AGENDA
City of Carrollton Special Called Mayor and Council Meeting
July 8, 2019
6:00 p.m.

Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. CITIZEN COMMENTS
   (Please state your name and address for the record and limit comments to three minutes.)

V. MINUTES (June 3, 2019 Regular Meeting & June 13, 2019 Special Called Meeting) 02-04

VI. MAYOR AND COUNCIL ANNOUNCEMENTS / COMMENTS

VII. CITY MANAGER ANNOUNCEMENTS / COMMENTS

VIII. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION

1. Proclamation: Captain Eric Cole Achievements
   (Sponsor: City Manager Grizzard) 05

2. Resolution 14-2019 Equipment Lease Purchase Agreement
   Agreement with First Capital Equipment Leasing Corp., for Police Department Vehicles
   (Sponsor: City Manager Grizzard) 06-09

3. Resolution 15-2019 UDO Amendment – Private Student Housing
   (Sponsor: City Manager Grizzard) 10-17

4. Property Purchase – 4.4 Acres adjacent to Hobbs Farm owned by Grace Covenant Church
   (Sponsor: City Manager Grizzard) 18-36

5. Special Called Election – Ward 2 Seat: Non-voting item
   (Sponsor: City Manager Grizzard) 37

6. FY 2019-2020 Budget Adoption
   (Sponsor: City Manager Grizzard) 38-49

7. Board Appointment: Carrollton Arts Commission (2)
   (Sponsor: City Manager Grizzard) 50

8. Board Appointment: Carroll County Library Board (1)
   (Sponsor: City Manager Grizzard) 51

9. Board Appointment: Convention & Visitors Bureau (2)
   (Sponsor: City Manager Grizzard) 52

IX. ADJOURN
I. CALL TO ORDER
The Mayor and Council met in a regularly scheduled meeting on Monday, June 3, 2019 in the Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia. Mayor Hollingsworth called the meeting to order at 6:05 p.m. Members present: Mayor Walt Hollingsworth, Mayor Pro-Tem Jim Watters, Councilmember Gerald Byrd, and Councilmember Met Lane. Members absent: None.

II. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Mayor Hollingsworth.

III. INVOCATION
The invocation was offered by Finance Officer Jim Triplett.

IV. CITIZEN COMMENTS
The following individuals addressed the Mayor and Council:
- Carolyn Gray – Proclamation Request
- Chris Davis – Optimist Park & N. Lake Drive Requests
- Ben Jenkins & Megan Bennett – Local Play Production Comments

V. MINUTES (May 6, 2019 Meeting)
Motion by Councilmember Lane, seconded by Councilmember Byrd to approve the minutes of the May 6, 2019 meeting as presented. (Motion passed 4-0.)

VI. MAYOR AND COUNCIL ANNOUNCEMENTS / COMMENTS
Councilmember Byrd:
- Thanked City staff and reminded people to be safe in the heat.

VII. CITY MANAGER ANNOUNCEMENTS / COMMENTS
City Manager Grizzard:
- Expressed thanks to Rec. Dept. Director Peter Maierhofer.

VIII. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION
Motion by Councilmember Lane, seconded by Mayor Pro-Tem Watters to approve the Agenda as presented. (Motion passed 4-0.)

1. Rezoning Request: Villages at Maple - 20.13 acres on Maple View Drive
   Rezone from ER-3 (Estate Residential 3 - Acre Lots) to a Residential Planned Development
   Petitioner: D.R. Horton, Inc. on behalf of TSTT Investment LLC
Community Development Director Erica Studdard presented the rezoning request, stating that the Planning Commission originally tabled the request at their April 2019 meeting and then recommended approval of the request at their May 2019 meeting. The applicant’s attorney, a
representative of D.R. Horton, and a local realtor spoke in favor of the request. Speaking against
the request were two adjacent property owners.

**Motion by Councilmember Lane, seconded by Mayor Pro-Tem Watters to deny the rezoning
request for Villages at Maple on Maple View Drive. (Motion passed 3-1, Councilmember Byrd
voting opposed.)**

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Finance Officer Jim Triplett clarified Resolution 13-2019 stating that Georgia Municipal Association
through their insurance division (GIRMA), was the successful bidder for property / liability
insurance coverage for the period May 1, 2019 – April 30, 2020. Finance Officer Triplett added that
GIRMA requests a resolution for program participation.

**Motion by Councilmember Lane, seconded by Mayor Pro-Tem Watters to approve
Resolution 13-2019 as presented. (Motion passed 4-0.)**

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3. **FY 2018-2019 Budget Amendments**

Finance Officer Jim Triplett stated three proposed budget amendments regarding sanitation
vehicles, allocating street paving grant money and reallocation of hotel/motel tax revenue. City
Manager Tim Grizzard stated that these are book-keeping items and are not new expenditures.

**Motion by Councilmember Lane, seconded by Mayor Pro-Tem Watters to approve the FY
2018-2019 Budget Amendments 19-02, 19-03 and 19-04 (Motion passed 4-0.)**

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4. **FY 2019 – 2020 Budget Public Hearing**

A Public Hearing was held to receive public input on the City of Carrollton FY 2019-2020
Proposed Budgets. Finance Officer Triplett gave a thorough report on the City of Carrollton FY
2019-2020 Proposed Budgets. Finance Officer Triplett stated that the matter will come before the
Mayor and Council at their July 8, 2019 Special Called Meeting. There were no comments from
meeting attendees.

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**IX. ADJOURN**

Being no further business to discuss, motion by Councilmember Byrd, seconded by Mayor Pro-
Tem Watters to adjourn the meeting at 7:30 p.m.
I. CALL TO ORDER
The Mayor and Council met in a Special Called Meeting on Thursday, June 13, 2019 in City Hall, 3rd Floor Conference Room, 315 Bradley Street, Carrollton, Georgia. Mayor Hollingsworth called the meeting to order at 12:45 p.m. Members present: Mayor Walt Hollingsworth, Mayor Pro-Tem Jim Watters, Councilmember Gerald Byrd, and Councilmember Met Lane. Members absent: None.

II. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Mayor Hollingsworth.

III. INVOCATION
The invocation was offered by City Manager Tim Grizzard.

IV. APPROVAL OF AGENDA ITEMS FOR CONSIDERATION
Motion by Mayor Pro-Tem Jim Watters, seconded by Councilmember Lane to approve the proposed Agenda. (Motion passed 4-0).

Councilmember Lane left the meeting.

1. Bid Award: UWG Tyus Parking Lot Modification
City Engineer Tommy Holland stated that a request for proposal for the University of West Georgia Tyus Parking Lot Modification project was issued last month. City Engineer Holland added that two bids were received, with Carl Owen Construction receiving the highest score on the bid tabulation. 

Motion by Councilmember Byrd, seconded by Mayor Pro-Tem Watters to award the UWG Tyus Parking Lot Modification project to Carl Owen Construction in the amount of $430,000. (Motion passed 3-0, with Councilmember Lane absent.)

V. ADJOURN
Being no further business to discuss, Mayor Hollingsworth adjourned the meeting at 12:55 p.m.
WHEREAS: Commander Eric D. Cole, US Navy, was born and raised in Carrollton and graduated from Carrollton High School in 1994; and

WHEREAS: Commander Cole earned a Bachelor’s Degree in Electrical Engineering from the United States Naval Academy, was commissioned in 1998 and earned a Master’s Degree in Engineering Management from Old Dominion University in 2005; and

WHEREAS: Commander Cole has served as a Division Officer aboard the USS Cheyenne, Engineer Officer aboard the USS Jimmy Carter, Executive Officer aboard the USS Maine and Commanding Officer of the USS Alaska; and

WHEREAS: Commander Cole has earned the Meritorious Service Medal, the Navy and Marine Corps Commendation & Achievement Medals and many unit awards that reflect the skill and camaraderie of the crews with whom he has served; and

WHEREAS: Commander Cole completed his command of the USS Alaska on May 31, 2019, and has reported to Stuttgart, Germany to serve as Chief, Nuclear Enterprise Division in the United States European Command overseeing US nuclear forces in Europe.

NOW, THEREFORE, in recognition and appreciation of Commander Cole’s continuing life of service to our great nation and with hometown pride in his achievements, the Mayor and City Council of the City of Carrollton do hereby proclaim May 31, 2019 as

“Commander Eric D. Cole Appreciation Day”

in the City of Carrollton, Georgia

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Carrollton to be affixed this eighth day of July in the year of our Lord Two Thousand Nineteen.

Walt Hollingsworth, Mayor
MEMORANDUM

TO: Mayor and Council
FROM: Jim Triplett, Finance Officer
DATE: June 28, 2019
SUBJECT: Closing Documents: Police Vehicle Lease – First Capital Equipment Leasing Corp.

Attached is Resolution 14-2019 authorizing staff to proceed in executing closing documents related to the above referenced lease which you approved on April 8, 2019. The lease document package has been reviewed and approved by the City Attorney, and accordingly contains the appropriate opinion of Lessee’s Counsel.

Please let me know if there are any questions.

Thank you.
RESOLUTION 14-2019

The undersigned, being the officer identified below of the City of Carrollton, Georgia (the “Lessee”), hereby certifies that the following is a true and correct copy of a resolution adopted by the governing body of the Lessee at a meeting duly held on July 8, 2019.

* * * *

WHEREAS, the City of Carrollton, Georgia (the “Lessee”) is a political subdivision duly organized under the constitution and laws of the State of Georgia; and

WHEREAS, it is hereby determined that a true and real need exists for the acquisition of police pursuit vehicles for use by the Lessee’s police department (the “Equipment”); and

WHEREAS, it is necessary and desirable and in the best interest of the Lessee, as lessee, to enter into an Equipment Lease Purchase Agreement (the “Agreement”) with First Capital Equipment Leasing Corp., as lessor (the “Lessor”), for the purposes described therein, including the leasing of the Equipment;

NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE CITY OF CARROLLTON, GEORGIA, AS FOLLOWS:

Section 1. The Agreement, in substantially the same form as presented to this meeting, and the terms and performance thereof are hereby approved, and the Mayor or the Finance Officer-City Clerk of the Lessee is hereby authorized to execute and deliver the Agreement on behalf of the Lessee, with such changes therein as shall be approved by such officer, such approval to be conclusively evidenced by such officer’s execution thereof.

Section 2. The Escrow Agreement (the “Escrow Agreement”), among the Lessee, the Lessor and the escrow agent named therein, in substantially the same form as presented to this meeting, and the terms and performance thereof are hereby approved, and the Escrow Agreement is hereby authorized to be executed and delivered on behalf of the Lessee by a duly authorized officer of the Lessee, with such changes therein as shall be approved by such officer, such approval to be conclusively evidenced by such officer’s execution thereof.

Section 3. The Lessee shall, and the officers, agents and employees of the Lessee are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Lessee with respect to the Agreement and the Escrow Agreement.

Section 4. The Lessee has made certain capital expenditures in connection with the acquisition of the Equipment prior to the date hereof, and the Lessee expects to make additional capital expenditures in connection with the acquisition of the Equipment in the future. The Lessee intends to reimburse itself for all or a portion of such expenditures, to the extent permitted by law, with the proceeds of the Agreement or other tax-exempt obligations to be delivered by the Lessee. The maximum principal amount of the Agreement or other tax-exempt obligations expected to be delivered for the Equipment is not expected to exceed $892,521.

Section 5. This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Lessee.

PASSED AND ADOPTED by the governing body of City of Carrollton, Georgia this 8th day of July, 2019.

CITY OF CARROLLTON, GEORGIA

By: ___________________________
    James O. Triplett, Finance Officer-City Clerk
July 16, 2019

VIA UNITED STATES MAIL
First Capital Equipment Leasing Corp.
32 Wolf Hill, P.O. Box 1018
East Sandwich, MA 02537

Re: Equipment Lease Purchase Agreement dated as of July 16, 2019, between the City of Carrollton, Georgia, as lessee ("Lessee"), and First Capital Equipment Leasing Corp., as lessor ("Lessor") (the "Agreement")

Ladies and Gentlemen:

As legal counsel to Lessee, I have examined (a) an executed counterpart of the Agreement, which, among other things, provides for the lease by Lessee from Lessor of the Equipment, (b) an executed counterpart of the Escrow Agreement, dated as of July 16, 2019 (the "Escrow Agreement"), among Lessor, Lessee and BOKF, N.A., as Escrow Agent, (c) an executed copy of the ordinance or resolution of Lessee which, among other things, authorizes Lessee to execute the Agreement and the Escrow Agreement, and (d) such other opinions, documents and matters of law as I have deemed necessary in connection with the following opinions.

Based on the foregoing, I am of the following opinions:

1. Lessee is a public body corporate and politic, duly organized and existing under the laws of the State of Georgia, and has a substantial amount of one or more of the following sovereign powers: (a) the power to tax, (b) the power of eminent domain, and (c) police power.

2. Lessee has the requisite power and authority to purchase the Equipment and to execute and deliver the Agreement and the Escrow Agreement and to perform its obligations under the Agreement and the Escrow Agreement.

3. The Agreement and the Escrow Agreement and the other documents either attached thereto or required therein have been duly authorized, approved and executed by and on behalf of Lessee, and the Agreement and the Escrow Agreement are valid and binding obligations of Lessee enforceable in accordance with their respective terms.

4. The authorization, approval and execution of the Agreement and the Escrow Agreement and all other proceedings of Lessee relating to the transactions contemplated thereby
have been performed in accordance with all open meeting laws, public bidding laws and all other applicable state and federal laws.

5. There is no proceeding pending or threatened in any court or before any governmental authority or arbitration board or tribunal that, if adversely determined, would adversely affect the transactions contemplated by the Agreement and the Escrow Agreement or the security interest of Lessor or its assigns, as the case may be, in the Equipment.

6. The Equipment to be leased pursuant to the Agreement constitutes personal property and when subjected to use by Lessee will not be or become a fixture under applicable law.

7. The authorization, execution, delivery and performance of the Agreement and the Escrow Agreement by Lessee do not require submission to, approval of, or other action by any governmental authority or agency which action has not been taken and is final and non-appealable.

All capitalized terms herein will have the same meanings as in the Agreement. Lessor, its successors and assigns and any counsel rendering an opinion on the exclusion of the interest components of Rental Payments from gross income for purposes of federal income taxation are entitled to rely on this opinion.

Very truly yours,

SMITH CONERLY LLP

Charles S. Conerly
MEMORANDUM

TO: Mayor and Council
FROM: Hayley Beaver, City Planner
DATE: June 18, 2019
SUBJECT: Proposed UDO Change – Student Housing Bedroom Count

Attached is a Resolution proposing changes to UDO Section 2.04.25 Student Housing. The amendment pertains to private student housing only and not to any other form of multifamily housing. The amendment allows City staff to review private student housing projects on an individual basis and “approve exceptions to limits of maximum occupancy and bedroom unit.” Should you approve the requested amendment, City staff can administratively increase the number of bedrooms per unit beyond what is currently permitted in the UDO (four bedrooms per unit).

The requested amendment was submitted by attorney, David Mecklin, on behalf of client Mallory & Evans Development, LLC. The ordinance amendment request is to allow for review to increase the number of bedrooms per student housing unit from four bedrooms to five bedrooms for the Bellamy at Carrollton Student Housing Project on Foster Street (formally known as Campus Walk). The Mayor and Council have agreed to put the requested amendment on their agenda for review, and the Planning Commission has recommended approval.
Date: June 11, 2019  

Applicant: Mallory & Evans Development, LLC  
Request: Private Student Housing  
Ward: All Wards

PLANNING COMMISSION MOTION AND RECOMMENDATION:

The Planning Commission voted to recommend **APPROVAL** of the resolution proposed by Mallory & Evans Development, LLC to allow for City staff review and approval of the number of bedroom units per kitchen above the allowable four bedrooms per kitchen in private student housing developments only. No proposed conditions.

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<th>NAME</th>
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<td>Cara Herzog</td>
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<td>Sandra Houston</td>
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<td>Bo Bass</td>
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<td>Dr. Peter Balega</td>
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TOTAL VOTES 8 0 0

Speaking in Favor: Mallory & Evans Development, LLC

Speaking in Opposition: None.
RESOLUTION AND ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON TO AMEND SECTION 2.04.25 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF CARROLLTON, GEORGIA.

WHEREAS, the City Council of the City of Carrollton, Georgia, has the duty to protect the health, safety and welfare of persons and property within its jurisdiction limits; and

WHEREAS, the City Council has determined that Section 2.04.25 of the Unified Development Ordinance of the City of Carrollton, Georgia, must be amended to allow the flexibility required to achieve a desirable blend of unique, high-quality private student housing options for the zoning districts located within one (1) mile of either the University of West Georgia or West Georgia Technical College campuses in support of the City of Carrollton;

NOW, THEREFORE, BE IT ORDAINED by the City of Carrollton, Georgia, that Section 2.04.25 of its Unified Development Ordinance be amended as follows:

Section 2.04.25 Student Housing

1. The following terms shall be added, to Paragraph 2. of Section 2.04.25: “City staff may in its sole discretion approve exceptions to limits of maximum occupancy and bedroom per unit in order to provide for the appropriate mix of unique, high-quality products within the district designated by this section.”

2. The amended terms of Paragraph 2. of Section 2.04.25 would read as follows:
“Student housing units shall be limited to a maximum occupancy of four (4) students and four (4) bedrooms per unit. City staff may in its sole discretion approve exceptions to limits of maximum occupancy and bedroom per unit in order to provide for the appropriate mix of unique, high-quality products within the district designated by this section.”

This Resolution and Ordinance shall be effective on _____________, 2019.

Adopted this _____ day of _______________, 2019.

________________________________
City of Carrollton

Attest: ____________________________
Dear Mrs. Studdard,

I am writing you on behalf of Mallory and Evans Development, LLC, the developers of The Bellamy at Carrollton, a luxury student housing community near the campus of the University of West Georgia. Please find enclosed with this letter a draft resolution for the approval of a proposed ordinance that would amend Section 2.04.25 of the City of Carrollton’s Unified Development Ordinance to grant City Staff the discretion to approve exceptions to the general limitations on occupancy and bedrooms per unit in the zoning districts located within one (1) mile of either the University of West Georgia or West Georgia Technical College campuses. It is our belief that this modification to the Unified Development Ordinance will not only enable the full implementation of the original design intended for The Bellamy at Carrollton, but will also grant City Staff the flexibility required to achieve a desirable blend of unique, high-quality private student housing options in support of the University of West Georgia, West Georgia Technical College, and the City of Carrollton. It is our intent to submit this proposed resolution and ordinance in advance of the May 10, 2019 deadline so that the resolution can be added to the agenda for the next City of Carrollton Planning Commission meeting scheduled for June 11, 2019.

I appreciate your consideration of this matter. If you have any questions about this proposed resolution or about any other matter, please feel free to contact me through any of the means above.

Very truly yours,

TISINGER VANCE, P.C.

Samson C. Newsome II

Enclosure
Via Hand Delivery

Mrs. Erica Studdard
Planning and Zoning Administrator
City of Carrollton
315 Bradley Street
Carrollton, Georgia 30117

RE: Request for Text Amendment to Ordinance on Behalf of Mallory & Evans Development, LLC

Dear Mrs. Studdard:

With this letter I am supplementing the request submitted by my office yesterday seeking a text amendment to Section 2.04.25 of the City of Carrollton’s Unified Development Ordinance. That proposed text amendment would allow the City to choose whether or not to allow the developer of proposed student housing to offer a five-bedroom apartment for students. In support of that request, I am supplementing our letter by providing to you a copy of the proposed floor plans for the five-bedroom units as well as interior and exterior pictures of units that have been developed by Mallory & Evans Development, LLC at other sites in the Southeast including University of North Georgia at Dahlonega, the University of North Alabama in Florence, Alabama, and Embry Riddle Aeronautical University in Daytona Beach, Florida. By offering 3, 4 and 5-bedroom options these developers have found that they are able to appeal to a broader and more inclusive group of students.

If you have any questions concerning this supplement, please do not hesitate to so notify me.

Very truly yours,

C. David Mecklin, Jr.

CDMjr/lew/855439
Enclosures
MEMORANDUM

TO: Mayor and City Council
FROM: Timothy C. Grizzard, P.E. City Manager
DATE: July 8, 2019
RE: Property Purchase – Rome Street

There exists a 4.4-acre tract of land that is owned by Grace Covenant Church near Hobbs Park on Rome Street. The property was used, with permission from the church, for a portion of the Disk Golf course that is routed throughout Hobbs Park. The church has approached the city with the desire to sell the property. Due to the liability of the property being used for city functions, the church is concerned about the current arrangement.

I have discussed this potential purchase with the Mayor and we both agree that it is in the best interest of the city to purchase the property. An appraisal is attached which values the property at $80,000.

I respectfully request that you authorize me to purchase this property on behalf of the city.
RESTRICTED APPRAISAL REPORT
This appraisal is provided in a Restricted Appraisal Report format. As a Restricted Report, the rationale of how we arrived at the opinions and conclusion set forth in the report may not be understood properly without additional information in the appraiser's work file.

ASSIGNMENT INFORMATION

<table>
<thead>
<tr>
<th>PROPERTY IDENTIFICATION:</th>
<th>REPORT PREPARED FOR (CLIENT):</th>
<th>REPORT PREPARED BY:</th>
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<tbody>
<tr>
<td>Property Address:</td>
<td>City of Carrollton</td>
<td>Bass &amp; Associates</td>
</tr>
<tr>
<td>City, County, State:</td>
<td>Carrollton, Carroll Co., GA</td>
<td>315 Bradley Street</td>
</tr>
<tr>
<td>Tax Parcel No.:</td>
<td>Carrollton, GA 30117</td>
<td>Carrollton, GA 30117</td>
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<tr>
<td>Property Owner:</td>
<td>Grace Covenant of Carrollton, inc.</td>
<td>770-832-1770</td>
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DATES/INTEREST APPRAISED/VALUE TYPE

<table>
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<tr>
<th>EFFECTIVE DATE</th>
<th>DATE OF REPORT</th>
<th>INTEREST APPRAISED</th>
<th>VALUE TYPE</th>
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<tr>
<td>June 5, 2019</td>
<td>June 7, 2019</td>
<td>Fee Simple</td>
<td>*Market Value</td>
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*As defined by The Office of the Comptroller of the Currency.

INTENDED USER/INTENDED USE

<table>
<thead>
<tr>
<th>Intended User:</th>
<th>Intended Use:</th>
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<tbody>
<tr>
<td>City of Carrollton</td>
<td>For use in connection with possibly purchasing the subject.</td>
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</table>

SCOPE OF APPRAISAL

The Scope of this Appraisal was developed to:
- Identify the property location.
- Provide a description of the property and its current and projected use.
- Perform an inspection of the subject. The inspection was typical for appraisal purposes.
- State the approaches to value used.
- Provide an estimate of the property's market value in its actual physical condition, use and zoning designation as of the effective date of the appraisal with any limiting conditions.

MARKET AREA

The property is located on the northerly side of Carrollton, just off Rome Street and in proximity to the Rome Street/U.S. Highway 27 intersection. Grace Covenant Church is located between the subject and Rome Street and the subject fronts the entrance road to Hobbs Farm Park, the location of a Greenbelt trailhead. An event center, The Inn at Oaklawn Farms, is located across the entrance road from the subject.

PROPERTY DESCRIPTION

<table>
<thead>
<tr>
<th>Property Type:</th>
<th>Occupancy:</th>
<th>Zoning:</th>
<th>Conformance to Zoning:</th>
<th>Current Use:</th>
<th>Projected Use:</th>
<th>Source of Land Size:</th>
<th>Land Size:</th>
<th>Remarks:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant land (see remarks)</td>
<td>Owner</td>
<td>C-2, General Commercial</td>
<td>N/A – Vacant land</td>
<td>A portion of the Hobbs Farm Disc Golf Course</td>
<td>Same as current use</td>
<td>Appraiser's measurements of tax map</td>
<td>4.4 ± acres (191,664 SF)</td>
<td>The land is currently used as a portion of the Hobbs Farm Disc Golf Course. The improvements associated with a disc golf course are relatively nominal including small concrete pads for tees, signs, and pole mounted disc golf baskets for targets. These items are not considered in our appraisal.</td>
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Shape/Frontage: Rectangular/Typical
Topography: Fairly level to moderately sloping
Ground Cover: Mostly open grass with scattered woods, rear is dense kudzu
Flood Plain: 20%-25% flood plain at rear
Easements: No major noted
Utilities: All public utilities available
Access/Exposure: Good/Modest

HIGHEST & BEST USE

Improve with an owner-occupied office/warehouse, service use, or destination-type secondary commercial.
**APPROACHES USED IN VALUATION**

- **Sales Comparison Approach**
- **Income Approach**
- **Cost Approach**

Considering the highest and best use, as well as the fact that the subject is vacant land, only the sales comparison approach is applicable.

**SALES COMPARISON APPROACH**

The sales are analyzed on a price/acre basis, which is the typical unit of comparison for this type property.

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<tr>
<th>Subject</th>
<th>Comparable No. 1</th>
<th>Comparable No. 2</th>
<th>Comparable No. 3</th>
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<tbody>
<tr>
<td>Address:</td>
<td>Off the E/s of Rome St. Carrolton, GA</td>
<td>SWIs of Cable Industrial Blvd. Carrolton, GA</td>
<td>NW/c of Fair Street and Taylor Street Newman, GA</td>
</tr>
<tr>
<td>Sale Date:</td>
<td>1/18/2019</td>
<td>10/2/2018</td>
<td>12/21/2017</td>
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<tr>
<td>Sale Price:</td>
<td>$284,000</td>
<td>$40,000</td>
<td>$16,500</td>
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<td>Sale Price/Acre:</td>
<td>$13.124</td>
<td>$56.336</td>
<td>$14,602</td>
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<tr>
<td>Grantor:</td>
<td>Carrolton Properties, LLC</td>
<td>Kathleen Willingham</td>
<td>Phillip W. Wiggins Sr.</td>
</tr>
<tr>
<td>Grantee:</td>
<td>Larry W. Hollingsworth, Jr.</td>
<td>47 Fair Street, LLC</td>
<td>LMT Consulting Advisory &amp; Investment, LLC</td>
</tr>
<tr>
<td>Deed Book/Page:</td>
<td>5663/689</td>
<td>4766/314</td>
<td>5599/511</td>
</tr>
<tr>
<td>Location:</td>
<td>Average</td>
<td>Slightly inferior</td>
<td>Similar</td>
</tr>
<tr>
<td>Land Size:</td>
<td>4.4 ± acres</td>
<td>21.64 acres</td>
<td>0.71 acres</td>
</tr>
<tr>
<td>Shape:</td>
<td>Rectangular</td>
<td>Slightly irregular</td>
<td>Rectangular</td>
</tr>
<tr>
<td>Topography:</td>
<td>Lvl. to moderately sloping</td>
<td>Rough graded to moderately sloping</td>
<td>Fairly level</td>
</tr>
<tr>
<td>Ground Cover:</td>
<td>Mostly grass</td>
<td>Dirt and woods</td>
<td>Grassed</td>
</tr>
<tr>
<td>Flood Plain:</td>
<td>20%-25% (at rear)</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Easements:</td>
<td>No major</td>
<td>No major</td>
<td>No major</td>
</tr>
<tr>
<td>Access/Exposure:</td>
<td>Good/Modest</td>
<td>Average/Modest</td>
<td>Average/Modest</td>
</tr>
<tr>
<td>Overall Comparability to Subject:</td>
<td>Significantly inferior</td>
<td>Significantly superior</td>
<td>Similar</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subject</th>
<th>Comparable No. 4</th>
<th>Comparable No. 5</th>
<th>Comparable No. 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Off the E/s of Rome St. Carrolton, GA</td>
<td>N/a of Cedar Street Carrolton, GA</td>
<td>NW/c of Horsley Mill Road &amp; Barnes Drive Carrolton, GA</td>
</tr>
<tr>
<td>Sale Date:</td>
<td>2/24/2017</td>
<td>1/8/2017</td>
<td>7/8/2016</td>
</tr>
<tr>
<td>Sale Price:</td>
<td>$146,000</td>
<td>$205,000</td>
<td>$60,000</td>
</tr>
<tr>
<td>Sale Price/Acre:</td>
<td>$47.134</td>
<td>$12.102</td>
<td>$26,786</td>
</tr>
<tr>
<td>Grantor:</td>
<td>Bank of the Ozarks</td>
<td>Stearns Bank</td>
<td>Mike &amp; Kay Smith</td>
</tr>
<tr>
<td>Grantee:</td>
<td>White Coat, LLC</td>
<td>Benchmark Communities of West Georgia, LLC</td>
<td>Parry &amp; Scott Shoemaker</td>
</tr>
<tr>
<td>Deed Book/Page:</td>
<td>5534/886</td>
<td>5519/957</td>
<td>5477/800</td>
</tr>
<tr>
<td>Location:</td>
<td>Average</td>
<td>Superior</td>
<td>Similar</td>
</tr>
<tr>
<td>Land Size:</td>
<td>4.4 ± acres</td>
<td>3.14 acres</td>
<td>16.94 acres</td>
</tr>
<tr>
<td>Shape:</td>
<td>Rectangular</td>
<td>Slightly irregular</td>
<td>Mostly rectangular</td>
</tr>
<tr>
<td>Topography:</td>
<td>Lvl. to moderately sloping</td>
<td>Similar</td>
<td>Level to gently sloping</td>
</tr>
<tr>
<td>Ground Cover:</td>
<td>Mostly grass</td>
<td>Similar</td>
<td>Wooded</td>
</tr>
<tr>
<td>Flood Plain:</td>
<td>20%-25% (at rear)</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Easements:</td>
<td>No major</td>
<td>No major</td>
<td>No major</td>
</tr>
<tr>
<td>Access/Exposure:</td>
<td>Good/Modest</td>
<td>Good/Moderate</td>
<td>Average/Modest</td>
</tr>
<tr>
<td>Overall Comparability to Subject:</td>
<td>Significantly superior</td>
<td>Moderately inferior</td>
<td>Slightly superior</td>
</tr>
</tbody>
</table>

**Analysis and Reconciliation:** These sales indicate a value of about $15,000 to $20,000 per acre is reasonable for the subject. The average of the range is $17,500 per acre, which we round to $18,000 per acre. With 4.4 ± acres, the total indicated value is $79,200, which is rounded to $80,000.
## RECONCILIATION OF VALUE

<table>
<thead>
<tr>
<th>Method</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Comparison Approach</td>
<td>$80,000</td>
</tr>
<tr>
<td>Income Approach</td>
<td>N/A</td>
</tr>
<tr>
<td>Cost Approach</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Final Estimate:</strong></td>
<td><strong>$80,000</strong></td>
</tr>
<tr>
<td><strong>Exposure Time:</strong></td>
<td>12 months</td>
</tr>
</tbody>
</table>

## APPRAISERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Hugh B. Bass, Sr., MAI, and Hugh B. Bass, Jr., MAI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>Bass &amp; Associates</td>
</tr>
<tr>
<td>Property Inspection</td>
<td>Hugh B. Bass, Jr., MAI observed the land from the street and walked much of the land.</td>
</tr>
<tr>
<td>Certification Numbers</td>
<td>Hugh B. Bass, Sr., MAI - CG #6934</td>
</tr>
<tr>
<td></td>
<td>Hugh B. Bass, Jr., MAI – CG #6934</td>
</tr>
<tr>
<td>Phone Number</td>
<td>770-832-1770</td>
</tr>
<tr>
<td>Signature</td>
<td>[Signature]</td>
</tr>
<tr>
<td>SUBJECT PHOTOS</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td></td>
</tr>
<tr>
<td><img src="image1.jpg" alt="Image" />  View along entrance to Hobbs Farm as seen from Rome Street. Subject not visible in photo.</td>
<td></td>
</tr>
<tr>
<td><img src="image2.jpg" alt="Image" />  View of subject from Hobbs Farm entrance road.</td>
<td></td>
</tr>
<tr>
<td><img src="image3.jpg" alt="Image" />  Front of land.</td>
<td></td>
</tr>
<tr>
<td><img src="image4.jpg" alt="Image" />  Rear of land.</td>
<td></td>
</tr>
<tr>
<td><img src="image5.jpg" alt="Image" />  View facing easterly along entrance to Hobbs Farm. Subject in left of photo just past driveway.</td>
<td></td>
</tr>
<tr>
<td><img src="image6.jpg" alt="Image" />  View facing westerly along entrance to Hobbs Farm. Subject in immediate right of photo.</td>
<td></td>
</tr>
</tbody>
</table>
CERTIFICATION OF APPRAISERS

We certify that, to the best of our knowledge and belief,

- The statements of fact contained in this report are true and correct.

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.

- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board. Further it is in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute, the Standards of Professional Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice as promulgated by The Appraisal Foundation.

- Hugh B. Bass, Jr., MAI, has made a personal inspection of the property that is the subject of this report.

- No one provided significant real property appraisal assistance to the person(s) signing this certification.

- We have not performed any other services, as an appraiser, or any other capacity, of the subject property within the three years prior to acceptance of this assignment.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
CERTIFICATION OF APPRAISERS

Restrictions on Disclosure and Use

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected), or any reference to the Appraisal Institute shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.

Education Compliance

The Appraisal Institute conducts a program of continuing education for its designated members. MAIs and SRAs who meet the minimum standard of this program are awarded periodic educational certification.

As of the date of this report, we have completed the continuing education program for Designated Members of the Appraisal Institute and the continuing education program for certification of the State of Georgia Real Estate Appraiser Board.

As of the date of this report, we have completed the Standards and Ethics Education Requirements for Candidate Members of the Appraisal Institute and the continuing education program for certification of the State of Georgia Real Estate Appraiser Board.

Hugh B. Bass, Sr., MAI
Georgia Certified General Real Property Appraiser No. 435
Appraisal Institute Member No. 9416

Hugh B. Bass, Jr., MAI
Georgia Certified General Real Property Appraiser No. 6934
Appraisal Institute Member No. 407792
ASSUMPTIONS AND LIMITING CONDITIONS

The covering letter, certificate of appraiser, and this entire report are made expressly subject to the following conditions and stipulations:

1. Legal descriptions and maps furnished are assumed to be correct.

2. No responsibility for matters legal in character, nor as to title, is assumed by the appraiser.

3. Existing liens and encumbrances have been disregarded, and the property is appraised as though free and clear of any encumbrance.

4. The appraiser has made no survey of the property.

5. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

6. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

7. Information in this report has been carefully checked and is believed to be reliable. The appraiser assumes no responsibility for the accuracy of the information obtained from the owner, from the tenant, from other Realtors, or from other persons believed to be informed.

8. Sketches submitted are believed to be substantially correct; absolute accuracy is not assumed. They are submitted to assist in visualizing the property.

9. If a building(s) is present, unless otherwise noted, the appraiser assumes that the roof, structural components, and mechanical and plumbing systems are in a condition typical for a building of the age of the subject. A qualified building inspector and/or engineer should be consulted for specific details as to the condition of these elements.
ASSUMPTIONS AND LIMITING CONDITIONS

10. Any projections of income and expenses made in this appraisal are not predictions of the future. Rather, they are the best estimates of current market thinking about what future income and expenses will be. No warranty or representation is made that these projections will materialize. The real estate market is constantly fluctuating and changing. It is not the appraiser's task to estimate the conditions of a future real estate market; the appraiser can only reflect what the investment community envisions for the future in terms of rental rates, expenses, and supply and demand.

11. The appraiser has no present or future interest in the property.

COMPETENCY STATEMENT

The Competency Rule of the Uniform Standards of Professional Appraisal Practice states that:

The appraiser must determine, prior to accepting an assignment, that he or she can perform the assignment competently. Competency requires:

1. The ability to properly identify the problem to be addressed: and

2. The knowledge and experience to complete the assignment competently: and

3. Recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment.

If an appraiser determines he or she is not competent prior to accepting an assignment, the appraiser must:

1. Disclose the lack of knowledge and/or experience to the client before accepting the assignment;

2. Take all steps necessary or appropriate to complete the assignment competently; and

3. Describe the lack of knowledge and/or experience and the steps taken to complete the assignment competently in the report.

The appraiser staff of Bass & Associates has extensive experience in appraising a wide variety of property types including residential, commercial, industrial and special use properties. Please reference the Qualifications of the Appraisers of this assignment provided in the Addenda. We believe we meet the competency requirements to provide a credible appraisal of the subject property.
APPRAISER'S QUALIFICATIONS

SUMMARY OF QUALIFICATIONS
Hugh B. Bass, Sr., MAI
Georgia Certified Real Property Appraiser No. 435

EDUCATION:
B.S. Degree in Business Administration, West Georgia College, 1968
Georgia Institute of Real Estate, Real Estate Brokers pre-license course, 1978
Successfully completed the following appraisal courses through the Appraisal Institute:
1. Basic Principles, Methods, and Techniques, Course 1-A, 1978
2. Capitalization Theory and Techniques, Parts 1, 2, and 3, 1983
3. Case Studies in Real Estate Valuation, Course 2-1, 1984
5. Litigation Valuation, Course 4, 1984
Completed numerous seminars and continuing education courses.

PROFESSIONAL EXPERIENCE:
Licensed and active in real estate sales and management from 1974 - 1985 (residential, commercial, and acreage sales experience). Currently licensed as a Georgia Real Estate Broker.

Self-employed as an independent fee appraiser since May 1985.

Appraisal work done and accepted for various utilities, banks, attorneys, and individuals to include condemnations, estate valuations, and partitionings. Property types appraised include hotels/motels, shopping centers, industrial buildings, office buildings, special purpose properties (schools, churches, etc.), houses, residential subdivisions, and unimproved land.

About 30 years of experience in eminent domain appraisals. Appraisal work has been done for and accepted by Georgia Department of Transportation, Oglethorpe Power Corporation, Georgia Transmission Corporation, Georgia Power, Bell South, and various municipalities. These assignments have included mass appraisals on Georgia Department of Transportation and Oglethorpe Power Corporation projects. I have performed many appraisals for Georgia Department of Transportation involving acquisitions not settled in initial negotiations, condemnation proceedings have been filed and court action is anticipated. In conjunction with some of these eminent domain assignments I have prepared studies to: (1) measure the impact of proximity of highways and high-tension transmission lines to residential property; (2) measure the impact of parking loss; (3) measure the impact of grade change; (4) measure noise impact on residential property from peaking power plants; and (5) measure the impact of avigation easements on residential and small commercial properties in the approach zone of small airports.

Georgia Department of Transportation approved appraiser, Level 4 (highest level).

Qualified as an expert witness in courts of Bartow, Carroll, Coweta, Douglas, Fayette, Floyd, Fulton, Haralson, and Paulding Counties and in United States Bankruptcy Court Northern District of Georgia in Atlanta and Newnan.

Served as an Assessor in eminent domain cases in Cherokee, Coweta, DeKalb, Gordon, Gwinnett, Fulton, Paulding and Troup Counties.

PROFESSIONAL ORGANIZATIONS/ACTIVITIES:
Organizer and Past President of Tri-Counties West Board of Realtors (n/k/a West Metro Board of Realtors)
Member and Past Director of Carroll County Chamber of Commerce
Past Director of the City/County Hospital Board of Tanner Medical Center, Carrollton, GA
Currently serve on the City of Carrollton Development Appeals Board
SUMMARY OF QUALIFICATIONS
Hugh B. Bass, Sr., MAI
-Continued-

Member of the Appraisal Institute
MAI - Certificate No. 9416 (designated since May 1992)
Offices held in the Appraisal Institute Atlanta Area Chapter:
   Director - 2001 - 2002
   Treasurer - 2003
   Secretary - 2004
   Vice President - 2005
   President - 2006
   Director - Ex.Officio – 2007 - 2009
   Chapter Services Representative, Region IX - 2008-2010

Served on the planning committee for and participated in the Appraisal Institute’s annual National Chapter Leadership Training Program (training program for all ± 100 incoming chapter presidents) – 2009-2012

Participant in the Leadership and Development Council (LDAC); a National Program of the Appraisal Institute held in Washington, DC - 2003 and 2004

Recipient of 2013 Legion of Leaders Award by the AI Atlanta Chapter
STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

HUGH BOYD BASS, SR
435
IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED GENERAL REAL PROPERTY APRAISER

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
WILLIAM A. MURRAY
KEITH STONE
Vice Chairperson

Hugh Boyd Bass, Sr.

# 435
Status: ACTIVE
CERTIFIED GENERAL REAL PROPERTY APRAISER

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 30303-1625

Originaly Licensed
6/21/1991
End of Renewal
12/31/2019

Lynn Dempsey
Real Estate Commissioner

56767266

Originaly Licensed
6/21/1991
End of Renewal
12/31/2019

Lynn Dempsey
Real Estate Commissioner

56767266
APPRAISER'S QUALIFICATIONS

SUMMARY OF QUALIFICATIONS
Hugh B. Bass, Jr., MAI
Georgia Certified General Real Property Appraiser No. 6934

EDUCATION:
B.B.A. Degree in Finance with minor in Real Estate, University of West Georgia, 1999.

Successfully completed the following real estate/appraisal courses through the Richards College of Business at the University of West Georgia:
1. Real Estate Principles/Practice, 1997
2. Income Property Appraisal, 1997
4. Real Estate Marketing, 1999

Successfully challenged the Appraisal Institute Course 110 exam, Appraisal Principles, 2000

Successfully completed the following appraisal courses through the Appraisal Institute:
Course 120, Appraisal Procedures, 2000
Course 310, Income Capitalization, 2001
Course 410, National Uniform Standards of Professional Appraisal Practice, 2004
Course 420, Business Practices and Ethics, 2004
Course 510, Advanced Income Capitalization, 2005
Real Estate Finance Statistics and Valuation Modeling, 2009
General Market Analysis and Highest & Best Use, 2008
General Appraiser Sales Comparison Approach, 2010
General Appraiser Report Writing and Case Studies, 2011
General Appraiser Income Approach, Part 2, 2012
Advanced Concepts and Case Studies, 2014

Successfully completed the following on-line appraisal courses through the Appraisal Institute:
7 Hour National USPAP Equivalent Course, every two years
Analyzing Operating Expenses, 2008
General Appraiser Site Valuation and Cost Approach, 2010
Residential Market Analysis and Highest and Best Use, 2012
Apartment Appraisal, Concepts and Applications, 2012

PROFESSIONAL EXPERIENCE:
1992 (summer) - Pritchett, Ball, & Wise (commercial appraisal firm located in Atlanta)
Research assistant

June 1994-present – Bass & Associates
Research assistant, 1994-1998
Appraiser, 1998-current

PROFESSIONAL ORGANIZATIONS:
Member of the Appraisal Institute (AI):
Regional Representative for Region IX of the Appraisal Institute – 2017-2019
Participant in the Leadership Development Council (LIDAC), a National Program of the Appraisal Institute held in Washington, DC – 2016 and 2018.
Named AI Volunteer of Distinction – 2018

Offices held in the Atlanta Area Chapter of the Appraisal Institute:
Chair of Candidate Guidance Committee for Atlanta Area Chapter of the Appraisal Institute – 2016-present
Moderator of State of Atlanta – 2018 and 2019
Director – 2018-present
SOCIAL/CIVIC INVOLVEMENT:
Carrollton Evening Sertoma Club:
   President – 2003-2004
Carrollton Kiwanis Club:
   Director – 2012-2014
University of West Georgia Athletic Foundation Board of Directors:
   President – 2006-2008
   Lifetime Board Member – 2008-present
UWG National Alumni Association Board Member:
   Director – 2008-2013
City of Carrollton Planning Commission:
   Commissioner – 2017–present
Carroll County Chamber of Commerce:
   Director – 2017–present
<table>
<thead>
<tr>
<th>Name</th>
<th>License Number</th>
<th>Status</th>
<th>Originally Licensed</th>
<th>End of Renewal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hugh Boyd Bass, Jr</td>
<td>6934</td>
<td>ACTIVE</td>
<td>07/15/1983</td>
<td>06/30/2019</td>
</tr>
</tbody>
</table>

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
250 Peachtree Street, N.E.
Atlanta, GA 30303-1666

Lynn Dempsey
Real Estate Commissioner

<table>
<thead>
<tr>
<th>Name</th>
<th>License Number</th>
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<th>End of Renewal</th>
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<tbody>
<tr>
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<td>6934</td>
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<td>07/15/1983</td>
<td>06/30/2019</td>
</tr>
</tbody>
</table>

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
250 Peachtree Street, N.E.
Atlanta, GA 30303-1666

Lynn Dempsey
Real Estate Commissioner
MEMORANDUM

TO: Timothy C. Grizzard, P.E., City Manager

FROM: Jim Triplett, City Clerk

DATE: June 28, 2019

SUBJECT: Special Election Ward 2

The City will conduct a special election to fill the unexpired term in the office of City Council Ward 2 caused by the resignation of Rory Wojcik. The special election will be held on November 5, 2019.

Qualifying for the special election will be held at the office of the City Clerk, Carrollton City Hall, 315 Bradley Street, beginning Wednesday, August 21, 2019 at 8:30am and ending on Friday, August 23, 2019 at 4:30pm. I will be coordinating the details and publication of the election with Mr. Greg Rigby, Carroll County Elections Supervisor.

This memo is for informational purposes only with no action being required by the Mayor and City Council.

Please let me know if there are any questions.

Thank you.
Attached is the budget transmittal letter, that was provided to you as part of the budget submission process and public hearing that was conducted on June 3, 2019. There have been no changes or adjustments to the draft budgets originally submitted to you. Outlined below is a summary of the FY 2019-2020 Operating and Special Revenue Fund Budgets that we are submitting to you for your final consideration and approval.

<table>
<thead>
<tr>
<th>Fund</th>
<th>FY 20</th>
<th>FY 19</th>
<th>Inc / Dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund</td>
<td>$28,004,958</td>
<td>$26,831,952</td>
<td>$1,173,006 (4%)</td>
</tr>
<tr>
<td>Water &amp; Sewer Fund</td>
<td>$18,448,083</td>
<td>$20,358,229</td>
<td>$(1,910,146) 9%</td>
</tr>
<tr>
<td>Sanitation Fund</td>
<td>$5,548,836</td>
<td>$5,180,285</td>
<td>$368,551 (7%)</td>
</tr>
<tr>
<td>Hazardous Materials Response Team</td>
<td>$3,500</td>
<td>$3,500</td>
<td>-</td>
</tr>
<tr>
<td>Hotel Motel Tax</td>
<td>$820,000</td>
<td>$812,000</td>
<td>$8,000 (1%)</td>
</tr>
<tr>
<td>Local Transportation</td>
<td>$573,000</td>
<td>-</td>
<td>*</td>
</tr>
<tr>
<td>Drug Seizure</td>
<td>$100,000</td>
<td>$100,000</td>
<td>-</td>
</tr>
</tbody>
</table>

* Budget not adopted for this fund in FY 2018-2019

Jim Triplett and I are available to answer any questions you may have.

Thank you.
GENERAL FUND BUDGET

The proposed FY 2019-2020 General Fund Operating Budget of $28,004,958 represents a total increase (including capital expenditures) of $1,173,006 (4%) over the FY 2018-2019 Budget of $26,831,952. The proposed General Fund operations and maintenance (O & M) budget of $26,477,571 (net of capital expenditures) represents a total decrease of $354,381 (1%) from the FY 2018-2019 Budget.

GENERAL FUND REVENUES

Revenues for the City’s General Fund continue to indicate a stable local economy. We will detail our forecast of General Fund Revenues by category type.

TAXES

Revenues from current ad-valorem real estate taxes are forecast to remain at the current level of $3,856,000. After a major reassessment two years ago produced over $300,000 in new tax revenue for the City, the current year tax digest produced less than 1% in new growth for the current year. This situation can be caused by several factors, including lack of new growth (construction and annexation) to the City’s tax digest, and the appeal and subsequent reduction of property assessed values by the Carroll County Board of Assessors. Based on this information, we feel it is prudent to hold this revenue projection at the current level until we get a clearer indication of the growth trend for this revenue source. This budget is assuming a millage rate at the current level of 4.60 mills. Revenues for Automobile Tax are forecast to remain at the current level of $250,000. Revenues from Utility Franchise Fees are forecast to increase by $43,200 to a total of $2,775,000. Sales Tax Revenue is forecast to increase by $400,000 to a total of $4,600,000 and remains a good indicator of the City’s strong retail economy. Beer and Wine Tax Revenue is forecast at $800,000, a decrease of $37,500 from the current year budget of $837,500. Energy Excise Tax Revenue is forecast to remain at the current level of $120,000.

Occupation Tax Revenue is forecast to increase by $37,500 (3%) to $1,400,000. This revenue category is a good indicator of growth in the City’s commercial business sector. Insurance Premium Tax continues to be a strong revenue source for the City. This revenue line item is forecast to increase by $150,000 (9%) to a total of $1,870,000. Overall, we feel our tax revenue base reflects economic stability with a potential for solid growth in the future.

LICENSES AND PERMITS

Alcoholic Beverage License revenue is forecast to increase slightly by $15,000 to a total of $300,000. Building Permit revenue is forecast to increase by $100,000 to a total of $225,000, which reflects the City’s increased confidence regarding new construction during the new year.

INTERGOVERNMENTAL REVENUE

County Fire Reimbursement from Carroll County will remain at the current level of $716,580. County Recreation Reimbursement from Carroll County is forecast to decrease by $5,000 to a total of $75,000. Reimbursements for Drug Task Force, Convention and Visitor’s Bureau, and Carrollton City Schools are forecast to remain at current levels.

CHARGES FOR SERVICES

Revenue from the Indirect Cost Allocation is forecast to increase by $22,680 to $1,601,824. Recreation Department revenues are forecast to total $1,007,400. This projection indicates
continued strong utilization of the City’s Recreation Department programs and services. Cultural Arts revenues are forecast to total $434,275. This projection indicates a vibrant and growing Cultural Arts Program within our City and community. We expect continued growth in this area as more instructional class and performance opportunities are offered each year.

FINES AND FORFEITURES
Fines and forfeitures revenue is forecast to remain at the current level of $1,100,000.

INVESTMENT INCOME
Investment income is forecast to increase significantly to $250,000 as the eligible investment options for governmental entities are producing higher rates of return for the first time in many years.

MISCELLANEOUS REVENUE
Miscellaneous revenue and rental revenue continue to grow due to the success of the Depot, Amphitheater, and recreational facilities being available for rental use by the public.

OTHER FINANCIAL SOURCES
Inter-fund operating transfers are forecast to remain at the current budgeted amount of $3,072,125. As stated in past years, the City strives to utilize inter-fund transfers only when necessary, and in the least amount possible. Salary and benefit reimbursements from the Water Fund and Sanitation Fund to the General Fund total $1,613,990. This revenue line item accounts for the reimbursement of administrative salaries and benefits initially paid by the City’s General Fund that are applicable to the Water and Sanitation Enterprise Funds.

GENERAL FUND EXPENDITURES
This budget includes funding for a blended cost of living allowance (COLA) / merit-based increase to average 3%. This budget is forecasting an increase in group health insurance expense of 8%. Contributions to the City’s retirement plan are forecast to be at or slightly above current year levels.

Property/Liability insurance expense is expected to remain at current year levels and is a result of the City adopting a higher per claim deductible on all lines of coverage. The City is well positioned financially to adopt this change in its risk management policy, and we feel confident it will help us control costs in this area for the foreseeable future.

We are budgeting increases for our gasoline and diesel energy costs for all City departments. As we have stated for many years, pricing for those commodities can vary greatly depending upon many circumstances and factors. We will closely monitor these costs throughout the year and make adjustments if necessary. Also, the cost of energy for City buildings and facilities (electrical and natural gas) continue to rise due to increased utilization. We are always striving to ensure our facilities are as energy efficient as possible.
OTHER GENERAL FUND HIGHLIGHTS

Engineering
   $140,000   -  Bucket Truck
   $  20,000   -  Building – Shop Addition

Information Technology
   $175,000   -  Computer replacements (as needed City wide)

Police
   $167,920   -  Police patrol vehicle capital lease for take-home vehicles
   $  87,100   -  Police portion of new roof for public safety building

Fire
   $  42,900   -  Fire department portion of new roof for public safety building
   $  38,082   -  New Fire Marshal vehicle

Streets
   $500,000   -  Street Paving (infrastructure)

Recreation
   $192,000   -  Vehicle Replacements – (3 Vans, 2 Pickup Trucks, 1 Service Truck)

New Positions
   $  65,000   -  Project Engineer – Engineering Department
   $  55,000   -  Staff Accountant – Finance Department

Organizational Highlights

   Establishment of a dedicated Marketing – Public Relations Department to coordinate all marketing, printing, branding and publication activities City-wide. Minimal additional cost to City as personnel, supplies and purchased services were transferred into the new department from existing departments.

   General Administration – Fund additional solicitor for State Court - $100,000.
A summary of the General Fund Revenues and Expenditures are as follows:

### GENERAL FUND REVENUE SUMMARY

<table>
<thead>
<tr>
<th>REVENUE SOURCE</th>
<th>% OF BUDGET</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ad-Valorem Taxes</td>
<td>17%</td>
<td>$4,866,000</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>17%</td>
<td>$4,600,000</td>
</tr>
<tr>
<td>Franchise Fees</td>
<td>10%</td>
<td>$2,775,000</td>
</tr>
<tr>
<td>Intergovernmental Revenue</td>
<td>27%</td>
<td>$7,589,519</td>
</tr>
<tr>
<td>Fines and Forfeitures</td>
<td>4%</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>Insurance Premium Tax</td>
<td>7%</td>
<td>$1,870,000</td>
</tr>
<tr>
<td>Occupation License Tax</td>
<td>5%</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>3%</td>
<td>$845,764</td>
</tr>
<tr>
<td>Other Tax Revenues</td>
<td>3%</td>
<td>$950,000</td>
</tr>
<tr>
<td>Licenses and Permits</td>
<td>2%</td>
<td>$525,000</td>
</tr>
<tr>
<td>Charges for Service</td>
<td>5%</td>
<td>$1,483,675</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100%</strong></td>
<td><strong>$28,004,958</strong></td>
</tr>
</tbody>
</table>
GENERAL FUND EXPENDITURE SUMMARY

<table>
<thead>
<tr>
<th>PROGRAM / SERVICE</th>
<th>% OF BUDGET</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police</td>
<td>29%</td>
<td>$8,092,450</td>
</tr>
<tr>
<td>Fire</td>
<td>22%</td>
<td>$6,039,606</td>
</tr>
<tr>
<td>Recreation</td>
<td>19%</td>
<td>$5,401,139</td>
</tr>
<tr>
<td>Street/Engineering</td>
<td>8%</td>
<td>$2,141,962</td>
</tr>
<tr>
<td>General Administration</td>
<td>12%</td>
<td>$3,438,443</td>
</tr>
<tr>
<td>Community Development</td>
<td>8%</td>
<td>$2,227,403</td>
</tr>
<tr>
<td>Other Programs/Services</td>
<td>2%</td>
<td>$663,955</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100%</strong></td>
<td><strong>$28,004,958</strong></td>
</tr>
</tbody>
</table>
WATER ENTERPRISE FUND

The proposed FY 2019-2020 Water Fund Budget of $18,448,083 represents an overall decrease of $1,910,146 (9%) from the 2018-2019 Budget of $20,358,229. This decrease is due to the water settlement holding pond being removed from the current year capital projects list, as the engineering and permitting process for this project continues. We will reinstate this project on the current year construction schedule (and budget accordingly) when all preliminary work has been completed and EPD approval is obtained. As stated for the General Fund, this budget includes funding for a 3% cost of living (COLA) / merit-based increase, and a projected 8% increase in group health insurance expense. Retirement contribution expense is forecast to be at or slightly above current year levels. Property / liability insurance expense is expected to remain at current year levels. Please refer to the General Fund narrative for details on this line item.

This budget includes $2,039,167 in indirect cost / salary reimbursements to the General Fund, as well as a fund transfer in the amount of $2,572,125. Included in this budget is the annual debt service cost on outstanding revenue bonds in the amount of $585,880.

OTHER WATER FUND HIGHLIGHTS

Filter Plant
$ 828,234 - Major infrastructure upgrades

Systems Upkeep
$ 45,000 - Shop roof replacement
$2,100,000 - Water / Sewer line upgrades

Wastewater Plant
$ 580,425 - Major infrastructure upgrades
$ 109,000 - Replacement of two (2) utility trucks
$ 53,100 - Flatbed service truck

Facilities Maintenance
$ 250,000 - Major infrastructure upgrades

This budget proposes a 3% rate increase and includes a rate schedule as part of this transmittal.
A summary of the Water Fund Budget revenues and expenses is as follows:

**WATER FUND REVENUE SUMMARY**

<table>
<thead>
<tr>
<th>REVENUE SOURCE</th>
<th>% OF BUDGET</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Sales</td>
<td>47%</td>
<td>$8,700,000</td>
</tr>
<tr>
<td>Sewer Sales</td>
<td>30%</td>
<td>$5,610,000</td>
</tr>
<tr>
<td>Water &amp; Sewer Taps</td>
<td>4%</td>
<td>$700,000</td>
</tr>
<tr>
<td>Other Fees/Miscellaneous</td>
<td>6%</td>
<td>$1,125,000</td>
</tr>
<tr>
<td>Fund Balance Allocation</td>
<td>13%</td>
<td>$2,313,083</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100%</strong></td>
<td><strong>$18,448,083</strong></td>
</tr>
</tbody>
</table>
WATER FUND EXPENSE SUMMARY

$18,448,083

<table>
<thead>
<tr>
<th>PROGRAM / SERVICE</th>
<th>% OF BUDGET</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Operations</td>
<td>2%</td>
<td>$332,821</td>
</tr>
<tr>
<td>Water Treatment Plant</td>
<td>18%</td>
<td>$3,314,672</td>
</tr>
<tr>
<td>Systems Upkeep</td>
<td>24%</td>
<td>$4,396,439</td>
</tr>
<tr>
<td>Wastewater Plant</td>
<td>20%</td>
<td>$3,654,483</td>
</tr>
<tr>
<td>Metering / Utility Billing</td>
<td>3%</td>
<td>$564,839</td>
</tr>
<tr>
<td>Debt Service</td>
<td>3%</td>
<td>$585,880</td>
</tr>
<tr>
<td>Facilities Maintenance</td>
<td>5%</td>
<td>$987,657</td>
</tr>
<tr>
<td>Intergovernmental</td>
<td>25%</td>
<td>$4,611,292</td>
</tr>
<tr>
<td>TOTAL</td>
<td>100%</td>
<td>$18,448,083</td>
</tr>
</tbody>
</table>
SANITATION ENTERPRISE FUND

The proposed FY 2019-2020 budget of $5,548,836 represents an increase of $368,551 (7%) from the FY 2018-2019 budget of $5,180,285. This increase is due to the 3% cost of living allowance (COLA) / merit-based increase and increase in related benefits costs as discussed for the General and Water Funds, as well as a $100,000 projected increase in landfill expense. This budget includes a fund transfer to the General Fund in the amount of $500,000 to cover street paving infrastructure projects. Also included in this Budget is the indirect cost allocation to the General Fund in the amount of $369,652, as well as a salary and benefit reimbursement to the General Fund in the amount of $806,995. This budget proposes an allocation of fund balance in the amount of $744,836.

SANITATION FUND CAPITAL EXPENSES

$ 32,000 - Shop roof replacement

This budget proposes a 3% rate increase and includes a rate schedule as part of this transmittal.

HOTEL – MOTEL TAX SPECIAL REVENUE FUND

The Hotel-Motel Tax Special Revenue Fund supports the tourism efforts of the City such as Carroll County Chamber of Commerce, and Carrollton Area Convention and Visitor’s Bureau. The FY 2019-2020 Budget for this fund is $820,000. The 8% Hotel-Motel Tax levied by the City is the revenue source for this fund.

Hotel-Motel Tax Highlights

$ 252,150 - Appropriation to Carrollton Area Convention and Visitors Bureau
$ 106,600 - Appropriation to Carroll County Chamber of Commerce
$ 461,250 - Appropriation for City tourism development

The formal public hearing on the FY 2019-2020 Budget is scheduled for June 3, 2019, following public notice via advertisement. Final consideration of the Budget is scheduled for July 8, 2019. Jim Triplett and I are available to answer any questions you may have.

Attachments
CITY OF CARROLLTON
WATER/SEWER/GARBAGE RATES & FEES
FY 2019-2020

I. Water Rates (per 100 c.f. unit)

Minimum use base rate – 3 units = $16.35
Senior $12.62
All use over 3 units = $4.03

- Outside City limits rate applies at 1.20 times the above rate
- M & E fee for customers outside City limits = $7.00 per month
- $2.31 per unit surcharge over the water allotment and on all irrigation.

Industrial Rate:
$3.45 per unit except for industries that use over 500,000 gallons per day monthly average.

II. Tap Fees

Tap fees shall be based on the replacement cost of the estimated capacity consumed by new user plus the cost of major expenses estimated to occur in the upkeep of the treatment plants, pumping stations, and the collection and distribution systems. The tap fees shall be calculated for multifamily based on a per bedroom basis using the estimate of 2.6 people per single family household. Fees for multifamily shall therefore be the tap fee per Equivalent Residential Unit (ERU) divided by 2.6, rounded to the next ten-dollar increment.

III. Water Tap Fees

$1,900 per ERU, $730 per bedroom for multifamily and $730 per bed for student housing.

All other fees at $1,900 per ERU based on the meter size using the AWWA standard.

Tap fees for single family housing and for commercial, institutional, and industrial uses shall remain at the FY 2015-2016 rate until July 01, 2020. This rate is $1,250 per ERU.

IV. Sewer Rates

Minimum base rate (includes 3 units) - $4.41 except for industries that use over 500,000 gallons per day monthly average.

All use over 3 units - $3.80 per unit except for industries that use over 500,000 gallons per day monthly average

V. Sewer Tap Fees

$6,100 per Equivalent Residential Unit (ERU)

Multi-family - $2,350 per bedroom for apartments and $2,350 per bed for student housing

All other fees - $6,100 per ERU (based on the meter size using the AWWA standard)
Tap fees for single family housing and for commercial, institutional, and industrial uses shall remain at the FY 2015-2016 rate until July 01, 2020. This rate is $4,000 per ERU.

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Minimum Bill</th>
<th>Surcharge Allotment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot;</td>
<td>$ 16.34</td>
<td>10 units</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$ 20.23</td>
<td>25 units</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>$ 26.01</td>
<td>50 units</td>
</tr>
<tr>
<td>2&quot;</td>
<td>$ 33.25</td>
<td>80 units</td>
</tr>
<tr>
<td>3&quot;</td>
<td>$ 50.18</td>
<td>150 units</td>
</tr>
<tr>
<td>4&quot;</td>
<td>$ 74.35</td>
<td>250 units</td>
</tr>
<tr>
<td>6&quot;</td>
<td>$134.78</td>
<td>500 units</td>
</tr>
<tr>
<td>8&quot;</td>
<td>$207.28</td>
<td>800 units</td>
</tr>
</tbody>
</table>

Large industrial customers who use more than 500,000 gallons of water per day shall be charged water/sewer rates as follows: $2.18 per unit of water and $3.50 per unit of sewer; for all usage over 750,000 gallons per day - $1.71 per unit of water and $3.02 per unit of sewer; for all usage over 1,000,000 gallons per day - $1.71 per unit of water and $2.40 per unit of sewer.

Rental Apartments choosing to convert to fee simple condominiums or fee simple town homes are required to meet the following: All fire protection shall be upgraded to meet current standard. All units shall be individually metered for water. All units shall have individual sanitary sewer laterals that tie to a common sanitary sewer collector line that meets public standards. All individual meters shall be fed from a common water main that meets public standards. All upgrades to the system will be at the sole cost of the owner/developer.

VI. Garbage Fees

| Residential - | $ 13.50/per month |
| Senior Citizen Rate - | $ 11.26/per month |
| Recycling Fee - | $ 2.10/per month |
| Commercial: | |
| -2 yd. container (3 day per week pickup) | $175.00/per month |
| (4 day per week pickup) | $232.00/per month |
| (5 day per week pickup) | $285.00/per month |
| -4 yd. container (3 day per week pickup) | $300.00/per month |
| (4 day per week pickup) | $371.00/per month |
| (5 day per week pickup) | $443.00/per month |
| -8 yd. container (3 day per week pickup) | $335.00/per month |
| (4 day per week pickup) | $435.00/per month |
| (5 day per week pickup) | $541.00/per month |
| (6 day per week pickup) | $660.00/per month |
| Industrial (40 yd. Roll-off container) - | $165.00/per load + landfill tipping fees |
| Apartments - | Commercial rate based on container size |
| Business (roll off cart) - | $ 39.35/per month |
| Street-side leaf, limb, and brush service - | $ 3.20/per month |
MEMORANDUM

TO: Mayor and City Council
FROM: Erica Studdard, Community Development Director
DATE: July 8, 2019
RE: Arts Commission Appointments (2)

The following Arts Commission members terms will expire in July:

- Jill Duncan
- Jennifer Green

These commission members were strong advocates for the arts in our community, and their service is appreciated by both the remaining commission members and staff.

At this time, the Arts Commission recommends the following community members to fill these two (2) openings:

- Susan Mabry, Carroll County Clerk
- Dr. Kelly Steed, Associate Dean for West Georgia Tech College of Arts and Sciences

Each of these candidates are active in the community and have shown a desire to grow the arts – and arts patrons – in Carrollton. The commission is requesting that the Mayor and Council appoint these new members to the commission during your July meeting.

If you have any questions or need additional information, please let me know.
MEMORANDUM

TO: Mayor and City Council
FROM: Timothy C. Grizzard, P.E., City Manager
DATE: July 8, 2019
RE: Carroll County Library Board (1)

The following Carroll County Library Board member’s term has expired:

- Shirley Vassy

This board member was a strong advocate for literature and education in our community, and her service is appreciated by both the remaining board members and staff. The City currently donates $300,000 per year for the operation of the Neva Lomason Library.

Several members of the Library Board have suggested that I serve, and I would like to be considered for the position.
MEMORANDUM

TO: Mayor and City Council
FROM: Jonathan Dorsey, Executive Director of the Carrollton Area Convention and Visitors Bureau
DATE: June 24, 2019
RE: Carrollton Area Convention and Visitors Bureau Appointments (2)

The following Convention & Visitors Bureau Board members terms will expire in July:

- Chris Duffey – Restaurant Position
- Mike Hart – At-Large Hospitality Position

The CACVB Board requests that during the July 2019 meeting, the Mayor and Council re-appoint Mike Hart and appoint Jacob Skelton for the restaurant position.

Mike Hart is manager of Samba Loca and catering manager for Loco Catering, as well as a career hospitality veteran with extensive hotel management experience. Jacob Skelton is the owner of 302 South Street and has operated this popular spot for dining, live entertainment and catering for 8 years. Both have indicated that they would be willing to serve if it was the desire of the Mayor and City Council.

If appointed by the Mayor and Council, the new members’ terms would be effective immediately and continue through June 30, 2022, at which time they would be eligible for reappointment to a 3-year term to the CVB without limitation to the number of consecutive terms.

If you have any questions or need additional information, please let me know.

Jonathan Dorsey,
Executive Director
Carrollton Area Convention and Visitors Bureau