distributed), and Pam Lancaster for Tax Commissioner. No action was taken. (Copy of documents made a part of the minutes on minute book pages \_\_\_\_\_ to \_\_\_\_\_.)

3. *Adjournment*

Chairman Hersey adjourned the work session at approximately 1:46 p.m.

ATTEST:

Lynn Butterworth  
County Clerk

Stephen J. Hersey  
Chairman

# PUTNAM COUNTY BOARD OF COMMISSIONERS

36



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Monday, August 7, 2017

The Putnam County Board of Commissioners met on Monday, August 7, 2017 at approximately 9:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia

## *PRESENT*

Chairman Stephen J. Hersey  
Commissioner Kelvin Irvin  
Commissioner Daniel W. Brown  
Commissioner Alan Foster  
Commissioner Trevor J. Addison

## *STAFF PRESENT*

County Manager Paul Van Haute  
Asst. County Manager Lisa Jackson  
County Clerk Lynn Butterworth  
Finance Director Linda Cook  
Accounting Technician Jennifer Fricks

### *1. Welcome - Call to Order*

Vice Chairman Foster called the work session to order at approximately 9:03 a.m. Chairman Hersey arrived a few minutes later. (Copy of agenda made a part of the minutes on minute book page \_\_\_\_\_.)

### *2. Budget Discussions*

Various budget requests were discussed. Comments were made by Keith Fielder for County Extension Service, Shane Hill for Fire Stations & Rescue, Dianne Pounds for Public Transit System, Ricky Duvall for Uncle Remus Golf Course, Stephen Waskey for Recreation Department, Lonnie Campbell for Oconee Springs Park, Christine Tillman for Animal Services, Tony Clack for Public Works, Lynne Laseter for Board of Elections and Registration, Nathan Mason for Ambulance Service, and Cynthia Miller for Human Resources. No action was taken.

Work Session recessed at approximately 10:58 a.m.

Work Session reconvened at approximately 11:12 a.m.

3. *Adjournment*

Chairman Hersey adjourned the work session at approximately 12:52 p.m.

ATTEST:

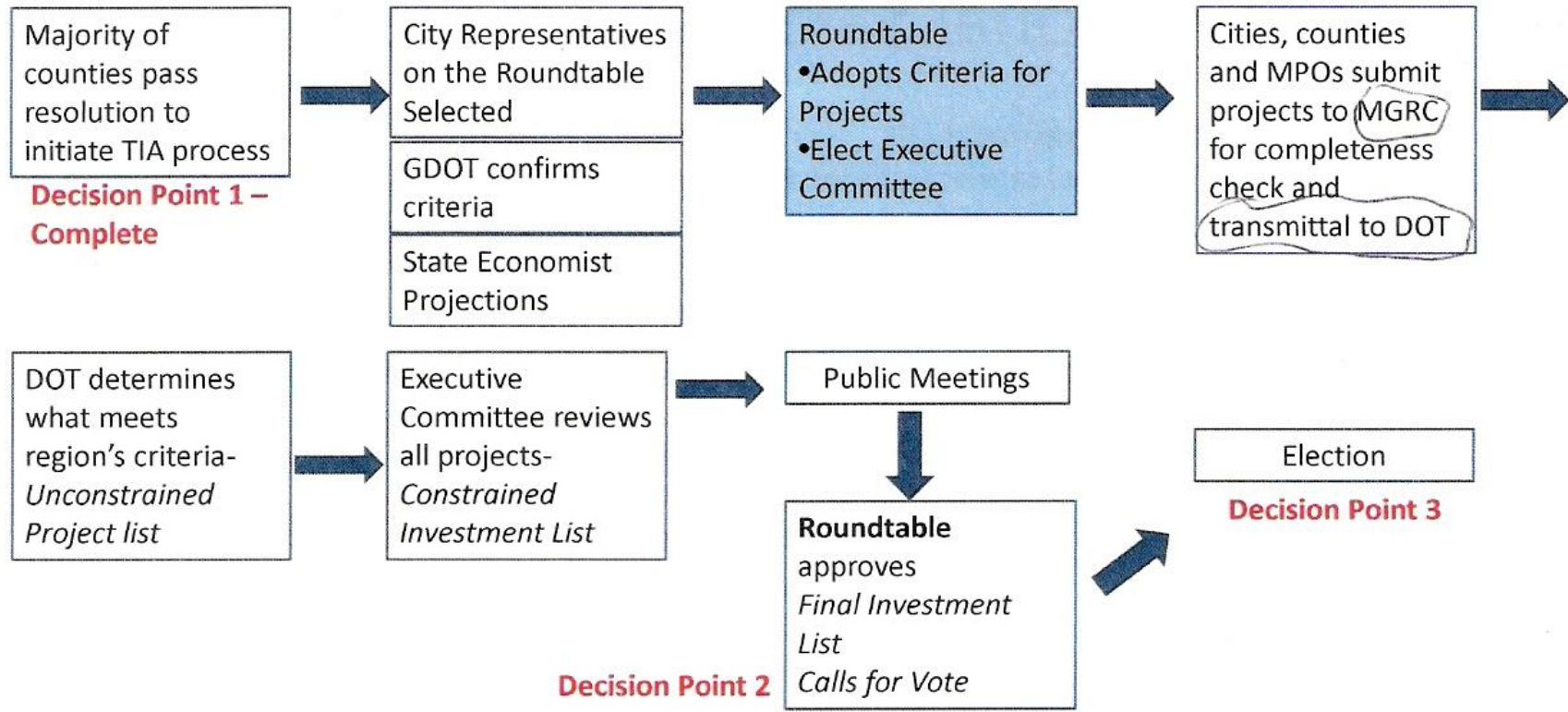
Lynn Butterworth  
County Clerk

Stephen J. Hersey  
Chairman

**Backup material for agenda item:**

10. Update on the regional TSPLOST

# Regional Transportation Sales Tax Process



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Wayne County

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EXECUTIVE DIRECTOR  
Ross King

July 28, 2017

Via Email to [bfleming@flemingnelson.com](mailto:bfleming@flemingnelson.com)  
and First Class Mail

Barry A. Fleming, Esq.  
Fleming & Nelson, LLP  
631 Ronald Reagan Drive  
P.O. Box 2208  
Evans, Georgia 30809

RE: Regional T-SPLOST and Single-County T-SPLOST

Dear Barry:

As county attorney for Putnam County, you have asked for our opinion regarding the interplay between the regional Transportation Special Purpose Local Option Sales Tax ("T-SPLOST") and the single-county T-SPLOST.<sup>1</sup> Specifically, you have asked this question: If a county has imposed a single-county T-SPLOST, may the region in which that county is located subsequently impose a regional T-SPLOST while the earlier single-county T-SPLOST is in effect? Based upon our review of the law, it is our opinion that the answer is yes.

O.C.G.A. § 48-8-261(b) allows a county to impose a single-county T-SPLOST if a regional T-SPLOST is not being levied. However, the regional T-SPLOST statutes do not have a corresponding provision conditioning imposition of a regional T-SPLOST upon the absence of any other particular tax. See O.C.G.A. § 48-8-241. In addition, both the regional T-SPLOST and single-county T-SPLOST are exceptions to the normal limit on total local sales and use taxes provided in O.C.G.A. § 48-8-6(a)(5) and (6). Finally, O.C.G.A. § 48-8-269.4 provides, in part, that "the imposition of the [single-county T-SPLOST] shall not affect the imposition of any otherwise authorized local sales and use tax within the special district."

<sup>1</sup> The regional T-SPLOST was enacted as part of the Transportation Investment Act of 2010 (Ga. L. 2010, p.778; HB 277). It is codified in the Official Code of Georgia (O.C.G.A.) as Article 5 of Chapter 8 of Title 48 (O.C.G.A. § 48-8-240, et seq.). The single-county T-SPLOST was enacted as part of the Transportation Funding Act of 2015 (Ga. L. 2015, p.236; HB 170). It is codified in the O.C.G.A. as Article 5A of Chapter 8 of Title 48 (O.C.G.A. § 48-8-260, et seq.). The single-county T-SPLOST law was amended through HB 134 during the 2017 session.



Barry A. Fleming, Esq.  
July 28, 2017

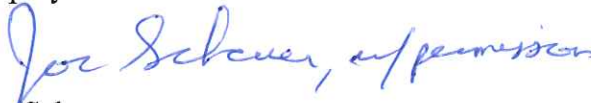
One possible source of any confusion on this specific question may be O.C.G.A. § 48-8-245(c)(1) – a portion of the regional T-SPLOST law -- which provides that “[n]o more than a single tax *under this article* may be collected at any time within a special district.” However, the emphasized phrase means that no more than one regional T-SPLOST may be collected within a particular region; “this article” means Article 5 of Chapter 8 of Title 48, which is solely the article dealing with the regional T-SPLOST. Single-county T-SPLOST is covered in a different article: Article 5A of Chapter 8 of Title 48. As a result, this statutory provision is inapplicable to the factual situation about which you have inquired.

As a result, it is our opinion that a regional T-SPLOST may be imposed and levied notwithstanding the fact that a single-county T-SPLOST may be in effect in a county within that region.

Sincerely,



Larry W. Ramsey, Jr.  
Deputy General Counsel



Joe Scheuer  
Assistant General Counsel



File  
42

## GEORGIA DEPARTMENT OF LAW

40 Capitol Square SW  
Atlanta, Georgia 30334-1300

CHRISTOPHER M. CARR  
ATTORNEY GENERAL

www.law.ga.gov  
(404) 656-3300

404-657-5758  
Fax 404-656-2283  
abaker@law.ga.gov

August 8, 2017

Barry R. Fleming  
County Attorney for Putnam County  
Fleming & Fleming, LLP  
631 Ronald Reagan Drive  
Evans, Georgia 30809


Re: Regional T-SPLOST and Single-County T-SPLOST

Dear Mr. Fleming:

This letter is in response to your letter dated August 3, 2017, requesting a review of your opinion, as Putnam County Attorney, of the interplay between the regional Transportation Special Purpose Local Option Sales Tax ("T-SPLOST") and the single-county T-SPLOST. More specifically, you have asked our office to review your opinion and the opinion of the attorneys for Association County Commissioners of Georgia ("ACCG"), both set forth in letters attached hereto, regarding the following question: If a county has imposed a single-county T-SPLOST, may the region in which the county is located subsequently impose a regional T-SPLOST while the earlier single-county T-SPLOST is in effect. Based upon my review of the law and the attached letters, I agree with your opinion and the opinion of the ACCG attorneys that a regional T-SPLOST may be imposed and levied notwithstanding the fact that a single-county T-SPLOST may be in effect in a county within that region.

Please note that this letter is not an official or unofficial opinion of the Attorney General and is the opinion of the writer only.

Sincerely,

  
AMELIA W. BAKER  
Senior Assistant Attorney General

Enclosures

# Fleming & Nelson, LLP

Attorneys at Law

Barry A. Fleming, Admitted in GA & SC  
 F. Adam Nelson, Admitted in GA & SC  
 Kurt A. Worthington, Admitted in GA & SC  
 Pierce G. Blich, IV, Admitted in GA & SC

631 Ronald Reagan Drive, Suite 201  
 Post Office Box 2208  
 Evans, Georgia 30809  
 Telephone: (706) 434-8770  
 Fax: (706) 664-0410

August 3, 2017

**VIA FIRST CLASS MAIL and EMAIL: [wbanks@law.ga.gov](mailto:wbanks@law.ga.gov)**

Attorney General Chris Carr  
 c/o Wright Banks, Deputy Attorney General  
 Georgia Department of Law  
 40 Capitol Square SW  
 Atlanta, Georgia 30334-1300

RE: Putnam County, Georgia

Dear General Carr,

As county attorney for Putnam County, I would ask for your opinion regarding the interplay between the regional Transportation Special Purpose Local Option Sales Tax (“T-SPLOST”) and the single-county T-SPLOST.<sup>1</sup> Specifically, our question is: If a county has imposed a single-county T-SPLOST, may the region in which that county is located subsequently impose a regional T-SPLOST while the earlier single-county T-SPLOST is in effect? Based upon our review of the law, as well as the attorneys at ACCG, it is our opinion that the answer is yes.

O.C.G.A. § 48-8-261(b) allows a county to impose a single-county T-SPLOST if a regional T-SPLOST is not being levied. However, the regional T-SPLOST statutes do not have a corresponding provision conditioning imposition of a regional T-SPLOST upon the absence of any other particular tax. See O.C.G.A. § 48-8-241. In addition, both the regional T-SPLOST and single-county T-SPLOST are exceptions to the normal limit on total local sales and use taxes provided in O.C.G.A. § 48-8-6(a)(5) and (6). Finally, O.C.G.A. § 48-8-269.4 provides, in part, that “the imposition of the [single-county T-SPLOST] shall not affect the imposition of any otherwise authorized local sales and use tax within the special district.”

---

<sup>1</sup> The regional T-SPLOST was enacted as part of the Transportation Investment Act of 2010 (Ga. L. 2010, p.778; HB 277). It is codified in the Official Code of Georgia (O.C.G.A.) as Article 5 of Chapter 8 of Title 48 (O.C.G.A. § 48-8-240, et seq.). The single-county T-SPLOST was enacted as part of the Transportation Funding Act of 2015 (Ga. L. 2015, p.236; HB 170). It is codified in the O.C.G.A. as Article 5A of Chapter 8 of Title 48 (O.C.G.A. § 48-8-260, et seq.). The single-county T-SPLOST law was amended through HB 134 during the 2017 session.

Attorney General Chris Carr  
August 3, 2017  
Page 2

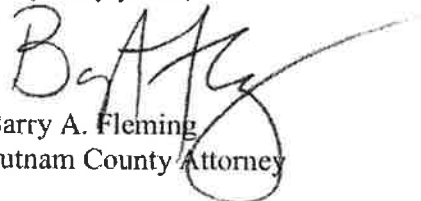
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As a result, it is our opinion along with that of Larry Ramsey and Joe Scheuer with ACCG that a regional T-SPLOST may be imposed and levied notwithstanding the fact that a single-county T-SPLOST may be in effect in a county within that region.

We would greatly appreciate your opinion on these same matters.

Very truly yours,

  
Barry A. Fleming  
Putnam County Attorney

BAF/brj



Advancing Georgia's Counties.

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Cherokee County

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Gwinnett County

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Wayne County

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EXECUTIVE DIRECTOR  
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July 28, 2017

Via Email to [bfleming@flemingnelson.com](mailto:bfleming@flemingnelson.com)  
and First Class Mail

Barry A. Fleming, Esq.  
Fleming & Nelson, LLP  
631 Ronald Reagan Drive  
P.O. Box 2208  
Evans, Georgia 30809

RE: Regional T-SPLOST and Single-County T-SPLOST

Dear Barry:

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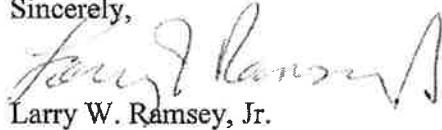
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Barry A. Fleming, Esq.  
July 28, 2017

One possible source of any confusion on this specific question may be O.C.G.A. § 48-8-245(c)(1) – a portion of the regional T-SPLOST law -- which provides that “[n]o more than a single tax *under this article* may be collected at any time within a special district.” However, the emphasized phrase means that no more than one regional T-SPLOST may be collected within a particular region; “this article” means Article 5 of Chapter 8 of Title 48, which is solely the article dealing with the regional T-SPLOST. Single-county T-SPLOST is covered in a different article: Article 5A of Chapter 8 of Title 48. As a result, this statutory provision is inapplicable to the factual situation about which you have inquired.

As a result, it is our opinion that a regional T-SPLOST may be imposed and levied notwithstanding the fact that a single-county T-SPLOST may be in effect in a county within that region.

Sincerely,



Larry W. Ramsey, Jr.

Deputy General Counsel



Joe Scheuer

Assistant General Counsel

**Backup material for agenda item:**

11. Discussion of refinancing the Sinclair Water Authority USDA loan

Two Buckhead Plaza, Suite 702  
 3050 Peachtree Road, N.W.  
 Atlanta, Georgia 30305  
 404.240.6840: Office  
 404.240.6891: Fax

**To: Joan Minton, Chairman – Sinclair Water Authority**  
**From: Bill Camp – Raymond James**  
**Date: August 10, 2017**  
**Re: Potential Refunding of the Authority’s Series 2008A, B, & C Bonds**

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Thank you for talking with me earlier this week. I wanted give you and the Authority members more details about the potential refunding transaction we discussed. As you know we recently priced and closed a very similar refunding transaction for the Eatonton-Putnam Water and Sewer Authority. Many of the assumptions regarding your potential refunding are based on the details of that actual transaction.

**Details of your existing Debt:**

Series 2008A Bond: \$8.06 million currently outstanding (approximately) @ 4.125%  
 Series 2008B Bond: \$3.15 million currently outstanding (approximately) @ 4.125%  
 Series 2008C Bond: \$1.98 million currently outstanding (approximately) @ 4.375%  
 Payments: Monthly  
 Call Features: Each can be prepaid with no penalty at any time.  
 Final Maturity: April 15, 2018 (for each A, B & C).

**Series 2017 Refunding Assumptions:**

Principal Amount: \$12.56 million  
 Payments: semi-annual interest & annual principal  
 Call Feature: beginning in 10 years without penalty  
 Final Maturity: same as existing debt

**Savings Projections:**

	<b>Total Savings</b>	<b>Present Value (\$)</b>	<b>PV as % 2008 Par</b>
Current Market +0.25%	\$1,987,883	\$396,292	3.0%
Current Market	\$2,430,467	\$683,930	5.2%
Current Market -0.25%	\$2,843,336	\$966,720	7.3%

(Note: annual savings ranges shown on the next page).



## Projected Debt Service Savings

Year	Current +0.25% Savings	Current Market Savings	Current -0.25% Savings
2018	65,956.73	75,759.85	90,328.60
2019	65,725.48	80,181.72	94,019.22
2020	62,775.48	77,081.72	90,769.22
2021	65,125.47	79,281.71	92,819.21
2022	62,625.47	76,631.71	90,019.21
2023	65,425.49	79,281.73	92,519.23
2024	66,025.49	79,681.73	92,719.23
2025	62,025.49	80,481.73	93,319.23
2026	63,625.49	76,681.73	89,319.23
2027	65,625.47	78,481.71	90,919.21
2028	64,925.48	77,631.72	89,919.22
2029	64,525.49	77,081.73	89,219.23
2030	62,725.48	80,081.72	92,019.22
2031	66,525.48	78,481.72	90,219.22
2032	65,725.49	77,481.73	94,019.23
2033	65,525.49	77,081.73	93,219.23
2034	62,075.48	78,481.72	89,319.22
2035	65,075.48	76,156.72	91,831.72
2036	62,887.97	78,812.97	94,175.47
2037	64,887.98	80,412.98	90,375.48
2038	64,187.99	79,387.99	94,187.99
2039	62,387.97	77,187.97	91,587.97
2040	66,387.98	75,787.98	89,787.98
2041	65,987.98	80,187.98	93,787.98
2042	61,387.98	80,187.98	93,387.98
2043	62,788.00	75,988.00	93,788.00
2044	64,987.99	77,787.99	89,987.99
2045	62,987.98	80,387.98	92,187.98
2046	61,987.99	78,787.99	90,187.99
2047	61,987.99	78,187.99	89,187.99
2048	62,987.98	78,587.98	94,187.98
<b>Total</b>	<b>\$1,987,883.71</b>	<b>\$2,427,717.91</b>	<b>\$2,843,336.66</b>

### Present Value Analysis Summary (Gross to Gross)

Gross PV Debt Service Savings	\$1,110,281.76	\$1,397,919.64	\$1,680,709.30
Use of Debt Service Reserve Fund	(\$713,988.80)	(\$713,988.80)	(\$713,988.80)
<b>Present Value Benefit</b>	<b>\$396,292.96</b>	<b>\$683,930.84</b>	<b>\$966,720.50</b>
Net PV Benefit / Refunded Principal	3.005%	5.186%	7.331%
Net PV Benefit / Refunding Principal	3.092%	5.445%	7.850%

We seek to be engaged as your Underwriter on the potential Refunding Bonds. We would like to discuss the details of this potential transaction with you further and give you our opinions about savings thresholds, etc. As we discussed, recent regulatory changes to our industry have impacted how and when we can give you financial advice. We would prefer to have a free flow of information and ideas so that we can discuss details, structuring options, and give specific advice to you regarding this potential transaction.

In order to do that, we need to be engaged to provide these services. This can be accomplished with a non-binding letter of intent to provide underwriter services. I have included this letter for your review as a separate attachment. Please remember, we are willing to work on the proposed transaction and receive compensation **only if and when** the transaction closes. We are at your disposal so please do not hesitate to contact me at 404-240-6805 or e-mail: [william.camp@raymondjames.com](mailto:william.camp@raymondjames.com).

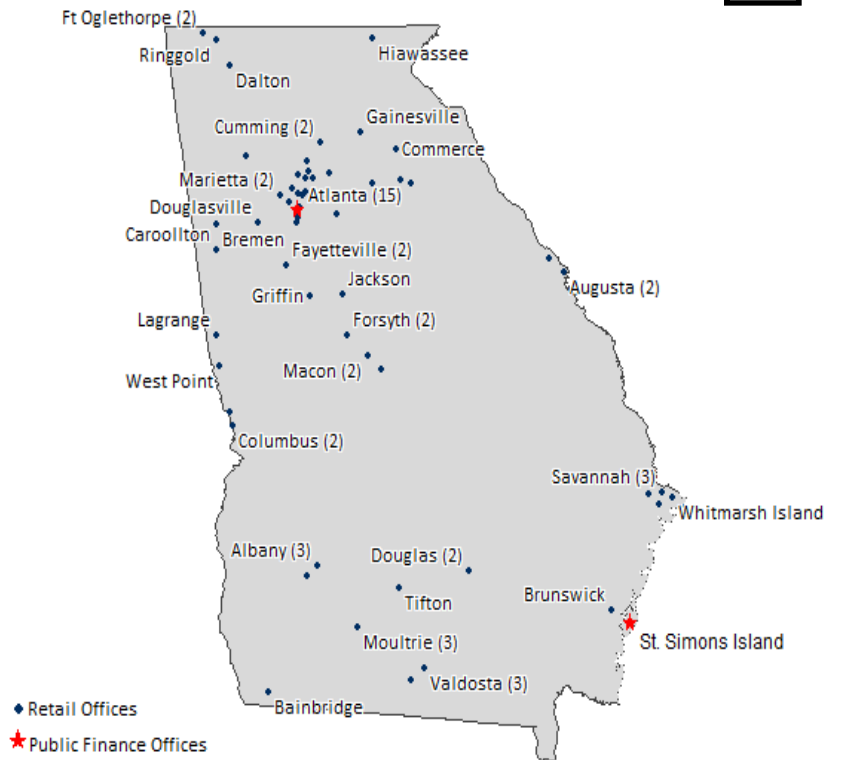
Thank you,



William J. "Bill" Camp  
Managing Director

**ABOUT US:**

**GEORGIA/LOCAL PRESENCE.** Raymond James has more public finance resources in Georgia than any other firm. Our Georgia public finance office is staffed with 14 professionals, including 8 senior bankers. Furthermore, we have the only full service primary underwriting desk in Georgia staffed with 18 fixed income professionals which will handle this bond pricing. Included in this figure are underwriters, traders and sales people, including 8 fixed income sales generalists and 2 members of our Dedicated Municipal Group. The Firm operates 82 retail offices in Georgia as shown on the accompanying map. Raymond James’ 271 financial advisors provide brokerage services to 83,400 retail accounts in Georgia with a combined account balance of approximately \$15.9 billion.



State of Georgia Raymond James Lead Managed Negotiated Underwriting Full To Book (Equal if Joint)				
Time Period	Par Amount (\$ millions)	Rank (# issues)	Mkt Share %	Number of Issues
2016	607.8	1	14.7	32
2015	945.6	1	27.1	38
2014	329.3	2	14.3	19
2013	436.2	2	19.5	31
2012	798.5	2	22.9	41
2011	943.7	1	25.7	36
2010	689.1	1	25.8	41
2009	622.8	2	18.4	35
2008	432.4	2	16.4	27

For the first two quarters of 2017, we have underwritten more transactions for Georgia issuers than any other firm. The 14 transactions total \$350.1 Million (15.2% market share).

August 10, 2017

**Sinclair Water Authority**  
126 Cay Drive  
Milledgeville, Georgia 31061

Re: Letter of Intent for Underwriting Services :

Dear Chairperson Joan Minton:

In order for Raymond James & Associates, Inc. ("RJA") to give you advice regarding one or more related transactions, and to document our compliance with an exception to the Municipal Advisor Rule, we ask that you agree, and acknowledge by signing below, to the following:

The Sinclair Water Authority (the "Issuer") is aware of the "Municipal Advisor Rule" of the Securities and Exchange Commission (effective July 1, 2014) and the underwriter exception from the definition of "municipal advisor" for a firm serving as an underwriter for one or more series of bonds or other municipal securities.

The Sinclair Water Authority wishes to engage RJA as the underwriter for bonds to potentially refinance certain outstanding Obligations Baldwin County and Putnam County borrowed through the Authority. As an underwriter, RJA may provide advice to Baldwin County, Putnam County, and the Authority, on the structure, timing, terms, and other similar matters concerning the Bonds.

It is the Sinclair Water Authority's present intention that RJA will underwrite the Bonds, subject to satisfaction of applicable procurement laws, formal approval by the Authority's Board, finalizing the structure of the Bonds, and the execution of a mutually agreed upon Bond Purchase Agreement. While the Authority presently engages RJA as the underwriter for the Bonds, this engagement letter is preliminary and nonbinding, and may be terminated at any time by the Authority, Baldwin County, Putnam County, or RJA without liability or obligation on the part of any party. This Letter of Intent also serves as acknowledgement of receipt of the G-17 Disclosure Letter by the Sinclair Water Authority. Furthermore, we understand that similar Letters of Intent were delivered to Baldwin County and Putnam County and that Raymond James desires their engagements as well.

Sincerely yours,

**Raymond James & Associates, Inc.**

By:   
William J. Camp, Managing Director

Acknowledged and Agreed to by:  
**Sinclair Water Authority**

By: \_\_\_\_\_

Attachment: G-17 Disclosure Letter

August 10, 2017

Sinclair Water Authority  
126 Cay Drive  
Milledgeville, Georgia 31061

Attn: Chairperson, Joan Minton

Re: Disclosures by Underwriter  
Pursuant to MSRB Rule G-17  
Bond authorized in conjunction with Refunding Sinclair Water Authority Debt

Dear Chairperson Minton,

We are writing to provide you, as a Board Member of the Sinclair Water Authority, Georgia (the "Issuer"), and an official of the Issuer with the authority to bind the Issuer by contract, pending approval of the full Authority Board with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2012-25 (May 7, 2012)<sup>1</sup>.

The Issuer has engaged Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter, RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

#### I. Disclosures Concerning the Underwriter's Role:

(i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.

(ii) The primary role of the underwriter is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the Issuer.

(iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.

(iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

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<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective August 2, 2012).

(v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction<sup>2</sup>.

#### II. Disclosures Concerning the Underwriter's Compensation:

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

#### III. Additional Conflicts and Business Relationships Disclosures:

RJA has identified the following additional potential or actual material conflicts or business relationships we wish to call to your attention:

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

- Conflicts of Interest
  - In the ordinary course of its business, RJA and its affiliates have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates for which they received or will receive customary fees and expenses.

#### IV. Disclosures Concerning Structure of Municipal Securities Financing:

Since RJA has recommended to the Issuer a financing structure that may be considered a “complex municipal securities financing” for purposes of MSRB Rule G-17, attached is a description of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to the underwriter and reasonably foreseeable at this time.

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<sup>2</sup> Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

In accordance with the requirements of MSRB Rule G-17, if RJA recommends a “complex municipal securities financing” to the Issuer that is not otherwise described herein, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to the underwriter and reasonably foreseeable at that time.

If you or any other Issuer official has any questions or concerns about these disclosures, then please make those questions or concerns known immediately to the undersigned. In addition, the Issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Under MSRB Rules, we are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional potential or actual material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds. We appreciate your business.

Sincerely,

RAYMOND JAMES & ASSOCIATES, INC.

By:  \_\_\_\_\_

William J. Camp  
Managing Director

## Fixed Rate Structure Disclosure

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds (“Fixed Rate Bonds”), as well as a general description of certain financial risks that you should consider before deciding whether to issue Fixed Rate Bonds. If you decide that you would like to pursue this financing alternative, we may provide you with As the issuer of the Bonds, you will be a party to the bond purchase agreement and certain other legal documents to be entered into in connection with the issuance of the Bonds, but the material financial risks described below will be borne by the obligor, as set forth in those legal documents. A copy of our disclosure letter is also being sent to the obligor.

### **Financial Characteristics**

**Maturity and Interest.** Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

**Redemption.** Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all of the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period of time, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

### **Security**

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.

#### **General Obligation Bonds**

“General obligation bonds” are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. Ad valorem taxes necessary to pay debt service on general obligation bonds may not be subject to state constitutional property tax millage limits (an unlimited tax general obligation bond). The term “limited” tax is used when such limits exist.



General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or principal, the holders of general obligation bonds have certain rights under state law to compel you to impose a tax levy.

#### Revenue Bonds

“Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit and you are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

The description above regarding “Security” is only a brief summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

#### Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all of the following:

##### Issuer Default Risk

You may be in default if the funds pledged to secure your bonds are not sufficient to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a brief summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Redemption Risk

Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. In the event that interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk

If your financing plan contemplates refinancing some or all of the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required. Further, limitations in the federal tax rules on advance refunding of bonds (an advance refunding of bonds occurs when tax-exempt bonds are refunded more than 90 days prior to the date on which those bonds may be retired) may restrict your ability to refund the bonds to take advantage of lower interest rates.

Reinvestment Risk

You may have proceeds of the bonds to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk

The issuance of tax-exempt bonds is subject to a number of requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of the tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on the bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If the bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.