



**MAYOR AND COUNCIL MEETING  
MONDAY, MAY 15, 2017  
6:00 P.M.  
DALTON CITY HALL**

**A G E N D A**

**WORK SESSION - 5:30 P.M. - COUNCIL CHAMBER**

1. Review of Agenda
2. Request for Red Hill Subdivision Phase 3 - Mr. Charles Acree

**REGULAR MEETING - 6:00 P.M. - COUNCIL CHAMBER**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Commentary: *(Please state Name and Address for the Record)*
5. Proclamations:        **"FOSTER CARE MONTH" - MAY 2017**  
                                  Mr. Danny Nuckolls, Director, Whitfield County DFCS  
  
                                  **"NATIONAL POLICE WEEK" - MAY 14-20, 2017**  
                                  Chief Jason Parker, Dalton Police Department
6. Minutes:        Work Session and Regular Meeting of May 1, 2017
7. New Business:
  - A. Agreement between the City of Dalton and the Dalton Board of Education for the School Resource Officer Program.
  - B. Intergovernmental Services Agreement for the Provision of Dispatching Services to the City of Dalton Police Department.
  - C. Proposal Agreement with PFM Group Consulting to conduct an Operational Review of City of Dalton Government.
  - D. Resolution 17-07  
Resolution Rescinding Resolution 17-05 and Authorizing Transmission Assets Exchange
  - E. Dalton Recreation Commission Recommendation for Haig Mill Lake Project.
8. Supplemental Business
9. Adjournment

# PROCLAMATION

Office of the Mayor



## FOSTER CARE MONTH MAY 2017

**WHEREAS**, in Whitfield County there are 260 children in foster care being provided with a safe, secure and stable home along with the compassion and nurture of a foster family; and

**WHEREAS**, all young people in foster care need a meaningful connection to a caring adult who becomes a supportive and lasting presence in their lives; and

**WHEREAS**, foster, kinship and adoptive families, who open their homes and hearts and support children whose families are in crisis, play a vital role in helping children and families heal and reconnect thereby launching young people into successful adulthood; and

**WHEREAS**, dedicated foster families frequently adopt foster children, resulting in a greater need for more foster families; and

**WHEREAS**, there are numerous individuals, public and private organizations, who work to increase public awareness of the needs of children in and leaving foster care, as well as the enduring and valuable contribution of foster parents and the foster care "system" is only as good as those who choose to be part of it.

**NOW, THEREFORE, BE IT RESOLVED**, I, Dennis Mock, Mayor of the City of Dalton, Georgia, hereby proclaim May 2017 as "FOSTER CARE MONTH" in Dalton, Georgia and urge all residents to come forward and do something positive that will help change a lifetime for children and youth in foster care.

*In witness whereof I have hereunto set my hand  
and caused the seal of this city to be affixed.*

Mayor 

Date May 15, 2017

# PROCLAMATION

Office of the Mayor



## NATIONAL POLICE WEEK

**WHEREAS,** the President of the United States has designated May 15<sup>th</sup> as Peace Officers' Memorial Day, and the week in which May 15<sup>th</sup> falls as National Police Week; and

**WHEREAS,** the members of the law enforcement agency of Dalton play an essential role in safeguarding the rights and freedoms of our community, unceasingly providing a vital public service.

**WHEREAS,** it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, and by protecting the innocent against deception and the weak against oppression.

**NOW, THEREFORE BE IT RESOLVED,** I, Dennis Mock, Mayor of the City of Dalton, Georgia hereby call upon all citizens of our community and upon all patriotic, civic and educational organizations to observe the week of **May 14 – 20, 2017** as "**Police Week**" and to join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enduring reputation for preserving the rights and security of all citizens.

*In witness whereof I have hereunto set my hand and caused the seal of this city to be affixed.*

Mayor

A handwritten signature in blue ink that reads "Dennis Mock". The signature is written over a horizontal line.

Date

May 15, 2017

THE CITY OF DALTON  
MAYOR AND COUNCIL MINUTES  
WORK SESSION  
MAY 1, 2017

The Mayor and Council held a Work Session this evening at 5:15 p.m. in the 3rd Floor Conference Room of City Hall. Present were Mayor Dennis Mock, Aldermen Denise Wood, Tyree Goodlett, Tate O'Gwin and Gary Crews and City Attorney James Bisson and several department heads.

Mayor Mock reviewed with the Council each of the items on the agenda. In addition to the agenda items, the following was also discussed:

Dalton-Whitfield Planning Commission Recommendation

Request of Martin Ortega to rezone a tract of land at 100 Easterling St. from Heavy Manufacturing (M-2) to Rural Residential (R-5).

Jan Pourquoi' spoke in opposition of the request stating that it will have economic implications if the city reverses course and reintroduces spot zoning.

Octavio Perez reminded that he warned of this happening when the City adopted Unified Zoning.

Juan Lama spoke on behalf of Ortega stating that Mr. Ortega had saved for nearly 20 years to build this house.

Dalton Recreation Commission Recommendation for Haig Mill Lake Project

After some discussion, the Mayor and Council decided to postpone action on this item until further financial information can be reviewed.

An Executive Session of the Mayor and Council was called on the motion of Alderman O'Gwin, second Alderman Crews. The Mayor and Council adjourned into Executive Session at 5:39 p.m. to discuss Personnel Matters in the 2<sup>nd</sup> floor Conference Room.

ADJOURNMENT

There being no further business to come before the Mayor and Council, the Work Session was Adjourned at 5:35 p.m.

\_\_\_\_\_  
Bernadette Chattam  
City Clerk

\_\_\_\_\_  
Dennis Mock, Mayor

Recorded

Approved: \_\_\_\_\_

Posted: \_\_\_\_\_

THE CITY OF DALTON  
MAYOR AND COUNCIL MINUTES  
MAY 1, 2017

The meeting of the Mayor and Council was held this evening at 6:00 p.m. in the Council Chambers of City Hall. Present were Mayor Dennis Mock, Aldermen Denise Wood, Tate O’Gwin, Tyree Goodlett, Gary Crews and City Attorney James Bisson.

PLEDGE OF ALLEGIANCE

Mayor Mock led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Alderman Wood, second Alderman O’Gwin, the Mayor and Council approved the agenda and amended it to add a Budget Amendment to Supplemental Business. The vote was unanimous in favor.

PUBLIC COMMENTARY

There were no public comments.

MINUTES

The Mayor and Council were presented written copies of the Work Session and Regular Meeting of April 17, 2017. On the motion of Alderman Wood, second Alderman Goodlett, the minutes were approved as written and adopted.

PUBLIC COMMENTARY

Comments were made in response to the Planning Commission Recommendation for the request of Martin Ortega to rezone a tract of land at 100 Easterling St. from Heavy Manufacturing (M-2) to Rural Residential (R-5).

John Putnam spoke in opposition to the zoning recommendation regarding the request of Martin Ortega to rezone a tract of land.

Keith Bonnell asked the Mayor and Council to consider residential redevelopment.

Octavio Perez requested the Mayor and Council review zoning changes as previously promised.

PUBLIC SAFETY COMMISSION RECOMMENDATIONS

The Mayor and Council reviewed the following Two (2) New 2017 Alcohol Beverage Applications:

Business Owner:	Cruz Gardea, LLC
d/b/a:	Mini Super Cruz
Applicant:	Juana Gabriela Gardea
Business Address:	616 4th Ave Suite #6
Type:	Package Beer
Disposition:	New

PUBLIC SAFETY COMMISSION RECOMMENDATIONS

Continued

Business Owner: Oaks Drive Food Mart, LLC  
d/b/a: Chevron Food Mart  
Applicant: Oaks Drive Food Mart, LLC  
Business Address: 100 North Oaks Dr.  
Type: Package Beer, Wine  
Disposition: New

On the motion of Alderman Wood, second Alderman Crews, the Mayor and Council accepted the Public Safety Commission's recommendations and approved the applications. The vote was unanimous in favor.

DALTON-WHITFIELD PLANNING COMMISSION RECOMMENDATIONS

(1) JFP Properties

On the motion of Alderman Goodlett, second Alderman Wood, the Mayor and Council accepted the Planning Commission Recommendation for the request of JFP Properties to rezone a tract of land at the corner of W. Park St. and N. Selvidge St. from Heavy Manufacturing (M-2) to Rural Residential (R-5). The vote was unanimous in favor.

(2) Martin Ortega

On the motion of Alderman Goodlett, second Alderman O'Gwin, the Mayor and Council accepted the Planning Commission Recommendation for the request of Martin Ortega to rezone a tract of land at 100 Easterling St. from Heavy Manufacturing (M-2) to Rural Residential (R-5). Alderman Goodlett, O'Gwin and Crews voted aye, Alderman Wood voted naye.

Alderman O'Gwin stated he felt the owner has the right to invest in his property.

RESOLUTION 17-05

Resolution Authorizing Transmission Assets Exchange

On the motion of Alderman Wood, second Alderman Goodlett, the Mayor and Council approved the Resolution 17-05 authorizing Transmission Assets Exchange. The vote was unanimous in favor.

RESOLUTION 17-06

On the motion of Alderman Wood, second Alderman Goodlett, the Mayor and Council approved Resolution 17-06 to authorize the Acceptance of an Assignment of Utility Easements. The vote was unanimous in favor.

RENEWAL OF SPECTRA FLOORING CONTRACT FOR 300 W. WAUGH STREET

The Mayor and Council reviewed the renewal contract for Spectra Flooring in the amount of \$4945.92. On the motion of Alderman Crews, second Alderman O'Gwin, the renewal contract was approved. The vote was unanimous in favor.

CONTRACT WITH ZAMBELLI FIREWORKS MANUFACTURING CO.

On the motion of Alderman Woods, second Alderman O’Gwin, the Mayor and Council approved the Contract with Zambelli Fireworks Manufacturing Co. for Independence Day Fireworks Display in the amount of \$20,000.00. The vote was unanimous in favor.

REAL PROPERTY LEASE WITH GIRL SCOUTS OF GREATER ATLANTA, INC.

The Mayor and Council reviewed the Real Property Lease with Girl Scouts of Greater Atlanta, Inc. for property located at 411 Mitchell Street, (Dalton) to commence on April 1, 2017 for one year at an annual rent of \$1.00 per year. On the motion of Alderman Crews, second Alderman Goodlett, the lease was approved. The vote was unanimous in favor.

DALTON RECREATION COMMISSION RECOMMENDATION FOR HAIG MILL LAKE PROJECT.

This item was removed from the agenda for further information.

APPOINTMENT

Fire Chief

The Mayor and Council announced the Appointment of Todd Pangle as City of Dalton Fire Chief. Chief Bruce Satterfield retired April 28, 2017.

The Mayor additionally appointed Pangle to the Whitfield County Emergency Medical Service Quality Review Committee (EMSQRC) for a 2-year term.

FY-2017 BUDGET AMENDMENT #2

On the motion of Alderman Wood, second Alderman Goodlett, the Mayor and Council approved FY-2017 Budget Amendment #2 as follows:

General Fund

1. Donation from MAG Foundation for purchase of overdose reversal drug Naloxone
2. Memorial Donation to Fire Department
3. Donation from the Community Foundation for installation of heaters and thermal blanket for pool at James Brown Center

On the motion of Alderman Wood, second Alderman O’Gwin, the Mayor and Council approved Budget Amendment #2

The vote was unanimous in favor.

Mayor and Council  
Minutes  
Page 4  
May 1, 2017

ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was adjourned at 6:17 p.m.

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Bernadette Chattam  
City Clerk

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Dennis Mock, Mayor

Recorded  
Approved: \_\_\_\_\_  
Posted: \_\_\_\_\_

**Agreement Between  
The City of Dalton, Georgia  
And  
The Dalton Board of Education  
For  
The School Resource Officer Program**

This Agreement made and entered into this 8th day of May, 2017 by and between THE CITY OF DALTON, GEORGIA (the "City") and THE DALTON BOARD OF EDUCATION (the "Board").

**GOALS AND OBJECTIVES**

1. Establish a positive working relationship in a cooperative effort to prevent juvenile delinquency and assist in student development.
2. Maintain a safe and secure environment on campus, which will be conducive to learning.
3. Promote positive attitudes regarding the police role in society.

**A. EMPLOYMENT AND ASSIGNMENT OF SCHOOL RESOURCE OFFICER**

1. The City shall cause the DALTON POLICE DEPARTMENT (the "Department") to provide three School Resource Officers ("SROs" or "SRO") to Dalton Public Schools, as resources are available. These officers will be stationed at and primarily serve at Dalton High School, Morris Innovative High School and Dalton Middle School.
2. The Department shall coordinate with the Board on the selection of the SROs and assignment of the officers to the schools. The SROs' chain of command will be the Department's supervisory system on all law enforcement matters and the Department shall hire, train, assign, discipline and dismiss SRO personnel. For non-law enforcement issues the SROs are to work with their assigned school principal and the Director of Operations for the school system.
3. In the event the SRO is absent from work, the SRO is to notify both his/her supervisor at the Department and the principal at the school to which he/she is assigned. The Department shall use its best efforts to assign a SRO alternate but shall give primary consideration to the public safety of the City in determining if police personnel are available for SRO duty.
4. The Department shall maintain records relating to the attendance, salary, and any other associated costs for SRO services and provide a copy of said records along with each reimbursement request submitted to the Board. In addition, the records may be provided at any time to the Board upon such a request.
5. The Department and the Board agree to mutually indemnify the other except in cases of willful misconduct, gross negligence, or bad faith.

## **B. HOURS AND SPECIAL EVENTS**

- 1. Each SRO will be assigned as follows: one officer to serve Dalton High School, one officer to serve Morris Innovative High School, and one officer to serve Dalton Middle School. The officers will coordinate schedules with their school principals, the Director of Operations and their supervisor in the Dalton Police Department. The SROs shall be on-duty at their assigned schools thirty minutes prior to school start and thirty minutes after school dismissal or times arranged with an individual school's administration and approval by the Department and the Board. During regular hours, SROs may be off campus as needed or required by their duties. The SROs will notify their school principal when they will be off of the school campus.**
- 2. The Department shall pay overtime for the SROs working special events that are authorized by the SRO Supervisor.**
- 3. SROs that enter contractual agreements with the Board for coaching duties, after school programs, athletic events or teaching shall be paid by the Board for such duties.**
- 4. All SROs shall wear an approved Department uniform and shall carry their duty weapons while at school unless authorized otherwise by the SRO supervisor.**

## **C. DUTIES OF THE SCHOOL RESOURCE OFFICER**

- 1. The SRO may assist the principal and Director of Operations in developing plans and strategies to prevent and/or minimize dangerous situations that may occur on the school campus.**
- 2. The SRO may present programs on various topics to students and faculty. Subjects can include but are not limited to a basic understanding of the law, role of law enforcement, drug awareness, anger management, the mission of law enforcement, gang education, and familiarization of weapons in a school environment.**
- 3. The SROs are encouraged to interact with students on an individual basis and in small groups.**
- 4. The SROs shall make themselves available for conferences involving teachers, parents and faculty.**
- 5. Upon the request of the school principal or Director of Operations the SRO shall take all necessary and appropriate law enforcement action against intruders, unwanted guests, or unruly persons who may appear at the school or related school functions.**
- 6. Upon request of the school principal or the Director of Operations the SROs shall conduct investigations of crimes, which occur at their assigned schools and use other resources if needed for follow up investigations. When requested by the Director of Operations SROs may conduct investigations at other sites with the approval of the Department.**
- 7. After the principal has conducted a search, locates contraband and requests assistance, the SROs shall follow the School Board's Policy for the confiscation of any items or substances that while not illegal are not allowed on school property. The SRO will follow Police Department Policy for the seizure of any illegal items, drugs or substances from students on school property.**

8. The SROs shall follow the guidelines of the state law, Board policy and Department policies and procedures in regard to investigations, interviews, and searches relating to juveniles.
9. The SROs shall be granted unlimited access to the buildings and grounds of their assigned school in the regular performance of their duties. The school principal may limit access to areas of the buildings and grounds if good reasons exist.

#### **D. RIGHTS AND DUTIES OF THE BOARD**

1. The Board agrees to reimburse the City for 75% of the personnel and associated costs for the SROs. The Board shall be billed semi-annually for such cost, each February and August. The invoice shall be due and payable in 30 days. The City may terminate this Agreement immediately upon the failure of the Board to timely make a payment.
2. The principal for each school assigned an SRO will provide the Department with a written assessment of SRO performance in May and December of each calendar year. The metrics for assessment will be determined in advance by the principal and the SRO supervisor.
3. The Board shall provide to the SROs the following materials and facilities, which are deemed necessary to the performance of the SROs.
  - a. Access to and exclusive use to an air-conditioned and properly lighted private office containing a telephone line to be used for general business purposes.
  - b. A desk with drawers, a chair, and a filing cabinet, which can be locked and secured.
  - c. Access to a computer terminal and hookup.
4. The Department will supply the SROs with the usual and customary office supplies and forms required in the performance of their duties.
5. The Board shall co-operate with the City in its defense of any legal action by a third party against a SRO and/or the City arising out of the performance by the SRO of his duties as set forth herein.

#### **E. DISMISSAL OF SCHOOL RESOURCE OFFICER**

1. In the event the Board determines that the particular SRO is not effectively performing his or her duties and responsibilities, the Board shall contact the SRO Supervisor. Within a reasonable time after receiving the information from the Board, the SRO Supervisor shall advise the Chief of Police of the Board's request. The Chief of Police, the appropriate principal, and the Dalton Public School System Director of Operations, or their designees, shall meet, if necessary, with the SRO to mediate or resolve any problems which may exist.
2. The Chief of Police may dismiss or reassign SROs in accordance with the Department's rules, regulations, and general orders.

#### **F. TERM**

The term of this Agreement shall be twelve (12) months and shall commence on July 1, 2017 and expire on June 30, 2018. Provided, however, either party may terminate this Agreement upon sixty (60) days written notice to the other party. The Department and the Board will review each new annual Agreement prior to renewal to determine if any revisions are necessary for the new term.

In the event either party determines that a modification of this Agreement is necessary, such party shall request the other party to enter into discussions regarding the modification of this Agreement. Within 5 business days of such request the parties shall hold a discussion and negotiate in good faith in an effort to find a solution to the requesting party's concerns. A request from the Board shall be addressed to the Chief of Police and a request from the City shall be addressed to the Superintendent of the Dalton Public Schools

IN WITNESS WHEREOF, the parties have caused this agreement to be signed by their duly authorized officers.

Signed, sealed, and delivered in the presence of:

THE DALTON BOARD OF EDUCATION, DALTON GEORGIA

By: 

Title: Superintendent, Dalton Public Schools

THE CITY OF DALTON, GEORGIA

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

Title: Mayor, City of Dalton

Proposed Budget for July 1, 2017-June 30, 2018. This proposed budget is calculated based on estimated expenses.

Salaries	\$148,886.00
FICA	\$8142.00
Pension/Valic	\$27364.00
Hosp. Insurance	\$34548.00
Worker's Comp Ins.	\$1845.00
Life & Disability Ins.	\$830.74
Uniforms	\$1500.00
Training	\$2400.00
Fuel	\$4830.00
Total	\$230,345.74
<b>DPS responsibility (total X 75%)</b>	<b>\$172,759.30</b>

INTERGOVERNMENTAL SERVICES AGREEMENT FOR  
THE PROVISION OF DISPATCHING SERVICES TO THE CITY OF DALTON  
POLICE DEPARTMENT

GEORGIA, WHITFIELD COUNTY.

THIS AGREEMENT made and entered into this the \_\_\_ day of \_\_\_\_\_ 2017, by and between THE CITY OF DALTON, a municipality of the State of Georgia (hereinafter referred to as the “City”) and WHITFIELD COUNTY, GEORGIA, a body politic and a political subdivision of the State of Georgia (hereinafter referred to as the “County”).

W I T N E S S E T H:

WHEREAS, the parties to this agreement desire to utilize their equipment, personnel, and other public resources to serve better and more efficiently the citizens of the City of Dalton through the provision of dispatching services to include communications services, mobile CAD data services, and a Public Safety Answering Point or PSAP) by the Whitfield County 911 Center, in accordance with Georgia law and local ordinances; and

WHEREAS, the parties desire to formalize their mutual rights and responsibilities in this matter; and

WHEREAS, the Constitution of the State of Georgia, Article IX, Section III, Paragraph I provides that cities and counties may contract with each other to provide joint services;

NOW, THEREFORE, in consideration of the promises hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and County hereby agree as follows:

ARTICLE I

PURPOSE OF AGREEMENT AND SPECIFICATIONS

The purpose of this Agreement is to provide dispatching services to the City of Dalton Police Department. The City of Dalton Chief of Police and the Whitfield County 911 Director shall be authorized representatives of the parties and together shall be solely responsible for determining the performance of services hereunder. Both agencies agree to support each other in their daily operations in order to comply with National Accreditation Standards and / or State Certification Standards.

## ARTICLE II

### RESPONSIBILITIES OF THE COUNTY

Subject to the terms and conditions in this Agreement, the County's responsibilities shall be limited to the following:

- A. The County shall provide the Public Safety Answering Point (PSAP) and communications services to the Dalton Police Department at a level agreed upon by both agency directors, including any provisions related to the local service delivery agreements between the respective agencies' political subdivisions governing bodies.
- B. The County is responsible for providing training and communications services compliant with the standards and directives supplied by the Dalton Police Department.
- C. The county shall furnish and/or allow mobile CAD data to transmit to city of Dalton Police (DPD) vehicles with mobile data terminals and other computers designated by DPD that receive information from the Whitfield County 911 Center (911) computer aided dispatch terminal. The information provided from the 911 computer aided dispatch terminal shall be configured to update periodically and shall include calls dispatched from 911 containing the address, type of call, and narratives added by the dispatcher.
- D. The County shall provide access to the DPD vendor to the extent approved by the 911 Director for the purpose of retrieving CAD reports pertaining to DPD dispatch events.
- E. The county shall be responsible for the protection of its own network resources.
- F. The county shall approve all DPD standard operating procedures (SOPs) that are related to mobile CAD data prior to implementation of the mobile CAD data system.

## ARTICLE III

### RESPONSIBILITIES OF CITY

Subject to the terms and conditions in this Agreement, the City's responsibilities shall be limited to the following:

- A. The City shall coordinate standards and directive updates with the Whitfield County 911 Communications Center for approval prior to implementation, or during periodic updates.
- B. The City shall utilize the mobile CAD data services for its police department (DPD) as defined above to reduce duplication of service (running license plates, warrant checks, licenses, personal data of the suspect(s), and car to car communications).
- C. The city shall be responsible for all costs associated with the installation, maintenance, upgrades, and consulting costs born directly or indirectly with the mobile CAD data services supplied to DPD.
- D. The City shall be responsible for the County's consulting charges by its vendor providing secure network access in 911 for the silent dispatch system.
- E. The City shall employ diligent practices to prevent viruses, worms, Trojans, and any other hacking attempts emanating from the City of Dalton's network connectivity to 911.
- F. The City shall be responsible for the protection of its network and connectivity to 911.

#### ARTICLE IV

##### TERM COMMENCEMENT AND TERMINATION

- A. The term of this Agreement shall begin upon execution of the agreement by both the City and the County and shall terminate upon any breach of this agreement, or upon sixty (60) days notice by either party.
- B. The City and County shall commence the work contained in this contract at the time of approval of all SOPs.

#### ARTICLE V

##### MISCELLANEOUS

- A. The captions and headings throughout this Agreement are for convenience and reference only, and the words contained therein shall in no way be held or deemed to define, limit, describe, modify or add to the interpretation, construction or meaning of any provision of or scope or intent of this Agreement.

- B. If any provision of the Agreement or application thereof to any person or circumstance shall to any extent be invalid, then such provision shall be modified, if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.
- C. The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.
- D. This agreement constitutes the entire agreement and understanding among the parties hereto regarding the subject of this agreement and supersedes and revokes any prior agreement or understanding relating to the subject matter of this Agreement. No change, amendment, termination or attempted waiver of any of the provisions hereof shall be binding upon the other parties unless reduced to writing and signed by all parties hereto.
- E. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against the parties hereto.
- F. This Agreement may not be assigned by any party hereto. This agreement and the rights of the parties hereunder shall be binding upon and inure to the benefit of the parties hereto and their respective successors and, if applicable assigns.
- G. Any notices or communications required or permitted hereunder shall be sufficiently given if sent by regular mail, address as follows:

As To The City:

Jason Parker  
 Chief of Police  
 City of Dalton  
 P.O. Box 1205  
 Dalton, GA 30722

As To The County:

Claude Craig  
 911 Director  
 Whitfield County  
 P. O. Box 248  
 Dalton, GA 30722

or such address as shall be furnished by such notice to the other parties.

- H. Nothing in this Agreement shall waive any immunity benefiting the parties hereto which may now or may hereafter exist except to the extent specifically stated herein.

- I. No waiver by either party hereto of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like, similar, or different in character.
- J. Neither party hereto shall be considered the “drafter” of this agreement for purposes of stricter interpretation on construction thereof as a result. Each party hereto has participated in the formulation of this Agreement and has sought the advice of legal counsel in considering the terms.
- K. The City hereby agrees to indemnify and hold harmless the County, its officers, boards, and employees, from and against and all suits, actions, claims, demands, liens, losses, damages, fines, judgements, or decrees, and any expenses in connection therewith, including, without limitation, attorneys’ fees, arising out of loss, damage or injury (collectively, “Claims”) which arise out of:
  - (1) The violation of any statute, ordinance or regulation by the city, its employees, contractors, and agents arising from the City’s performance of its obligations hereunder;
  - (2) Any material breach of or failure to perform under this Agreement by the City;
  - (3) Claims attributable to the negligence or willful malfeasance of the City, its employees, contractors, or agents in performance of its obligations hereunder.
- L. The County hereby agrees to indemnify and hold harmless the City, its officers, boards, and employees, from and against any and all suits, actions, claims, demands, liens, losses, damages, fines, judgements, or decrees, and any expenses in connection therewith, including, without limitation, attorneys’ fees, arising out of loss, damage or injury (collectively, “Claims”) which arise out of:
  - (1) The violation of any statute, ordinance or regulation by the City, its employees, contractors, and agents arising from the City’s performance of its obligations hereunder;
  - (2) Any material breach of or failure to perform under this Agreement by the City;

- (3) Claims attributable to the negligence or willful malfeasance of the city, its employees, contractors, or agents in performance of its obligations hereunder.

IN WITNESS WHEREOF we have affixed our hands and seals in our official capacities and as duly authorized officers who are authorized specifically to bind this Agreement to be effective as of the day and year first above written.

CITY OF DALTON

By: \_\_\_\_\_  
Dennis Mock  
Mayor

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_

WHITFIELD COUNTY

BY: \_\_\_\_\_  
Mike Babb  
Chairman

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_



April 27, 2017

Ms. Cindy Jackson  
Chief Financial Officer  
City of Dalton  
City Hall  
300 West Waugh Street  
Dalton, GA 30720

Dear Ms. Jackson:

As a follow up to our meetings in Dalton earlier this month and subsequent and prior telephone conversations with you and the Mayor, I am pleased to provide this proposal to conduct an operational review of City government.

Specifically, PFM Group Consulting (PFM) will conduct a review of City departments to determine whether there are steps that the City can take to enhance both operational efficiency and effectiveness. PFM will also review the current relationship between the City and two City-related entities – the Dalton Housing Authority and the Downtown Dalton Development Authority. Based on our review, we will produce a 30 – 40 page report that outlines findings and recommendations.

#### **About PFM Group Consulting**

At PFM, asset managers, financial advisors and consultants partner with clients to transform their world. Our clients have individual needs, and our tailored advice reflects this. We have the flexibility to support the largest endeavors any client could contemplate with teams that maintain the camaraderie, the collaboration and the creativity that define working with PFM. We combine superior financial advice, disciplined management and ingenuity to build, power, move and educate.

Since 1987, PFM's financial advisory team has been ranked the nation's leading independent municipal financial advisors in terms of par amount and number of issues by Thomson-Reuters. PFM's Asset Management practice provides independent, objective and well-informed investment advice and portfolio management for public sectors, charitable institutions and other institutional clients. Our assets under management have grown from \$1 billion in 1986 to \$70.9 billion as of December 31, 2016, and we currently provide non-discretionary investment advisory services for \$39.1 billion in assets as of December 31, 2016.

PFM's Management and Budget Consulting practice (PFM Group Consulting) focuses on helping state and local governments solve operational and budget challenges. Our work includes:



- **Financial Planning & Budgeting:** We have helped clients large and small to chart a course for more sustainable fiscal health, and have supported some of the nation’s most successful municipal and school district turnarounds.
- **Organizational Efficiency & Effectiveness:** At the state, local, and federal levels, PFM consultants bring insights from national best practices, targeted benchmarks, and data-driven analysis to deliver fresh and independent perspectives.
- **Policy & Program Analysis:** For policy challenges that matter, PFM combines evidence-based research, quantitative modeling, and pragmatic, real-world experience to better frame and inform key decisions.
- **Workforce Strategy & Negotiation Support:** PFM delivers actionable recommendations for the most vexing workforce concerns, from retiree benefit sustainability to reducing employee attrition

### **PFM’s Engagement with the City of Dalton**

Based on our conversations to date, we understand that the City of Dalton is interested in positioning the community for a next level of growth. Dalton officials recognize that to achieve long term sustainable growth, the City needs to undertake strategic planning around community development and economic development.

As a first step though, City government needs to ensure that it has the right structure and adequate capacity to move forward. Under our proposal, PFM will provide a high level review of the operations of the City of Dalton to identify opportunities for increased efficiency and effectiveness with a goal of making recommendations that will yield budgetary savings and service improvements. The review will also examine the overall structure of City government and the City’s relationship with two key related entities – the Dalton Housing Authority and the Downtown Dalton Development Authority.

Our findings and recommendations will be based on benchmarking that includes cities similar in size to Dalton and our deep knowledge of local government best practices. PFM will also make recommendations on priorities and next steps for implementation.

To provide these services, the PFM team will:

- Review the City’s existing financial documents (CAFR, budget, budget-to-actual report, actuarial and other studies), prior studies and reviews to fully understand the City’s current financial condition, financial obligations, operations and plans;



- Meet with elected officials, City leadership, division and department heads, officials of the Downtown Dalton Development Authority and the Housing Authority and others as appropriate to explore recent, current and upcoming operating and budget initiatives and trends;
- Compare operational and budgetary metrics for the City of Dalton with at least five other comparable in size and otherwise comparable cities; and
- Based on our review of operational and budgetary data, interviews with City officials and our knowledge of best practices and experience working with similar governments, develop and deliver a 30 – 40 page written report that details findings and recommendations to improve the efficiency and effectiveness of City government.

*Data Collection:* As an initial step, the PFM team will request data on current and historical staffing, organization charts, job descriptions, key departmental contracts or partnership relationships, departmental strategic plans, departmental key performance metrics, internal or external evaluations, historical revenue and spending, current and historical levels of actual vs. budgeted staffing, and other basic information necessary to assess current operations and performance.

*Detailed Interviews with City Officials, Department Heads and Heads of Related Agencies:* PFM will hold a series of meetings with department heads, the leadership of the Housing Authority and the leadership of the Downtown Dalton Development Authority. Before each of these meetings, PFM will provide a written agenda and discussion guides. Following these meetings, PFM will likely request additional documents and data for review. PFM will also meet again with members of the City Council to ensure continued input into the process.

*Benchmarking and Best Practices:* PFM will work with the City to identify a group of five benchmark cities and 20 key metrics for our benchmarking process. PFM will also review our library of best practices research to determine applicability to the City.

*Findings, Recommendations and Report:* Based on meetings with City officials, the Housing Authority, the Development Authority, benchmarking research and best practices in other cities, PFM will begin to develop a report of findings and recommendations. In developing findings, our analysis will focus on the following areas:

- Overall Governance
- Departmental structure and staffing



- Departmental service levels and service delivery models
- Opportunities for contracting out, managed competition and partnerships with non-profit and for-profit entities
- Procurement processes
- Workforce policies

PFM will initially develop a report outline for review and consideration by the City. Based on the agreed upon outline, PFM will draft a preliminary report. The final report will also make recommendations on priorities and next steps for implementation.

#### **PFM Team**

**David Eichenthal** will serve as the Engagement Manager for PFM's engagement with the City of Dalton. David Eichenthal is a Managing Director with PFM and leads the Management and Budget Consulting practice in the South.

Since November 2013, he has served as the day to day Executive Director of the Strong Cities Strong Communities National Resource Network, a \$10 million White House initiative to provide comprehensive technical assistance and support to 50 economically challenged cities nationally. In this role, Mr. Eichenthal has overseen a five member consortium of national for-profit and non-profit organizations that leads the Network.

With PFM, Mr. Eichenthal has led a series of engagements to improve the effectiveness and efficiency of local government in Chattanooga, Cuyahoga County (OH), Memphis, Mobile County, Montgomery County (PA), New Orleans, Petersburg (VA), San Antonio, Shelby County (TN) and Youngstown (OH). Mr. Eichenthal is currently leading a PFM team working with the City of Houston on the development of a Ten Year Financial Plan.

Prior to joining PFM, Mr. Eichenthal was the President and CEO of the Ochs Center for Metropolitan Studies. At the Ochs Center, he oversaw the development of the State of Chattanooga Region Report, a comprehensive data review of conditions in the Chattanooga area, and he led a series of engagements supporting improvements in the local school system, including a comprehensive review of teacher recruitment.

Mr. Eichenthal also served in senior management positions in state and local government for fifteen years. With the City of Chattanooga, Mr. Eichenthal was the City Finance Officer and Director of Performance Review. Mr. Eichenthal also served as Chair of the Chattanooga Downtown Redevelopment Corporation, Chair



of the General Pension Plan Board of Directors and Chair of the Regional Interagency Council on Homelessness.

Before coming to Chattanooga, Mr. Eichenthal served in a series of senior management positions in New York City government. He was Chief of Staff, Chief of Policy and Assistant Advocate for Research and Investigation with the Office of the Public Advocate, the City's second highest elected citywide official. Mr. Eichenthal was the Assistant Inspector General for the New York City School Construction Authority, where he oversaw integrity reviews, investigations and policy development for the agency charged with executing a multi-billion dollar capital improvement program for New York City schools. In the Office of the Comptroller, Mr. Eichenthal was Assistant Deputy Comptroller for Policy/Counsel for Special Projects and Director of the Board of Estimate Unit.

Mr. Eichenthal is the co-author of *The Art of the Watchdog: Fighting Fraud, Waste, Abuse and Corruption in Government* (SUNY Excelsior Press, 2014), cited by *The New York Times* as "required reading for any government executive." Mr. Eichenthal has also published articles in the *Annual Survey of American Law*, *Criminal Justice Quarterly*, *Government Finance Review*, *Government Law & Policy Journal*, *Prison Journal*, *Public Administration Review*, *Public Management and Opinion* pieces in *The Washington Post*, *Governing*, *New York Daily News*, *New York Newsday*, *Providence Journal* and the *Chattanooga Times Free Press*.

Mr. Eichenthal has taught graduate and undergraduate level courses in American government, public policy, public administration and criminal justice at NYU, Georgia State University, Baruch College and the University of Tennessee at Chattanooga. Mr. Eichenthal received his J.D. at the New York University School of Law and a BA degree from the University of Chicago in Public Policy Studies, cum laude. He was a Harry S. Truman Scholar (New York State) and was admitted to practice law in the states of Tennessee and New York (now both inactive).

**Debra Vaughan** will be the Project Manager. She joined PFM's Management and Budget Consulting practice in 2016 as a Senior Managing Consultant in the New Orleans office. Prior to joining PFM, Ms. Vaughan contracted with nonprofit organizations, education agencies, and government to develop metrics, evaluate programs, conduct research and policy analysis, support strategic development efforts, and plan effective and efficient organizational growth.

Ms. Vaughan was a Professor of Economics at the University of Tennessee, Chattanooga where she taught undergraduate and graduate courses in micro, macro, and managerial economics, as well as graduate courses in grant writing and fundraising. She holds a Master's degree in in Public Administration from the University of Tennessee, Chattanooga and Bachelor degrees in Economics from the University of Tennessee, Chattanooga and Political Science from the University of Southern Indiana.



**Kathy Posey** joined the Atlanta office of PFM in September 2013 in the municipal financial advisory practice and brings over 20 years of experience in public finance investment banking. Kathy is currently a Senior Managing Consultant responsible for providing client management and analytical support to the practice's financial advisory clients including sizing bond transactions, performing refunding analyses, reviewing legal documents, overseeing the rating process, and preparing terms and conditions of sales. She has executed both competitive and negotiated transactions, and private placement bank financings. During her tenure at PFM, she has provided financial advisory services to various local issuers in Georgia such as City of Alpharetta, Cobb County, City of Savannah, Gwinnett County, and Chatham County. Kathy came to PFM after having worked with three broker-dealers as a support banker for numerous underwritings focused in the Southeast. In her prior roles, she assisted in the investment banking efforts working to obtain, manage and process public finance transactions for local governments and private entities. Kathy graduated from Vanderbilt University with a degree in Business Administration.

**Danielle Scott** is an Analyst with PFM Group Consulting based in Philadelphia. She provides quantitative, analytical, and research support for governmental performance improvement projects.

Ms. Scott has been an integral team member for PFM's work on National Resource Network engagements in Compton, California and Richmond, California. In these roles, she has built multi-year financial models to project revenues, expenditures, and fund balances that are used by government leaders to make long-term strategic financial decisions. Ms. Scott has also supported PFM's work with the City of Hartford, the City of Houston, the Washington State Department of Agriculture and the District of Columbia.

Prior to joining PFM, Ms. Scott worked with the U.S. Department of Commerce in implementing outreach campaigns for stakeholders to enhance the federal economic development agenda. Ms. Scott holds a Bachelor of Arts degree from Howard University, where she graduated with honors, Summa Cum Laude, and Phi Beta Kappa.

In addition, PFM plans to engage Enterprise Community Partners as a sub-consultant on the project to focus on the Dalton Housing Authority. For more than 30 years, Enterprise has introduced solutions through public-private partnerships with financial institutions, governments, community organizations and other partners that share the vision that one day, every person will have an affordable home in a vibrant community.



### **Fee and Timetable**

The cost of the proposed project will be \$75,000, with travel costs reimbursed. The project will be completed within three months of engagement.

Thank you again for the opportunity to serve the City of Dalton. If you have any questions, please do not hesitate to contact me at 423-902-5236 or by email at [eichenthald@pfm.com](mailto:eichenthald@pfm.com).

Sincerely,

David Eichenthal  
Managing Director

## **RESOLUTION 17-07**

### **RESOLUTION RESCINDING RESOLUTION 17-05 AND AUTHORIZING TRANSMISSION ASSETS EXCHANGE**

**WHEREAS**, subsequent to the adoption of Resolution 17-05, but prior to the exchange of properties as provided therein, Dalton Utilities and GPS (each as defined below) discovered certain facts that necessitate a revision of the values set forth therein; and

**WHEREAS**, Dalton Utilities has requested that Resolution 17-05 be rescinded and that a new resolution be adopted containing the correct values; and

**WHEREAS**, the City of Dalton, Georgia, an incorporated municipality of the State of Georgia (the "City"), acting by and through the Board of Water, Light and Sinking Fund Commissioners of the City of Dalton, Georgia, d/b/a Dalton Utilities ("Dalton Utilities") and Georgia Power Company ("GPC") each separately own certain tracts of real property, together with power transmission facility improvements thereon and related personal property, including, respectively, four tracts upon which are located the Dalton 28528 – Antioch Road, Nelson 058738 - Georgia Marble, Cartersville - Bliss & Laughlin, and Pettit Creek – Cartersville #6 46 kV transmission lines and certain related personal property (collectively the "Dalton Transmission Facilities") and the Oostanaula-Pinson 115kV transmission line, the Pinson 028108-Adairsville 115kV transmission line, the Oostanaula 193328-NGEMC Butler 115kV transmission line, and associated personal property (collectively the "Georgia Power Transmission Facilities"); and

**WHEREAS**, Dalton Utilities, under the authority of O.C.G.A. § 36-37-7, and GPC previously mutually proposed to transfer to one another the Dalton Transmission Facilities and certain transmission facilities owned by GPC; and

**WHEREAS**, the terms of the proposed transfer were revised so that Dalton Utilities will acquire the Georgia Power Transmission Facilities and GPC the Dalton Transmission Facilities; and

**WHEREAS**, as part of the proposed transaction, Dalton Utilities and GPC propose to transfer with the respective power transmission facilities easement rights, rights of way, and other tangible personal property, fixtures and interests which are affixed, attached, or directly related to or located on such facilities such that the parties will have the complete use of the transmission facilities described; and

**WHEREAS**, Dalton Utilities and GPC have previously agreed that the fair exchange values of the Dalton Transmission Facilities and the certain transmission facilities owned by GPC were, respectively, \$1,772,559 and \$1,983,305, with the difference in value thereof to be equalized by payment from Dalton Utilities of such difference to GPC in cash at closing so that the parties will be transferring and receiving properties of equal value; and

**WHEREAS**, the Board of Water, Light and Sinking Fund Commissioners of the City of Dalton, Georgia has determined that it is consistent with the best interests of Dalton Utilities that Dalton Utilities enter into the Agreement and accordingly has approved such transactions and recommended approval of such transactions to the Mayor and Council of the City of Dalton, a

copy of such resolution of the Board of Water, Light and Sinking Fund Commissioners of the City of Dalton, Georgia is attached to and made a part of these Resolutions; and

**WHEREAS**, the Board of Commissioners approved the transaction by resolution dated March 21, 2016, but the valuations and the Georgia Power Transmission Facilities have changed since that time, and the Board of Commissioners desires to adopt a corrected resolution; and

**WHEREAS**, the City of Dalton approved the transaction by resolution dated April 4, 2016, but the valuations and the Georgia Power Transmission Facilities changed since that time, and the City of Dalton desires to adopt a corrected resolution; and

**WHEREAS**, the parties have now agreed that the fair exchange values of the Dalton Transmission Facilities and the Georgia Power Transmission Facilities are, respectively, \$1,772,559 and \$1,916,456 as of February 10, 2017; provided however, the fair exchange values may change as of the date of the closing of this transaction as said values shall be determined as of the date thereof, with the difference in value thereof to be equalized by payment from Dalton Utilities of such difference to GPC in cash at closing so that the parties will be transferring and receiving properties of equal value (the "Equalization Payment"); and

**WHEREAS**, the current estimate of the Equalization Payment is \$143,896; provided however, that the Equalization Payment may change if the fair exchange values are modified at closing to reflect the then current values of said transmission facilities, and if the Equalization payment exceeds \$250,000, portions of the Georgia Power Transmission Facilities will be removed in order to decrease the exchange value of the Georgia Power Transmission Facilities until the Equalization Payment is less than or equal to \$250,000.00.

**NOW, THEREFORE, BE IT RESOLVED**, that Resolution 17-05 is hereby rescinded.

**BE IT FURTHER RESOLVED**, that Dalton Utilities or the City, as the case may be, is hereby authorized to enter into and perform the obligations required of it pursuant to the proposed transfer and disposition of the Dalton Transmission Facilities and acquisition of the Georgia Power Transmission Facilities, subject to satisfaction of certain statutory formalities for effectuation of such transaction.

**BE IT FURTHER RESOLVED**, that the Mayor of the City of Dalton be, and he hereby is, authorized and empowered to take such action and to execute for and on behalf of the City an Agreement of Exchange, deeds and such other documents, instruments, certificates, assignments, and papers which, in the judgment of the Mayor, may be necessary and desirable to effect the proposed transaction. Such agreements, instruments, certificates, assignments, papers and/or documents shall be in such form and contain such terms and conditions as may be approved by the Mayor on behalf of the City, including but not limited to, a modification to the fair exchange values of the transmission facilities and the Equalization Payment as of the date of closing in accordance with this Resolution, and the execution of such agreements, instruments, certificates, assignments, papers and documents by the Mayor on behalf of the City is herein authorized and shall be conclusive evidence of any such approval.

**BE IT FURTHER RESOLVED**, that all acts and doings of the Mayor in connection with the proposed transaction which are in conformity with the purposes and intents of these Resolutions and in furtherance of the transaction contemplated hereby and thereby shall be, and the same hereby are, in all respects approved and confirmed.

**BE IT FURTHER RESOLVED**, that the signature of the Mayor to any of the consents, agreements, instruments, certificates, assignments, papers and documents executed and delivered in connection therewith shall be conclusive evidence of the authority of the Mayor to execute and deliver such consents, agreements, instruments, certificates, assignments, papers, and other documents on behalf of the City.

**BE IT FURTHER RESOLVED**, that the Clerk or any Assistant Clerk of the City of Dalton be, and each hereby is, authorized to attest the signature of any officer of the City of Dalton and impress or attest the City of Dalton's seal appearing on any agreement, instrument, certificate, financing statement, assignment, paper or document executed in connection with any of the foregoing Resolutions, but shall not be obligated to do so, and the absence of the signature of the Clerk or any Assistant Clerk of the City or the City's seal on any such Sale Document shall not affect its validity or the obligation of the Mayor and Council thereunder.

**BE IT FURTHER RESOLVED**, that all resolutions or parts thereof of the City of Dalton in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

**BE IT FURTHER RESOLVED**, that these Resolutions shall take effect immediately upon their adoption.

**SO RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**The City Of Dalton, Georgia**

By: \_\_\_\_\_  
Dennis Mock, Mayor

Attest: \_\_\_\_\_  
City Clerk

(seal)



**DALTON PARKS AND RECREATION  
DEPARTMENT**

706-278-5404  
904 Civic Drive  
P.O. Box 661  
Dalton, GA 30720  
[www.mydprd.com](http://www.mydprd.com)



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**The Dalton Recreation Commission recommendation on  
Haig Mill project is as follows:**

**\*We the Dalton Recreation Commission recommend Option 1 that includes the Main Lodge. We feel with the overall Maintenance and Operation and the ability to generate income from the lodge, this is the best option.**

**\*\*Understanding all that is involved in a project this size and other possibilities of outside funds, Option 4 gives the City of Dalton the minimum needed requirements.**

**The Recreation Commission recommends Option 4 knowing that without the lodge there is no large source of revenue at this facility.**



## DALTON PARKS AND RECREATION DEPARTMENT

706-278-5404  
904 Civic Drive  
Dalton, GA 30721  
www.Mydprd.com



### Haig Mill explanation of options Low bid ASTRA

4-13-17

1. **Option #1- \$6,153,079.94; \$11,000 operational costs (expenses minus revenue projections)**
    - a. Option provides everything presented in public meeting presentations
  2. **Option #2- \$4,137,644.10; \$70,000 operational costs (expenses minus revenue projections)**
    - a. No lodge option. Lower pavilion option would also serve as a rental facility for boating activities (\$67,000 additional add on to pavilion to serve this purpose).
  3. **Option #3- \$5,554,004.96; \$11,000 operational costs (expenses minus revenue projections)**
    - a. Lodge added all pavilions taken out.
  4. **Option #4- \$4,453,079.94; \$70,000 operational costs (expenses minus revenue projections)**
    - a. No lodge option. All pavilions and adding rental facility to lower pavilion.
- All options under assumption of CDBG funding for playground (\$200,000). This could change based on federal CDBG funding levels.
  - Bat Mitigation fee (\$20,000)- Federal fee for disrupting bat population.
  - Options #2 & #4 with no lodge- add on office area would be constructed extending from pavilion to offer area where public would rent.
  - Owner supplied items- costs vary on options due to shelters and other supplied items (picnic tables, benches, trash cans, etc.) We are supplying these to save mark ups from contractor.
  - FFE (Furnishings, Fixtures, and Equipment would vary (as indicated) based on lodge or no lodge. This facility would still have to be staffed at all times regardless of option chosen.
  - All options- all infrastructure will be run to all locations (base bid). This will give the City the option to come back at later date to complete.
  - All options- include walking path, fishing piers, boating dock.
  - Met with contractor to see if there are any cost savings in value engineering, keeping the integrity of the project. Prices are reflected above.
  - Timeline- once awarded (hopefully April) approximately 12-15 month time line depending on weather. This could be an opportunity to allow some costs to be covered under 2018/2019 capital?
  - Option #4- This would give the community more activity opportunities in relation to cost. Outdoor classroom and secondary pavilion would still offer reunions, birthday parties, etc. a place to happen.

**Haig Mill**  
**Recommendation options**  
**Low Bid ASTRA Group updated 4-13-17**

**Option #1- M&O=11K**

Actual bid prices- playground paid by CDBG

Base Bid	\$ 3,052,566.06
Alt. 1 Lower Pavilion	\$ 212,399.21
Alt.2 Outdoor Classroom	\$ 158,435.68
Alt.3 Lake Loop	\$ 264,711.18
Alt.4 Hilltop overlook	\$ 87,415.09
Alt.5 Main Lodge Est cost	\$ 1,500,000.00
<b>TOTAL from Bid Docs</b>	<b>\$ 5,275,527.22</b>
<b>NOT ADDED in BID</b>	
Contingency (10%)	\$ 527,552.72
Owner Supplied items	\$ 350,000.00
<b>PROJECT TOTAL</b>	<b>\$ 6,153,079.94</b>

**Option #2- M&O=70K**

No lodge, playground paid by CDBG (\$200K)

Base Bid	\$ 3,052,566.06
Alt. 1 Lower Pavilion	\$ 212,399.21
Alt.2 Outdoor Classroom	\$ -
Alt.3 Lake Loop	\$ 264,711.18
Alt.4 Hilltop overlook	\$ -
Alt.5 Main Lodge	\$ -
<b>TOTAL from Bid Docs</b>	<b>\$ 3,529,676.45</b>
<b>NOT ADDED in BID</b>	
Contingency (10%)	\$ 352,967.65
Owner Supplied items	\$ 255,000.00
<b>PROJECT TOTAL</b>	<b>\$ 4,137,644.10</b>

**Option #3- M&O= 11K +/-**

Playground paid by CDBG

Base Bid	\$ 3,052,566.06
Alt. 1 Lower Pavilion	\$ -
Alt.2 Outdoor Classroom	\$ -
Alt.3 Lake Loop	\$ 264,711.18
Alt.4 Hilltop overlook	\$ -
Alt.5 Main Lodge est cost	\$ 1,500,000.00
<b>TOTAL from Bid Docs</b>	<b>\$ 4,817,277.24</b>
<b>NOT ADDED in BID</b>	
Contingency (10%)	\$ 481,727.72
Owner Supplied items	\$ 255,000.00
<b>PROJECT TOTAL</b>	<b>\$ 5,554,004.96</b>

**Option #4- M&O= \$70K**

No lodge and playground paid by CDBG (\$200K)

Base Bid	\$ 3,052,566.06
Alt. 1 Lower Pavilion	\$ 212,399.21
Alt.2 Outdoor Classroom	\$ 158,435.68
Alt.3 Lake Loop	\$ 264,711.18
Alt.4 Hilltop overlook	\$ 87,415.09
Alt.5 Main Lodge	\$ -
<b>TOTAL from Bid Docs</b>	<b>\$ 3,775,527.22</b>
<b>NOT ADDED in BID</b>	
Contingency (10%)	\$ 377,552.72
Owner Supplied items	\$ 300,000.00
<b>PROJECT TOTAL</b>	<b>\$ 4,453,079.94</b>

\$ 4,195,072- Remaining Haig Mill budget as of 3-27-17 (land costs, GEO tech, architect fees)

\$ 185,000- Remaining architect fees- bidding, negotiation, project admin-add \$40K more with lodge

\$ 4,010,072- Total Haig Mill budget with architect fees taken out

\$ 20,000- bat mitigation fee

\$ 75,000- reengineering fee if we build the new lodge, this is estimated price

\$140K- Furniture, Fixtures, Equipment with lodge

\$70K- Furniture, Fixtures, Equipment with rental shack