



## **AGENDA**

**Gainesville Mayor/Council Meeting**  
**Tuesday, May 1, 2018, 5:30 PM**  
**Public Safety Complex (Gainesville Justice Center)**  
**Municipal Court Room, 701 Queen City Parkway**  
**Mayor or Mayor Pro Tem Presides**

### **INVOCATION:**

### **PLEDGE OF ALLEGIANCE:**

### **PRESENTATION(S):**

- A. Proclamation: National Police Week

### **COUNCIL ANNOUNCEMENTS:**

### **PUBLIC COMMENTS: (20 minutes maximum)**

### **CONSENT AGENDA:**

#### **Minutes**

- A. April 12, 2018 Work Session
- B. April 17, 2018 Mayor/Council Meeting

#### **Resolutions**

- A. AR-2018-10 Highlands to Islands Trail Signage Design
- B. BR-2018-22 Bond Reimbursement for the Parking Deck & Parkside on the Square
- C. BR-2018-23 Sale of 0.167 acres to Heitzso
- D. PR-2018-10 *PlanFirst* Designation Renewal

### **PUBLIC HEARING(S):**

#### **Community Development Items**

- A. BR-2018-24 Transmittal of the FY2017 Annual Update to the CIE

### **CITY MANAGER ISSUES:**

### **CITY ATTORNEY ISSUES:**

- A. BR-2018-25 Agreement with Brenau Avenue Partners, LLC

### **CITY CLERK ISSUES:**

### **EXECUTIVE SESSION:**

### **ADJOURNMENT:**

Final: Monday, April 30, 2018, 2:08 PM  
Revised: Monday, April 30, 2018, 3:17 PM

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/10/2018  
**Presenter:** Danny Dunagan  
**Item of Business:** Proclamation: National Police Week  
**Meeting Date:** 5/1/2018

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### **Purpose of Request:**

To commemorate law enforcement officers, past and present, who through their faithful service to the community, have preserved the rights and security of all citizens, and to recognize and pay respect to the survivors of our fallen heroes.

### **History/Background:**

The Gainesville Police Department provides 24-hour a day service to more than 40,000 city residents and an estimated 150,000 daily visitors.

### **Facts & Issues for Consideration:**

Attendees include: Deputy Chief Jay Parrish and members of the Gainesville Police Department.

### **Department Recommendation:**

### **Department Director:**

Carol Martin

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### **If funding is involved, are funds approved within the current budget?**

No

### **Amount Requested:**

### **Source of Funds:**

### **Finance Comments:**

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### **Administrative Comments:**

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### **ATTACHMENTS:**

| Description                                                | Type       |
|------------------------------------------------------------|------------|
| <input type="checkbox"/> National Police Week Proclamation | Cover Memo |



# PROCLAMATION

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**WHEREAS,** *the Congress and President of the United States have designated May 15 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week; and*

**WHEREAS,** *the men and women of the Gainesville Police Department play an essential role in safeguarding the rights and freedoms of our citizens by providing emergency and non-emergency service 24 hours a day to more than 35,000 city residents and an estimated 150,000 visitors each day; and*

**WHEREAS,** *it is important that all Georgians understand the duties, responsibilities, and hazards of law enforcement officers who recognize their duty to serve the citizens of our community. Their service is the greatest asset they can offer and strive daily to make their service superior; and*

**WHEREAS,** *National Police Week 2018 provides an opportunity to commemorate law enforcement officers, past and present, who by their faithful and loyal devotion, have rendered a committed service to their communities and, in so doing, have established for themselves a respected and enduring reputation for preserving the rights and security of all citizens; and*

**NOW, THEREFORE, BE IT RESOLVED,** *that I, C. Danny Dunagan, Jr., Mayor and the Gainesville City Council, do hereby proclaim the week of May 13-19, 2018 as*

## ***“National Police Week”***

*and to acknowledge May 15 as Peace Officers' Memorial Day in honor of those law enforcement officers, who through their courageous deeds, have made the ultimate sacrifice or become disabled in service to their community, and to also recognize and pay respect to the survivors of our fallen heroes.*

Presented this 1<sup>st</sup> day of May, 2018

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**C. Danny Dunagan, Jr., Mayor**  
**City of Gainesville**

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/26/2018

**Presenter:**

**Item of Business:** Consent Agenda Items

**Meeting Date:** 5/1/2018

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**Purpose of Request:**

The following appointments, minutes and/or resolutions are being considered under the Consent Agenda Section. These items were previously distributed for review and/or discussed. Unless otherwise directed by Mayor and Council, they will not be discussed during this meeting.

If you have questions regarding these documents, please feel free to contact the City Clerk's Office during normal business hours (Monday through Friday from 8:00 AM to 5:00 PM) at 770-535-6865 or via email to [cityclerk@gainesville.org](mailto:cityclerk@gainesville.org).

**History/Background:**

**Facts & Issues for Consideration:**

**Department Recommendation:**

**Department Director:**

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**If funding is involved, are funds approved within the current budget?**

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/20/2018  
**Presenter:** Denise Jordan  
**Item of Business:** April 12, 2018 Work Session  
**Meeting Date:** 5/1/2018

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**Purpose of Request:**

The purpose of this request is to allow the governing body to approve minutes from the referenced meeting.

**History/Background:**

**Facts & Issues for Consideration:**

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

**Department Recommendation:**

Approve the minutes accepting edits as presented.

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?**

N/A

**Amount Requested:** **Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**ATTACHMENTS:**

Description

Type

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/26/2018  
**Presenter:** Denise Jordan  
**Item of Business:** April 17, 2018 Mayor/Council Meeting  
**Meeting Date:** 5/1/2018

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**Purpose of Request:**

The purpose of this request is to allow the governing body to approve minutes from the referenced meeting.

**History/Background:**

**Facts & Issues for Consideration:**

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

**Department Recommendation:**

Approve the minutes accepting edits as presented.

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?**

N/A

**Amount Requested:** **Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**ATTACHMENTS:**

Description

Type

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/17/2018  
**Presenter:** Bryan Lackey  
**Item of Business:** AR-2018-10 Highlands to Islands Trail Signage Design  
**Meeting Date:** 5/1/2018

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**Purpose of Request:**

Brand the City section (2 miles) of the Highlands to Islands Trail and work with Hall County and Vision 2030 on a unified design.

**History/Background:**

The design will be created in FY18. Funds have been set aside in FY19 to pay for construction.

**Facts & Issues for Consideration:**

**Department Recommendation:**

Approve the resolution.

**Department Director:**

Catiel Felts

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**If funding is involved, are funds approved within the current budget?**

**Amount Requested:**

\$10,500

**Source of Funds:**

FY18 Budget

**Finance Comments:**

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**Administrative Comments:**

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**ATTACHMENTS:**

| Description                                                                   | Type       |
|-------------------------------------------------------------------------------|------------|
| <input type="checkbox"/> AR-2018-10 Highlands to Islands Trail Signage Design | Resolution |

**RESOLUTION AR-2018-10**

**HIGHLANDS TO ISLANDS TRAIL SIGNAGE**

**WHEREAS**, the City of Gainesville is a destination for outdoor sports enthusiasts; and

**WHEREAS**, a portion of the Highlands To Islands Trail is located in Gainesville; and

**WHEREAS**, it is the intent of Gainesville and Hall County to brand the trail in a consistent manner that will make it easily identifiable by all users; and

**WHEREAS**, the design will include Primary Trailhead Identification, Wayfinding, Regulatory, Interpretive Kiosk, and Inset Directional Trail Marker signage for a distance of approximately 2 miles; and

**WHEREAS**, the price for programming, design development, construction documentation, bid assist and construction administration is \$10,500.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body authorizes the City Manager to appropriate \$10,500 for Highlands To Islands Trail Signage Design services from the FY18 Hotel/Motel fund.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

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**C. Danny Dunagan, Jr., Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

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**Denise O. Jordan, City Clerk**

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/17/2018  
**Presenter:** Bryan Lackey  
**Item of Business:** BR-2018-22 Bond Reimbursement for the Parking Deck & Parkside on the Square  
**Meeting Date:** 5/1/2018

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### **Purpose of Request:**

Establish the ability for the City to pay all or a portion of the costs of the Parking Deck and Parkside on the Square prior to the issuance of the Bonds and obtain reimbursement with proceeds of the Bonds. The costs will be paid by the General Fund and/or Economic Development Fund prior to reimbursement.

### **History/Background:**

The previously approved Resolution PR-2018-03 details the parking deck expansion project and Resolution BR-2018-12 details the Parkside on the Square project.

### **Facts & Issues for Consideration:**

With projects moving forward, along with the need for bond reimbursement for prior project costs, a resolution stating the City's intent must be approved.

### **Department Recommendation:**

Financials Services recommends the approval of the Bond Reimbursement for the Parking Deck & Park on the Square.

### **Department Director:**

Jeremy Perry

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### **If funding is involved, are funds approved within the current budget?**

### **Amount Requested:**

Up to \$6,900,000

### **Source of Funds:**

General Fund and/or Economic Development Fund

### **Finance Comments:**

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### **Administrative Comments:**

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### **ATTACHMENTS:**

|   | Description                                                                 | Type       |
|---|-----------------------------------------------------------------------------|------------|
| □ | BR-2018-22 Bond Reimbursement for the Parking Deck & Parkside on the Square | Resolution |

## **RESOLUTION BR-2018-22**

### **BOND REIMBURSEMENT FOR THE PARKING DECK & PARKSIDE ON THE SQUARE**

WHEREAS, the City of Gainesville, Georgia (the “City”) intends to pay for certain capital costs and preliminary expenditures incurred in connection with (a) the expansion of the City’s parking deck located at 301 Main Street (the “Parking Project”) and (b) the development at 106 Spring Street of Parkside on the Square, a retail/condominium project (the “Development Project”); and

WHEREAS, all or a portion of the costs of the Parking Project and the Development Project will initially be financed with the proceeds of tax-exempt obligations (the “Bonds”) to be issued by or on behalf of the City; and

WHEREAS, prior to the issuance of the Bonds, the City may pay for all or a portion of such costs of the Parking Project and the Development Project from general fund revenues and economic development fund revenues; and

WHEREAS, the City anticipates reimbursing itself with Bond proceeds for the costs of the Parking Project and the Development Project paid by it prior to the issuance of the Bonds; and

NOW, THEREFORE, be it resolved by the governing body of the City of Gainesville, Georgia, as follows:

1. The City reasonably expects to reimburse itself with proceeds of the Bonds for the costs of the Parking Project and the Development Project paid by it prior to the issuance of the Bonds to the extent permitted by Section 1.150-2 of the Income Tax Regulations.
2. The maximum principal amount of Bonds which the City presently expects to be issued relating to the Parking Project and the Development Project is currently estimated to be \$6,900,000.
3. All acts of the officers and employees of the City which are in conformity with the purposes and intents of this resolution shall be, and the same hereby are, in all respects approved and confirmed.
4. This resolution shall take effect immediately upon its adoption.

**RESOLUTION BR-2018-22**  
**BOND REIMBURSEMENT FOR THE PARKING DECK**  
**& PARKSIDE ON THE SQUARE**

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF GAINESVILLE, GEORGIA

\_\_\_\_\_  
**C. Danny Dunagan, Jr., Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

\_\_\_\_\_  
**Denise O. Jordan, City Clerk**

**RESOLUTION BR-2018-22**

**BOND REIMBURSEMENT FOR THE PARKING DECK  
& PARKSIDE ON THE SQUARE**

**CITY CLERK'S CERTIFICATE**

The undersigned City Clerk of the City of Gainesville, Georgia (the "City") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the governing body of the City of Gainesville, Georgia, at a meeting which was duly called and assembled on the \_\_\_\_ day of May, 2018, at which meeting a quorum was present and acting throughout, and that the original of said resolution appears in the minute book of the City which is in my custody and control.

WITNESS my hand this \_\_\_\_ day of May, 2018.

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City Clerk

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/20/2018  
**Presenter:** Bryan Lackey  
**Item of Business:** BR-2018-23 Sale of 0.167 acres to Heitzso  
**Meeting Date:** 5/1/2018

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**Purpose of Request:**

The purpose of this request is to authorize the sale property.

**History/Background:**

**Facts & Issues for Consideration:**

Abutting property owner, Heitzso, is interested in purchasing 0.167 acres of property for \$4,000. The proposed resolution authorizes execution of the documents to complete the transaction.

**Department Recommendation:**

Adopt the resolution as presented.

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?**

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**ATTACHMENTS:**

| Description                                                        | Type                 |
|--------------------------------------------------------------------|----------------------|
| <input type="checkbox"/> BR-2018-23 Sale of 0.167 acres to Heitzso | Resolution           |
| <input type="checkbox"/> Exhibit A                                 | Attachments/Exhibits |
| <input type="checkbox"/> Quit Claim Deed                           | Backup Material      |
| <input type="checkbox"/> City Manger Determinations                | Backup Material      |
| <input type="checkbox"/> City Manager Determinations Exhibit A     | Backup Material      |
| <input type="checkbox"/> Heitzso Survey                            | Backup Material      |
| <input type="checkbox"/> Heitzso Letter                            | Backup Material      |



**RESOLUTION BR-2018-23**

**SALE OF 0.167 ACRES TO HEITZSO**

**WHEREAS**, the City of Gainesville owns a 0.167 acre tract of real property shown on the attached Exhibit "A" (hereinafter referred to as "the Property"); and

**WHEREAS**, the Gainesville City Manager has made determinations pursuant to Sec. 2-3-2(b) of the Gainesville Code of Ordinances and a recommendation of sale pursuant to Sec. 2-3-2(d) of the Gainesville Code of Ordinances; and

**WHEREAS**, the City of Gainesville agrees with the recommendation made by the City Manager.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby approves of the sale of the property to the abutting property owner, Heitzso, for the sum of \$4,000.00.

**BE IT FURTHER RESOLVED THAT** the governing body for the City of Gainesville hereby authorizes the Mayor, the City Manager and City Attorney to execute all such documents and agreements that may be necessary to complete the closing of the sale of the property.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

\_\_\_\_\_  
**C. Danny Dunagan, Jr., Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

\_\_\_\_\_  
**Denise O. Jordan, City Clerk**

# LEGAL DESCRIPTION

## Parcel A

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia as shown on a survey and plat prepared by Farley-Collins Associates for Nancy Harden-Heitzso dated December 20, 2001 and having a last revised date of September 17, 2002 and being more particularly described as follows:

Commencing at the Centerline Intersection Circle Drive and Grestview Terrace THENCE North 18 degrees 23 minutes 05 seconds East for a distance of 447.38 feet to a point located on the southerly right-of-way of Circle Drive having a 40' right-of-way, said point being the TRUE POINT OF BEGINNING,

Thence running across said Circle Drive North 24 degrees 00 minutes 59 seconds West for a distance of 40.24 feet to an iron pin set on the northerly right-of-way of said Circle Drive;

Thence continuing along said right-of-way of Circle Drive as follows;

Thence along a curve to the right having a radius of 182.00 feet and an arc length of 56.22 feet, being subtended by a chord of North 80 degrees 19 minutes 56 seconds East for a distance of 56.00 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 44.85 feet, being subtended by a chord of North 32 degrees 35 minutes 57 seconds East for a distance of 42.54 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 125.66 feet, being subtended by a chord of South 25 degrees 16 minutes 25 seconds East for a distance of 80.00 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 17.98 feet, being subtended by a chord of South 77 degrees 36 minutes 54 seconds West for a distance of 17.83 feet to a point;

Thence North 89 degrees 31 minutes 07 seconds West for a distance of 39.09 feet to a point;

Thence along a curve to the left having a radius of 142.00 feet and an arc length of 40.01 feet, being subtended by a chord of South 81 degrees 06 minutes 37 seconds West for a distance of 39.88 feet to a point and said point being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.167 acres more or less.

# EXHIBIT A

AFTER RECORDING RETURN TO:  
Abbott S. Hayes, Jr.  
Hulsey, Oliver & Mahar, LLP  
PO Box 1457  
Gainesville, GA 30503

## QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF HALL

This indenture, made this 1<sup>st</sup> day of May, 2018 by and between **City of Gainesville, a Georgia Municipality** (hereinafter called "Grantor") and **Heitzso** (hereinafter called "Grantee").

### WITNESSETH:

That Grantor, for and in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in had paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, its successors and assigns, all of the interest, right and title of Grantor to that certain tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia and more particularly described as follows:

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia as shown on a survey and plat prepared by Farley-Collins Associates for Nancy Harden-Heitzso dated December 20, 2001 and having a last revised date of September 17, 2002 and being more particularly described as follows:

Commencing at the Centerline Intersection Circle Drive and Crestview Terrance THENCE North 18 degrees 23 minute 05 seconds East for a distance of 447.38 feet to a point located on the southerly right-of-way of Circle Drive having a 40' right-of-way, said point being the TRUE POINT OF BEGINNING.

Thence running across said Circle Drive North 24 degrees 00 minutes 59 seconds West for a distance of 40.24 feet to an iron pin set on the northerly right-of-way of said Circle Drive, Thence continuing along said right-of way of Circle Drive as follows:

Thence along a curve to the right having a radius of 182.00 feet and an arc length of 56.22 feet, being subtended by a chord of North 80 degrees 19 minutes 56 seconds East for a distance of 56.00 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 44.85 feet, being subtended by a chord of North 32 degrees 35 minutes 57 seconds East for a distance of 42.54 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 125.66 feet, being subtended by a chord of South 25 degrees 16 minutes 25 seconds East for a distance of 80.00 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 17.98 feet, being subtended by a chord of South 77 degrees 36 minutes 54 seconds West for a distance of 17.83 feet to a point;

Thence North 89 degrees 31 minutes 07 seconds West for a distance of 39.09 feet to a point;

Thence along a curve to the left having a radius of 142.00 feet and an arc length of 40.01 feet, being subtended by a chord of South 81 degrees 06 minutes 37 seconds West for a distance of 39.88 feet to a point and said point being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.167 acres more or less.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed under seal, the day and year above written.

Signed, sealed and delivered in  
the presence of:

CITY OF GAINESVILLE, a Georgia  
Municipality

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_(SEAL)  
C. Danny Dunagan, Jr., Mayor

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
(NOTARY SEAL)

ATTEST

\_\_\_\_\_  
Denise O. Jordan, City Clerk

ASH/W210023

## CITY MANAGER DETERMINATIONS

Bryan Lackey, City Manager of the City of Gainesville, Georgia, hereby makes the following determinations pursuant to Sec. 2-3-2(b) of the Gainesville Code of Ordinances:

The 0.167 acre tract of real property shown on the attached Exhibit "A" (hereinafter referred to as "the Property") is a narrow strip of land, so shaped and so small as to be incapable of being used independently as zoned and under applicable subdivision and other development ordinances, and is also incapable of being used as a street, whether owned in fee or used by easement. The sale of the Property to abutting property owners will facilitate the enjoyment of the highest and best use of the abutting owners' property. The reasonable fair market value of the Property, based upon an appraisal conducted by a licensed real estate appraiser within the last twelve (12) months, is \$4,000.00.

Based on the aforementioned determinations, the abutting property owners, Cynthia Lynne Boothe and Heitzso, have been notified of the availability of the Property for purchase at the fair market value of \$4,000.00, and an abutting property owner, Heitzso, has expressed his desire to purchase the Property for the sum of \$4,000.00.

I hereby recommend that the governing body of the City of Gainesville authorize the sale of the Property to Heitzso for the sum of \$4,000.00.

This \_\_\_\_ day of \_\_\_\_\_, 2018.

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Bryan Lackey, City Manager

L E G A L   D E S C R I P T I O N

Parcel A

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia as shown on a survey and plat prepared by Farley-Collins Associates for Nancy Harden-Heitzso dated December 20, 2001 and having a last revised date of September 17, 2002 and being more particularly described as follows:

Commencing at the Centerline Intersection Circle Drive and Grestview Terrace THENCE North 18 degrees 23 minutes 05 seconds East for a distance of 447.38 feet to a point located on the southerly right-of-way of Circle Drive having a 40' right-of-way, said point being the TRUE POINT OF BEGINNING,

Thence running across said Circle Drive North 24 degrees 00 minutes 59 seconds West for a distance of 40.24 feet to an iron pin set on the northerly right-of-way of said Circle Drive;

Thence continuing along said right-of-way of Circle Drive as follows;

Thence along a curve to the right having a radius of 182.00 feet and an arc length of 56.22 feet, being subtended by a chord of North 80 degrees 19 minutes 56 seconds East for a distance of 56.00 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 44.85 feet, being subtended by a chord of North 32 degrees 35 minutes 57 seconds East for a distance of 42.54 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 125.66 feet, being subtended by a chord of South 25 degrees 16 minutes 25 seconds East for a distance of 80.00 feet to a point;

Thence along a curve to the right having a radius of 40.00 feet and an arc length of 17.98 feet, being subtended by a chord of South 77 degrees 36 minutes 54 seconds West for a distance of 17.83 feet to a point;

Thence North 89 degrees 31 minutes 07 seconds West for a distance of 39.09 feet to a point;

Thence along a curve to the left having a radius of 142.00 feet and an arc length of 40.01 feet, being subtended by a chord of South 81 degrees 06 minutes 37 seconds West for a distance of 39.88 feet to a point and said point being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.167 acres more or less.

EXHIBIT A

REFERENCE:

1. SUBDIVISION PLATS BY GEO. D. NEWTON, G.R.L.S. #751 FOR:

A "H.H. DEAN ESTATE" (LOTS 10-15) DATED: APRIL 1951.

B "H.H. DEAN ESTATE" (REC. P.B. 9, PG. 63) DATED: JUNE 1949.

2. PLATS BY FARLEY-COLLINS ASSO., G.R.L.S. FOR:

A PAUL F. KELLY-DEBORAH T. KELLY-DATED: 8-30-67, REV.: 9-6-79.

B DON C. FRAZIER-DATED: (9-20-66) 4-9-79, REV.: 8-17-79.

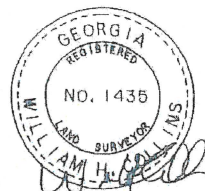
C R.L. WAGNER, CO.-DATED: 3-19-99, REV.: 4-28-2000.

D CYNTHIA L. BOOTH-DATED: 4-28-2000, REV.: 12-28-2000, 12-29-2000.

3. PLAT BY GRADY JARRARD, G.R.L.S. #1182-FOR CLAYTON E & SILL A. LAMBERT (1.61 ACRES) DATED: 12-2-93.

FIELD SURVEY ERROR OF CLOSURE 1:12835  
ANGULAR ERROR PER ANGLE POINT 00:00:04"  
INSTRUMENT USED NIKON TOTAL STATION  
ADJUSTED BY GRANDALL'S RULE  
PLAT ERROR OF CLOSURE 1:323382

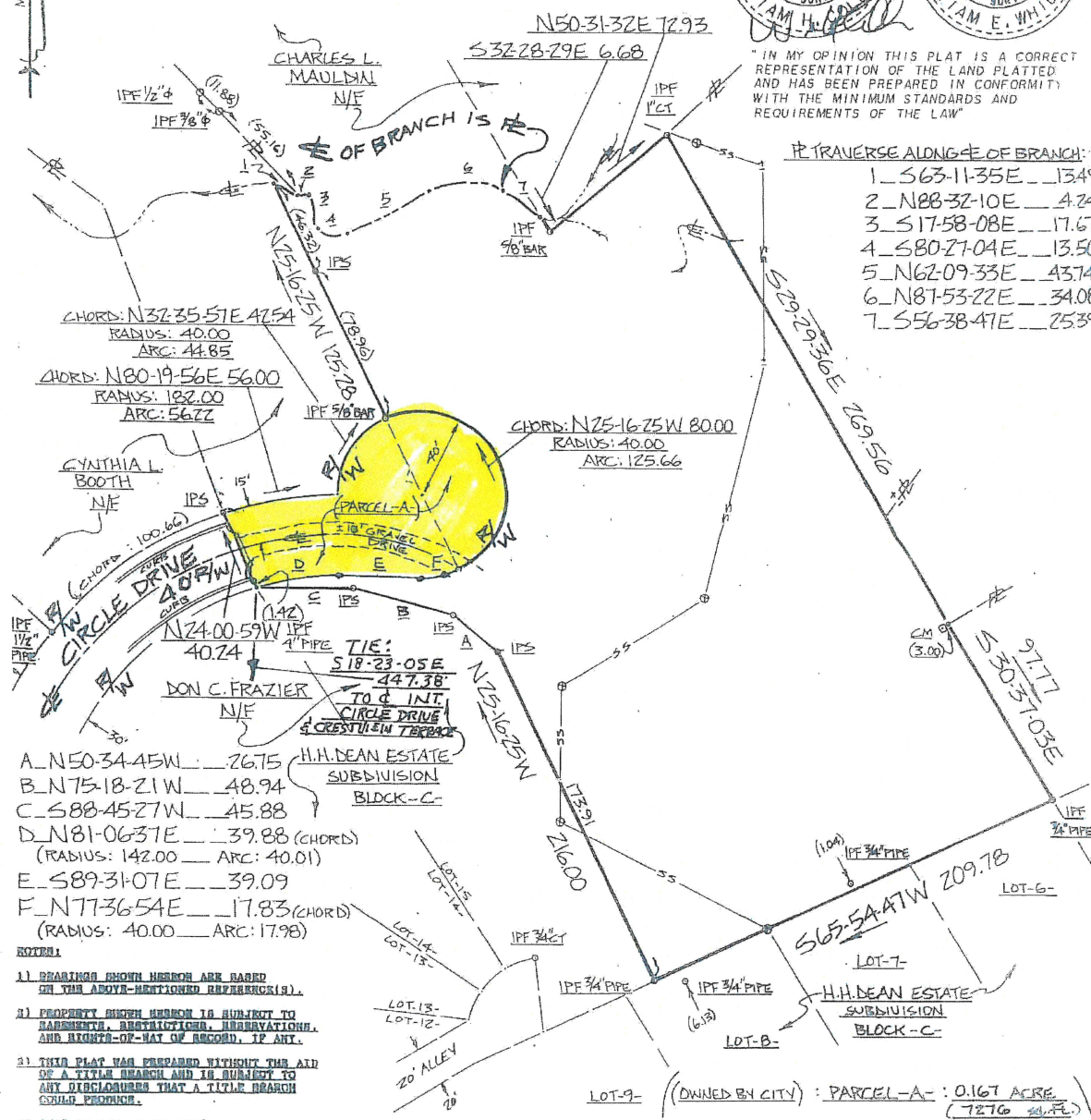
"I HAVE CONSULTED THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13194 COTB 1E DATED 3/1/2000 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA."



"IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW"

RE TRVERSE ALONG E OF BRANCH:

- 1-S63-11-35E-1349
- 2-N88-32-10E-424
- 3-S17-58-08E-17.67
- 4-S80-27-04E-13.50
- 5-N62-09-33E-43.74
- 6-N87-53-22E-34.08
- 7-S56-38-47E-25.39



NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE-MENTIONED REFERENCES(S).
- 2) PROPERTY HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, EMBELLISHMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.
- 3) THIS PLAT WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY DISCREPANCIES THAT A TITLE SEARCH COULD PRODUCE.

4) 1/2" BE-BAR AT ALL IRP'S.

- Ø = RE-BAR
- Δ = CENTERLINE
- CM = CONCRETE MONUMENT
- CT = CRIMP TOP IRON PIN
- DE = DRAINAGE EASEMENT
- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- LLL = LAND LOT LINE
- N/F = NOW OR FORMERLY
- R = PROPERTY LINE
- RAW = RIGHT-OF-WAY
- SS = SANITARY SEWER
- X = FENCE
- G = GAS
- P = POWER
- T = TELEPHONE
- W = WATER
- AKA = ALSO KNOWN AS
- S/D = SETBACK LINE



REVISED 9-17-02

DATE 12-20-2001

SURVEY FOR

FARLEY-COLLINS ASSOCIATES

P.O. BOX 731 770-632-1001  
1201 THOMPSON BRIDGE ROAD  
GAINESVILLE, GEORGIA  
30503

NANCY HARDEN-HEITZSO

CITY OF GAINESVILLE  
HALL COUNTY, GA

11015

JOB NO. (9454)

**HEITZSO**  
776 Circle Drive  
Gainesville, GA 30501

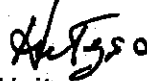
Abb Hayes  
Hulsey, Oliver & Mahar, LLP  
PO Box 1457  
Gainesville, GA 30503

RE: 0.176 Acres/City of Gainesville

Dear Mr. Hayes,

This letter will confirm that I do wish to purchase the 0.176-acre tract of property from the City of Gainesville for \$4,000.00. This letter is in response to yours dated March 28, 2018. Please let me know if you need any additional information.

Sincerely,

  
Heitzso

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/10/2018  
**Presenter:** Bryan Lackey  
**Item of Business:** PR-2018-10 *PlanFirst* Designation Renewal  
**Meeting Date:** 5/1/2018

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**Purpose of Request:**

To present a resolution supporting the renewal of the City's *PlanFirst* designation.

**History/Background:**

Gainesville was designated as one of the inaugural *PlanFirst* communities by the Georgia Department of Community Affairs in 2015. The City received this statewide distinction due to the City's excellence in community planning and having a proven track record of implementing our plan.

**Facts & Issues for Consideration:**

The PlanFirst designation is a three-year designation and must be renewed. This is the City's first renewal request.

**Department Recommendation:**

Approval of the resolution.

**Department Director:**

Rusty Ligon

---

**If funding is involved, are funds approved within the current budget?**

**Amount Requested:** **Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

---

**ATTACHMENTS:**

| Description                                               | Type       |
|-----------------------------------------------------------|------------|
| <input type="checkbox"/> PR-2018-10 PlanFirst Designation | Resolution |

## RESOLUTION PR-2018-10

### “PLANFIRST” DESIGNATION RENEWAL

**WHEREAS**, the City of Gainesville strives to enrich the community by practicing good stewardship of resources and providing inventive, exemplary services for all people and does so with integrity and through innovation, responsiveness and teamwork; and

**WHEREAS**, the City of Gainesville recognizes the value of planning for its future and its important role in assuring good stewardship of resources and achieving the City's vision; and

**WHEREAS**, the City of Gainesville strategically allocates resources and initiates policy decisions to realize its community vision, and is committed to continuing its efforts to implement the *2040 Gainesville Comprehensive Plan*; and

**WHEREAS**, the Georgia Department of Community Affairs (DCA) *PlanFirst Program* is intended to recognize and reward communities that clearly demonstrate an established pattern of successfully implementing their Local Comprehensive Plan; and

**WHEREAS**, the City of Gainesville was designated as one of the ten inaugural *PlanFirst* communities in 2015 and wishes to renew its designation for another three years.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby supports the submittal of an application for renewal of its designation as a *PlanFirst* community, and is committed to continual planning initiatives intended to achieve the vision set forth in the *2040 Gainesville Comprehensive Plan*.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

---

**C. Danny Dunagan, Jr., Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

---

**Denise O. Jordan, City Clerk**

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

---

**Date Submitted:** 4/9/2018  
**Presenter:** Jessica Tullar  
**Item of Business:** BR-2018-24 Transmittal of the FY2017 Annual Update to the CIE  
**Meeting Date:** 5/1/2018

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**Purpose of Request:**

Resolution authorizes the transmittal of the draft FY2017 Annual Update to the City's *Capital Improvements Element (CIE)* component of the Comprehensive Plan.

**History/Background:**

The annual update is related to the City's Impact Fees program, and it serves as an annual audit of the program per DCA requirements.

**Facts & Issues for Consideration:**

The annual update to the CIE is required to be submitted and approved by DCA in order to maintain the City's *Qualified Local Government (QLG) Status*. The City is required to hold at least one public hearing before adopting the transmittal resolution.

**Department Recommendation:**

Hold a public hearing and approve the resolution.

**Department Director:**

Rusty Ligon

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**If funding is involved, are funds approved within the current budget?**

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

---

**Administrative Comments:**

---

**ATTACHMENTS:**

| Description                                                                            | Type                 |
|----------------------------------------------------------------------------------------|----------------------|
| <input type="checkbox"/> 4/15/18 Public Hearing Legal Ad                               | Legal Ad             |
| <input type="checkbox"/> BR-2018-24 Transmittal of the FY2017 Annual Update to the CIE | Resolution           |
| <input type="checkbox"/> Exhibit A FY17 CIE Transmittal                                | Attachments/Exhibits |

**PUBLISH DATE**  
**Sunday, April 15, 2018**  
**THE TIMES**

**NOTICE OF CITY COUNCIL PUBLIC HEARING**

NOTICE is hereby given that the **Gainesville City Council** will hold a public hearing on **Tuesday, May 1, 2018** @ 5:30 p.m. on the transmittal of the annual update report on the Gainesville Impact Fees Program to the Georgia Mountains Regional Commission for review. This hearing will be held at the **Public Safety Complex (Gainesville Justice Center)** in the **Municipal Court Room** which is located at 701 Queen City Parkway.

Copies of the draft FY 2017 Annual Update for the Impacts Fees program will be available for public review at the office of the Community Development Department during regular business hours, 8:00 a.m. – 5:00 p.m. Monday through Friday, starting on Monday, April 16, 2018. The draft annual update will be posted on the City of Gainesville website at [www.gainesville.org](http://www.gainesville.org).

Additional information is available from the City of Gainesville, Community Development Department – Special Projects Division, telephone 770-531-6570.

**RESOLUTION BR-2018-24**

**TRANSMITTAL OF THE FY2017 ANNUAL UPDATE TO THE CIE**

**WHEREAS**, the City of Gainesville, Georgia adopted on July 18, 2006, a Capital Improvement Element (CIE) for Public Safety and Parks and Recreation and related amendments to the Comprehensive Plan of the City of Gainesville in support of the Gainesville Impact Fee Program; and

**WHEREAS**, the City of Gainesville, Georgia adopted on August 1, 2006, an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**, to assist in the implementation of the Gainesville Impact Fee Program; and

**WHEREAS**, the City has prepared an annual update to the CIE in accordance with the “Development Impact Fee Compliance Requirements” and “Minimum Planning Standards and Procedures for Local Comprehensive Planning” established by the Georgia Planning Act of 1989, and a public hearing was held on Tuesday, May 1, 2018, at the **Public Safety Complex** in the **Municipal Court Room** in Gainesville, Hall County, Georgia; and

**WHEREAS**, the said CIE shall be included as part of this resolution as Exhibit A and shall consist of a financial report outlining impact fees collected versus those expended, an updated Capital Improvement Projects lists for Police, Fire and Parks/Recreation, and an updated Community Work Program.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby transmits the annual update of the Capital Improvements Element (CIE) covering the five-year period 2017-2022 to the Georgia Mountains Regional Commission for regional review, as per the requirements of the Georgia Planning Act of 1989.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

---

**C. Danny Dunagan, Jr., Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

---

**Denise O. Jordan, City Clerk**

## EXHIBIT A



### **FY 2017 Annual Update of the Capital Improvement Element (CIE) & Short Term Work Program (July 1, 2016 - June 30, 2017)**

City of Gainesville, Georgia

Final Adoption Document Prepared by:  
City of Gainesville  
Community Development Department

| Public Facility                                                             | Police     | Fire      | Parks & Recreation | Total       |
|-----------------------------------------------------------------------------|------------|-----------|--------------------|-------------|
| Service Area<br>(if more than one)                                          | City-wide  | City-wide | City-wide          | City-wide   |
| Impact Fee Fund Balance<br>June 30, 2016                                    | \$158,864  | \$185,726 | \$1,146,160        | \$1,490,750 |
|                                                                             |            |           |                    |             |
| Impact Fees Collected<br>(July 1, 2016 through June 30, 2017)               | \$69,416   | \$126,468 | \$1,017,229        | \$1,213,113 |
| Administrative Fees Collected                                               |            |           |                    | \$36,393    |
| Fee for Service from Hall County to Collect<br>County Library Impact Fee^   |            |           |                    | \$7,067     |
| Accrued Interest**                                                          |            |           |                    | \$6,960     |
| (Impact Fee Refunds)                                                        |            |           |                    | \$0         |
| (Administrative Fees Refunds)                                               |            |           |                    | \$0         |
| (Administrative/Other Costs)***                                             |            |           |                    | (\$36,393)  |
| (Fee for Service from Hall County to Collect<br>County Library Impact Fee)^ |            |           |                    | (\$7,067)   |
| (Project Expenditures)                                                      |            |           | (\$73,677)         | (\$73,677)  |
| (Impact Fees Encumbered)                                                    | (\$90,000) |           | (\$450,000)        | (\$540,000) |
| Project Balance Returned to IF Funds^^                                      |            |           |                    | \$0         |
| Impact Fee Fund Balance<br>Ending June 30, 2017                             | \$138,280  | \$312,194 | \$1,639,712        | \$2,097,146 |

(\*) Indicates this annual report covers the last completed fiscal year - July 1, 2016 to June 30, 2017. The City of Gainesville Impact Fee Program began August 1, 2006.

(\*\*) Indicates *Interest Revenue*, which is "bank interest earned from pooled cash balance"

(\*\*\*) Indicates the 3% Administrative Fee collected was transferred to the General Fund to cover the costs associated with administering the Impact Fee program.

(^ ) Indicates a "fee for service" from Hall County to administer the collection of its County Library Impact Fee, per Resolution BR-2015-51 which authorized the IGA between the City and Hall County for the City to collect the County's Library Impact Fee on applicable City-issued permits. Said fee for service equals 3% and is transferred out to the General Fund.

(^^) Indicates that the balances from previous Capital Projects returned to IF Fund

| Public Facility: Police                                                                                                                                                                                              |                    |                  |                           |                                        |                       |                          |                        |                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|---------------------------|----------------------------------------|-----------------------|--------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Area: City of Gainesville                                                                                                                                                                                    |                    |                  |                           |                                        |                       |                          |                        |                                                                                                                                                                                                    |
| Project Description                                                                                                                                                                                                  | Project Start Date | Project End Date | Estimated Cost of Project | Percentage of Funding from Impact Fees | Other Funding Sources | Impact Fees Expenditures | Impact Fees Encumbered | Status/Remarks                                                                                                                                                                                     |
| Police Training Facility, Phase II: Architectural Design & Engineering for shoot house, training building with instructional classroom space & indoor weapons training simulator (@ 15% building construction costs) | 2017               | 2020             | \$390,000                 | 20%                                    | GF, LP, IG, SPLOST    | \$0                      | \$0                    | Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth & to meet Police certification requirements |
|                                                                                                                                                                                                                      |                    |                  |                           |                                        |                       |                          |                        | Completed - Design of building for indoor weapons training simulator                                                                                                                               |
| Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Weapons Training Simulator                                                                                     | 2020               | 2022             | \$2,936,000               | 20%                                    | GF, LP, IG, SPLOST    | \$0                      | \$90,000               | Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth & to meet Police certification requirements |
|                                                                                                                                                                                                                      |                    |                  |                           |                                        |                       |                          |                        | In Progress - Construction of building for indoor weapons training simulator                                                                                                                       |
| <b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>                                                                                                                                                     |                    |                  | \$3,326,000               |                                        |                       | \$0                      | \$90,000               |                                                                                                                                                                                                    |

GF = General Fund    LP = Lease Proceeds    IG = Intergovernmental (Local, State, Federal)    SPLOST = Special Purpose Local Option Sales Tax    IF = Impact Fees

(\*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2017 through June 30, 2022).

| Public Facility                                                                                                                                                                                                                                                                |                    | Fire                |                           |                                        |                       |                          |                        |                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|---------------------------|----------------------------------------|-----------------------|--------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Area:                                                                                                                                                                                                                                                                  |                    | City of Gainesville |                           |                                        |                       |                          |                        |                                                                                                                                                                                             |
| Project Description                                                                                                                                                                                                                                                            | Project Start Date | Project End Date    | Estimated Cost of Project | Percentage of Funding from Impact Fees | Other Funding Sources | Impact Fees Expenditures | Impact Fees Encumbered | Status/Remarks                                                                                                                                                                              |
| Fire Boat & Equipment: additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)                                             | 2018               | 2019                | \$405,000                 | 100.00%                                | GF, Grants, IF        | \$0                      | \$0                    | Delayed - Estimate for Fire Boat ranges from \$250,000 to \$400,000. Fire boat will be used to fight fires along the City's 47 miles of Lake Lanier shoreline & for lake rescue operations. |
| Additional Ladder Truck to create 2nd Ladder Company/Reserve                                                                                                                                                                                                                   | 2017               | Future              | \$1,500,000               | 100%                                   | SPLOST VII            | \$0                      | \$0                    | In Progress                                                                                                                                                                                 |
| Fire Station #2 Replacement: Replace existing FS #2, to include demolition of existing station & construction of 4-bay station to house 24 personnel. Apparatus includes 1 engine company, 1 rescue company, 1 emergency medical response company & 1 HazMat response company. | 2017               | 2020                | \$4,000,000               | 0%                                     | SPLOST VII            | \$0                      | \$0                    | In Progress - Location of replacement station under evaluation; planning/design in progress.                                                                                                |
| Fire Station #5 in NW area (including land acquisition, architectural design/engineering & construction)                                                                                                                                                                       | 2019               | 2021                | \$4,000,000               | 0%                                     | GF, IG, SPLOST        | \$0                      | \$0                    | Delayed - To be included in the FY20 CIP of the City's Budget                                                                                                                               |
| Equip Fire Station #5 with one pumper truck @ \$550,000                                                                                                                                                                                                                        | 2019               | 2021                | \$600,000                 | 19.44%                                 | GF, IF                | \$0                      | \$0                    | Delayed - To be included in the FY20 CIP of the City's Budget                                                                                                                               |
| Fire Station #6 in NE area (including land, architectural design & engineering & construction)                                                                                                                                                                                 | 2020               | 2022                | \$4,000,000               | 90.80%                                 | GF, SPLOST            | \$0                      | \$0                    | Delayed - To be included in the FY21 CIP of the City's Budget                                                                                                                               |
| Equip Fire Station #6 with one pumper truck @ \$550,000                                                                                                                                                                                                                        | 2021               | 2023                | \$600,000                 | 100%                                   | GF                    | \$0                      | \$0                    | Delayed - To be included in the FY21 CIP of the City's Budget                                                                                                                               |
| Fire Station #7 in SW area                                                                                                                                                                                                                                                     | 2022               | 2024                | \$5,500,000               | 100%                                   | GF, SPLOST            | \$0                      | \$0                    | To be included in the FY22 CIP of the City's Budget                                                                                                                                         |
| <b>Total of Costs, Expenditures &amp; Impact Fees Encumbered</b>                                                                                                                                                                                                               |                    |                     | \$20,605,000              |                                        |                       | \$0                      | \$0                    |                                                                                                                                                                                             |

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(\*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2017 through June 30, 2022).

|                                                          |                    |                     |                           |                                        |                       |                          |                        |                                                                                                                                                                                                                                |
|----------------------------------------------------------|--------------------|---------------------|---------------------------|----------------------------------------|-----------------------|--------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Facility:                                         |                    | Parks & Recreation  |                           |                                        |                       |                          |                        |                                                                                                                                                                                                                                |
| Service Area:                                            |                    | City of Gainesville |                           |                                        |                       |                          |                        |                                                                                                                                                                                                                                |
| Project Description                                      | Project Start Date | Project End Date    | Estimated Cost of Project | Percentage of Funding from Impact Fees | Other Funding Sources | Impact Fees Expenditures | Impact Fees Encumbered | Status/Remarks                                                                                                                                                                                                                 |
| City Park                                                | 2013               | Future              | \$5,087,500               | 29%                                    | GF, SPLOST, Grants    | \$0                      | \$0                    | New restrooms & playground improvements planned for FY 2019 at \$400,000.                                                                                                                                                      |
| Desota Park                                              | 2018               | 2019                | \$225,000                 | 45%                                    | GF, SPLOST, Grants    | \$0                      | \$0                    | In Progress - Improvements to basketball & tennis courts planned for 2018 at \$100,000.                                                                                                                                        |
| East Side Greenway (Midtown to New Holland)              | 2016               | 2020                | \$1,000,000               | 100%                                   | GF, SPLOST, Grants    | \$0                      | \$0                    | In Progress - CSX Transportation property appraised & offer made to CSX. City is considering options given CSX did not accept initial offer.                                                                                   |
| Flat Creek Multiuse Trail                                | 2016               | 2020                | \$850,000                 | 100%                                   | GF, SPLOST, Grants    | \$0                      | \$0                    | In Progress - Part of Central Hall Trail that links to Midtown Greenway. <i>Georgia Recreational Trails Grant</i> not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design. |
| Frances Meadows Center Park                              | 2011               | 2022                | \$2,786,738               | 100%                                   | GF, SPLOST, Grants    | \$0                      | \$0                    | Added trail system and new outdoor pool to park plans (FY2020 & FY2021)                                                                                                                                                        |
| Holly Park                                               | 2014               | Future              | \$3,243,500               | 51%                                    | GF, SPLOST, Grants    | \$0                      | \$0                    | Postponed - Studying renovations for greater use. Discussions with US Army Corps of Engineers about potential new use.                                                                                                         |
| Lanier Point Park                                        | 2015               | 2021                | \$918,670                 | 31%                                    | GF, SPLOST, Grants    | \$0                      | \$0                    | Postponed - Disc golf course project & new playground postponed to FY2021. Pavilion added to plans.                                                                                                                            |
| Linwood Nature Preserve                                  | 2014               | 2017                | \$125,000                 | 100%                                   | GF, SPLOST, Grants    | \$73,677                 | \$0                    | COMPLETED - Development of an outdoor learning center planned for FY2017                                                                                                                                                       |
| Subtotal of Costs, Expenditures & Impact Fees Encumbered |                    |                     | \$14,236,408              |                                        |                       | \$73,677                 | \$0                    |                                                                                                                                                                                                                                |

(CONTINUED TO NEXT PAGE)

GF = General Fund      SPLOST = Special Purpose Local Option Sales Tax      Grants = TEA, CDBG, LWCF, etc.      IF = Impact Fees

(\*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2017 through June 30, 2022).

| Public Facility: Parks & Recreation (CONTINUED)       |                    |                  |                           |                                        |                       |                          |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------|--------------------|------------------|---------------------------|----------------------------------------|-----------------------|--------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Area: City of Gainesville                     |                    |                  |                           |                                        |                       |                          |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project Description                                   | Project Start Date | Project End Date | Estimated Cost of Project | Percentage of Funding from Impact Fees | Other Funding Sources | Impact Fees Expenditures | Impact Fees Encumbered | Status/Remarks                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Longwood Park                                         | 2014               | Future           | \$305,000                 | 100%                                   | GF, SPLOST, Grants    | \$1,748                  | \$0                    | Restrooms for tennis courts and playground added as need (FY2021)                                                                                                                                                                                                                                                                                                                                                                                   |
| Midtown Greenway/Parks                                | 2006               | 2021             | \$3,202,007               | 69%                                    | GF, SPLOST, Grants    | \$0                      | \$0                    | In Progress - GDOT TE project to develop Phase II (trail construction from MLK, Jr. Blvd to Industrial Blvd & streetscaping to connect Phase I with pedestrian bridge). Approval of ROW plans & Detailed Cost Estimate completed for all nine (9) parcels. GDOT gave "Notice to Proceed" with ROW acquisition which is in progress. Also fundraising for playground, studying feasibility of skate park along with greenway expansion to the south. |
| Recreation Center                                     | 2020               | Future           | \$5,258,000               | 100%                                   | GF, SPLOST, Grants    | \$0                      | \$0                    | Development identified as part of new regional park to accommodate growth.                                                                                                                                                                                                                                                                                                                                                                          |
| Riverside Park                                        | 2018               | 2018             | \$129,150                 | 100%                                   | GF, SPLOST, Grants    | \$0                      | \$0                    | In Progress - Playground improvements planned for 2018.                                                                                                                                                                                                                                                                                                                                                                                             |
| Rock Creek Greenway                                   | 2013               | Future           | \$7,630,000               | 26%                                    | GF, SPLOST, Grants    | \$0                      | \$0                    | Postponed - Added new property; renovation plans for Phase I.                                                                                                                                                                                                                                                                                                                                                                                       |
| Roper Park                                            | 2019               | Future           | \$145,927                 | 100%                                   | GF, SPLOST, Grants    | \$4,333                  | \$0                    | Delayed/Postponed; additional field renovations, etc. as identified                                                                                                                                                                                                                                                                                                                                                                                 |
| Skate Park                                            | 2019               | 2020             | \$1,250,000               | 100%                                   | GF                    | \$0                      | \$0                    | New Skate Park to be added near Midtown Greenway. Planning in 2019.                                                                                                                                                                                                                                                                                                                                                                                 |
| Youth Athletic Complex/Park                           | 2015               | 2021             | \$7,200,000               | 7%                                     | GF, SPLOST, Grants    | \$0                      | \$450,000              | In Progress - Allocated \$450,000 in IF in FY17 Budget for architectural / engineering / design. Initial studies & environmental assessments completed on proposed location.                                                                                                                                                                                                                                                                        |
| Park Signage                                          | 2019               | 2022             | \$750,000                 | 100%                                   | GF                    | \$0                      | \$0                    | Adding new identification and Wayfare Signage throughout the park system.                                                                                                                                                                                                                                                                                                                                                                           |
| Total of Costs, Expenditures & Impact Fees Encumbered |                    |                  | \$40,106,492              |                                        |                       | \$79,758                 | \$450,000              |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

GF = General Fund      SPLOST = Special Purpose Local Option Sales Tax      Grants = TEA, CDBG, LWCF, etc.      IF = Impact Fees

(\*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2017 through June 30, 2022).

City of Gainesville  
Short Term Work Program 2014-2018

| Project                                                                                                                                                                                                                                                                                                                                             | Schedule |      |      |      |      | Responsible Party                        | Estimated Cost | Funding Source            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|------------------------------------------|----------------|---------------------------|
|                                                                                                                                                                                                                                                                                                                                                     | 2018     | 2019 | 2020 | 2021 | 2022 |                                          |                |                           |
| ADMINISTRATIVE SERVICES (Finance, Information Technology, Municipal Court)                                                                                                                                                                                                                                                                          |          |      |      |      |      |                                          |                |                           |
| PROJECTS                                                                                                                                                                                                                                                                                                                                            |          |      |      |      |      |                                          |                |                           |
| New Software Applications and Enhanced Systems - Investigate options and implement new software applications or improvements to existing software or systems for the following: Financial Software, Tax Billing/Collection, License Tracking, Payroll, Human Resources, Risk Management, City Intranet, and Municipal Court Solution                |          | X    |      | X    |      | Administrative Services, HR              | 750,000        | GF, IT Fund               |
| OPEB Review - Establish long-term plan for funding an OPEB trust and include cost in annual budget                                                                                                                                                                                                                                                  | X        | X    | X    | X    |      | CFO                                      | TBD            | All Funds                 |
| Improved Data/Records Management System - Investigate options and implement solution(s) for a records management system to include document imaging, electronic storage of records and automatic integration of applications that share data                                                                                                        |          | X    |      | X    |      | IT for Citywide Departments              | 300,000        | All Funds                 |
| Improve Network Security - Implement and improve solutions to improve the City's network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures | X        | X    | X    | X    | X    | IT                                       | 250,000        | All Funds                 |
| Modern-Day Technological Solutions - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary                                                                                                        | X        | X    | X    | X    | X    | IT                                       | 710,000        | All Funds                 |
| CITY MANAGER'S OFFICE                                                                                                                                                                                                                                                                                                                               |          |      |      |      |      |                                          |                |                           |
| PROJECTS                                                                                                                                                                                                                                                                                                                                            |          |      |      |      |      |                                          |                |                           |
| SDS Update - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities                                                                                                                                                                                                              | X        |      |      |      |      | CMO, Consultant                          | 40,000         | GF                        |
| JAB Renovation - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations                                                                                                                                                                                                 | X        | X    |      |      |      | CMO                                      | 5,000,000      | GF                        |
| Recodification - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies                                                                                                                                                                           |          | X    | X    |      |      | CMO with assistance from all departments | 50,000         | GF                        |
| Economic Development - Develop key property in Downtown and Midtown through coordination with interested third-parties.                                                                                                                                                                                                                             | X        | X    | X    | X    | X    | CMO with assistance from all departments | Varies         | TAD, Private Funding, EDF |
| Main Street Jail / City Midtown Block - Demolish the Main Street Jail and seek redevelopment opportunities.                                                                                                                                                                                                                                         | X        | X    |      |      |      | CMO with assistance from all departments | 500,000        | GF                        |
| COMMUNICATIONS & TOURISM                                                                                                                                                                                                                                                                                                                            |          |      |      |      |      |                                          |                |                           |
| PROJECTS                                                                                                                                                                                                                                                                                                                                            |          |      |      |      |      |                                          |                |                           |
| City Signage - Upgrade existing signage and install Primary, Secondary, Directional signage to better promote City attractions and facilities                                                                                                                                                                                                       | X        | X    |      |      |      | Communications & Tourism                 | 850,000        | HM                        |
| Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts                                                                                                                                                                                    | X        | X    | X    | X    | X    | Communications & Tourism                 | 125,000        | HM                        |
| Main Street Program - Maintain Main Street designation                                                                                                                                                                                                                                                                                              | X        | X    | X    | X    | X    | Communications & Tourism                 | 16,500         | HM/Staff Time             |
| Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media                                                                                                                                                                                                                                              | X        |      | X    |      | X    | Communications & Tourism                 | 68,000         | HM                        |

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| Project                                                                                                                                                                                                                                                | Schedule |      |      |      |      | Responsible Party                                                | Estimated Cost               | Funding Source                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|------------------------------------------------------------------|------------------------------|--------------------------------------------|
|                                                                                                                                                                                                                                                        | 2018     | 2019 | 2020 | 2021 | 2022 |                                                                  |                              |                                            |
| <b>TV18 Volunteer Opportunities</b> - Offer job shadowing, training and internship opportunities to students and adults who would like to volunteer with TV18 productions                                                                              | X        | X    | X    | X    | X    | TV18                                                             | Staff Time                   | GF                                         |
| <b>Expand TV18 Viewer Base</b> - Expand TV18 viewer base by using internet and server engines to carry locally produced video programs                                                                                                                 | X        | X    | X    | X    | X    | TV18                                                             | Staff Time                   | GF                                         |
| <b>Increase TV18 Exposure</b> - Produce mini-versions of TV18 shows and link them via the Internet with various city/county department links                                                                                                           | X        | X    | X    | X    | X    | TV18                                                             | Staff Time                   | GF                                         |
| <b>COMMUNITY DEVELOPMENT (Code Enforcement, Inspections, Planning, Special Projects &amp; Neighborhood Development)</b>                                                                                                                                |          |      |      |      |      |                                                                  |                              |                                            |
| <b>PROJECTS</b>                                                                                                                                                                                                                                        |          |      |      |      |      |                                                                  |                              |                                            |
| <b>Fair Street Neighborhood</b> - McDonald Street buffer project                                                                                                                                                                                       | X        |      |      |      |      | Special Projects & Private Contractor                            | 50,000                       | CDBG                                       |
| <b>Downtown/Midtown Streetscapes</b> - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Washington & Bradford streetscapes in Downtown, and (3) Midtown streetscapes along Main & Bradford Streets | X        | X    | X    | X    | X    | Planning, Special Projects, PWD & DWR                            | 1,000,000                    | GF, TE Funds, CDBG, Grants & Private Funds |
| <b>Midtown Greenway Phase II</b> - Complete Midtown Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements                                                                                                   | X        | X    | X    |      |      | Special Projects, DWR, PWD, Parks/Recreation, Private Contractor | 1,100,000                    | GF, TE Fund, IF                            |
| <b>Midtown Greenway Phase III</b> - Continue construction of Midtown Greenway from Industrial Blvd. to Queen City Parkway including the Palmour Drive Connector / Airport Trail                                                                        | X        | X    | X    | X    |      | Special Projects, PWD, Parks/Recreation                          | 360,000                      | GF, Grant, IF                              |
| <b>Midtown Greenway Phase IV</b> - Study feasibility and construction of Midtown Greenway east extension and the Norfolk Southern Depot Park                                                                                                           | X        | X    | X    | X    | X    | Special Projects, PWD, Parks/Recreation, GHMPO                   | 1,000,000                    | GF, Grant, IF, TAD                         |
| <b>Unified Land Development Code Update</b> - Update the ULDC based on recommendations from the Comprehensive Planning process                                                                                                                         | X        | X    |      |      |      | Planning & Consultant                                            | 30,000                       | GF                                         |
| <b>Local Historic Designation &amp; National Register Updates</b> - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates                                                   |          | X    | X    |      |      | Special Projects, Consultant                                     | 20,000                       | GF & Grants                                |
| <b>Infill Housing Strategy</b> - Establish Land Bank Authority; economic incentives to assist in removal of slum/blight & dilapidated buildings; in-town/downtown density bonuses                                                                      | X        | X    |      |      |      | Planning, Special Projects/Neighborhood Development              | Staff Time                   | GF, Grant                                  |
| <b>Community Improvement District (CID)</b> - Assist property owners along Browns Bridge Road establish the City's first CID to help redevelop this key gateway                                                                                        |          | X    | X    | X    |      | Planning, Special Projects                                       | Staff Time                   | GF                                         |
| <b>Impact Fee/CIE Update</b> - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time                                                                                                         | X        |      |      |      |      | Planning, Special Projects, Consultant                           | 40,000                       | GF & IF                                    |
| <b>COMMUNITY SERVICE CENTER (Community Outreach, Hall Area Transit, Home Based Family Support, Meals on Wheels, Senior Center)</b>                                                                                                                     |          |      |      |      |      |                                                                  |                              |                                            |
| <b>PROJECTS</b>                                                                                                                                                                                                                                        |          |      |      |      |      |                                                                  |                              |                                            |
| <b>Senior Center Building</b> - Expand the Senior Center, to include completing the design and planning for expansion                                                                                                                                  | X        |      |      |      |      | Senior Center                                                    | 1,244,400                    | Grants, IG, Private Funds, SPLOST          |
| <b>Hall Area Transit Service Enhancements</b> - Extend or reroute selected existing routes and create some new routes to connect central core with intown neighborhoods                                                                                |          | X    |      |      |      | HAT                                                              | 700,000 Total<br>175,000 COG | Grants, IG                                 |

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| Project                                                                                                                                                                                                                                                                                                                                                    | Schedule |      |      |      |      | Responsible Party         | Estimated Cost                | Funding Source               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|---------------------------|-------------------------------|------------------------------|
|                                                                                                                                                                                                                                                                                                                                                            | 2018     | 2019 | 2020 | 2021 | 2022 |                           |                               |                              |
| <b>Hall Area Transit Shelter Art Project</b> - Recruit local artists to participate in design competition for HAT Bus Shelters and Benches                                                                                                                                                                                                                 | X        |      |      |      |      | HAT                       | TBD                           | Grants, IG, Private Funds    |
| <b>CSC Building</b> -Make improvements to CSC Administrative Bldg on Prior Street to address energy efficiency issues, traffic congestion, ADA accessibility and linkage to Senior Life Center                                                                                                                                                             |          | X    | X    |      |      | CSC                       | 200,000                       | General Funds & Fund Balance |
| <b>Funding Sources</b> - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts                                                                                                                                                                                                                            | X        | X    | X    | X    | X    | CSC                       | Staff Time                    | Grants, Private Funds        |
| <b>HAT Dial-A-Ride Buses</b> - Purchase new Dial-A-Ride Buses in accordance with FTA regulations                                                                                                                                                                                                                                                           |          | X    |      |      |      | HAT                       | 350,250 Total (17,512 City)   | Grants, IG                   |
| <b>HAT - Red Rabbit Buses</b> - Purchase new Red Rabbit Buses in accordance with FTA regulations                                                                                                                                                                                                                                                           |          | x    |      |      |      | HAT                       | 1,800,000 Total (90,000 City) | Grants, IG                   |
| <b>FIRE</b>                                                                                                                                                                                                                                                                                                                                                |          |      |      |      |      |                           |                               |                              |
| <b>PROJECTS</b>                                                                                                                                                                                                                                                                                                                                            |          |      |      |      |      |                           |                               |                              |
| <b>Traffic Preemption System</b> - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response                                                                                                                                                                                | X        |      |      |      |      | Fire                      | Staff Time                    | GF                           |
| <b>Fire Station # 2 Replacement</b> - Replace the existing Fire Station #2, to include demolition of existing station and construction of a four (4) bay station to house a total of 18 personnel. Apparatus would include one (1) engine company, one (1) rescue company, one (1) emergency medical response company, and one (1) HazMat response company | X        | X    | X    |      |      | Fire, Traffic Engineering | 4,000,000                     | SPLOST VII                   |
| <b>Construct New Fire Station # 5</b> - Construct a three (3) bay station to house a total of 15 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the northwest area of the City.                                                                                                                    |          | X    | X    | X    |      | Fire                      | 3,800,000                     | GF, IG, SPLOST, IF & Grants  |
| <b>Construct New Fire Station # 6</b> - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the southeast area of the City.                                                                                                                    |          |      | X    | X    | X    | Fire                      | 3,800,000                     | GF, SPLOST, IF               |
| <b>Fire Station # 7 Land Identification</b> - Identify land for Fire Station # 7 in the southwest area of the City                                                                                                                                                                                                                                         |          |      | X    | X    | X    | Fire                      | 5,500,000                     | GF, SPLOST, IF               |
| <b>Engine 23 Replacement</b> - Replacement of fire engine 23                                                                                                                                                                                                                                                                                               | X        |      |      |      |      | Fire                      | 550,000                       | GF, LP                       |
| <b>Ladder Truck 24 Replacement</b> - Replacement of Aerial Apparatus Ladder 24                                                                                                                                                                                                                                                                             | X        | X    |      |      |      | Fire                      | 1,500,000                     | SPLOST VII                   |
| <b>Tower 21 Replacement</b> - Replacement of Aerial Apparatus Tower 21                                                                                                                                                                                                                                                                                     |          | X    |      |      |      | Fire                      | 1,500,000                     | GF, LP                       |
| <b>Fire Boat&amp; Equipment</b> - addition to the fleet (water rescue and equipment)                                                                                                                                                                                                                                                                       | X        | X    | X    |      |      | Fire                      | 300,000                       | GF, IF & Grants              |
| <b>GOLF COURSE</b>                                                                                                                                                                                                                                                                                                                                         |          |      |      |      |      |                           |                               |                              |
| <b>PROJECTS</b>                                                                                                                                                                                                                                                                                                                                            |          |      |      |      |      |                           |                               |                              |
| <b>Golf Training &amp; Introduction Program</b> - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons                                                                                                                                                                                       | X        | X    | X    | X    | X    | Golf Course               | 50,000                        | GF                           |
| <b>Club House</b> - Develop plans for a new or renovated Club House, to include area for cart storage                                                                                                                                                                                                                                                      | X        |      |      |      |      | Golf Course               | TBD                           | GF, Tournament Proceeds      |
| <b>Range Renovations</b> - Design and construct renovations to the driving range                                                                                                                                                                                                                                                                           | X        | X    |      |      |      | Golf Course               | 500,000                       | GF, Fee Revenues             |
| <b>Maintenance Building</b> - Develop plans for a new or renovated maintenance building.                                                                                                                                                                                                                                                                   |          |      | X    |      |      | Golf Course               | TBD                           | GF, Tournament Proceeds      |
| <b>Bent Grass Conversion</b> - Convert course greens from Bent Grass to Champion Grass                                                                                                                                                                                                                                                                     |          |      | X    | X    |      | Golf Course               | 300,000                       | GF, Private Donations        |
| <b>Golf Course Drainage Improvement</b> - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.                                                                                                                                                                        |          |      |      | X    |      | Golf Course               | 60,000                        | GF, Friends of Chattahoochee |

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| Project                                                                                                                                                                                                                                                                    | Schedule |      |      |      |      | Responsible Party  | Estimated Cost              | Funding Source                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|--------------------|-----------------------------|-----------------------------------|
|                                                                                                                                                                                                                                                                            | 2018     | 2019 | 2020 | 2021 | 2022 |                    |                             |                                   |
| HUMAN RESOURCES                                                                                                                                                                                                                                                            |          |      |      |      |      |                    |                             |                                   |
| PROJECTS                                                                                                                                                                                                                                                                   |          |      |      |      |      |                    |                             |                                   |
| Perform a multi-year HR Audit - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of technology. | X        | X    | X    | X    | X    | HR                 | Staff/Legal Time<br>\$5,000 | GF                                |
| PARKS AND RECREATION                                                                                                                                                                                                                                                       |          |      |      |      |      |                    |                             |                                   |
| PROJECTS                                                                                                                                                                                                                                                                   |          |      |      |      |      |                    |                             |                                   |
| Park Amenity Replacements - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.                                                                                           | X        | X    | X    | X    | X    | Parks & Recreation | 100,000                     | FB, GF, IF, SPLOST, Bonds, Grants |
| Park Restroom Renovations - Renovate & upgrade all park restroom facilities - Candler Fields & Longwood Park Tennis Courts (new)                                                                                                                                           | X        | X    |      |      |      | Parks & Recreation | 225,000                     | FB, GF, IF, SPLOST, Bonds, Grants |
| Frances Meadows Splash Zone Renovations - Replace Pebbleflex in Splash Zone, as well as, some of the play fixtures and customer service amenities (chairs/tables/etc.)                                                                                                     | X        | X    |      |      |      | Parks & Recreation | 145,000                     | FB, GF, IF, SPLOST, Bonds, Grants |
| Rental Facilities Equipment Replacement - Chair and Table Replacements at all rental facilities                                                                                                                                                                            |          | X    | X    |      |      | Parks & Recreation | 75,000                      | FB, GF, IF, SPLOST, Bonds, Grants |
| Playground Replacement - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park , Lanier Point, and Longwood (Upper)                                                                                                        | X        | X    | X    |      |      | Parks & Recreation | 145,000 each                | FB, GF, IF, SPLOST, Bonds, Grants |
| Youth Athletic Complex - More field space is needed due to growth in youth athletics                                                                                                                                                                                       | X        | X    | X    | X    |      | Parks & Recreation | 6,750,000                   | FB, GF, IF, SPLOST, Bonds, Grants |
| Park Trail Maintenance - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks                                                                                                                                             | X        | X    | X    | X    | X    | Parks & Recreation | 150,000                     | FB, GF, IF, SPLOST, Bonds, Grants |
| Civic Center Boiler & Chiller Replacement - Systems maintenance issue                                                                                                                                                                                                      | X        |      |      |      |      | Parks & Recreation | 125,000                     | FB                                |
| New Strategic Parks and Recreation Operations Plan - A 5-year update is needed.                                                                                                                                                                                            | X        | X    |      |      |      | Parks & Recreation | Staff Time / 25,000         | FB, GF, IF, SPLOST, Bonds, Grants |
| New Parks Master Plan - A 10-year update of the Parks Master Plan is needed.                                                                                                                                                                                               | X        | X    |      |      |      | Parks & Recreation | 150,000                     | FB, GF, IF, SPLOST, Bonds, Grants |
| Dog Park - Addition of a off lease play area for dogs in the parks.                                                                                                                                                                                                        |          | X    |      |      |      | Parks & Recreation | 50,000                      | FB, GF, IF, SPLOST, Bonds, Grants |
| Park Community Gardens - Study and construct at least one area for community gardens within park system                                                                                                                                                                    |          |      | X    |      |      | Parks & Recreation | 10,000                      | FB, GF, IF, SPLOST, Bonds, Grants |
| Disc Golf Course - Study and construct a Disc Golf Course at Lanier Point Park                                                                                                                                                                                             |          |      | X    |      |      | Parks & Recreation | 25,000                      | FB, GF, IF, SPLOST, Bonds, Grants |
| Park Parking Lots - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler                                                                                                |          | X    | X    | X    |      | Parks & Recreation | 150,000                     | FB, GF, IF, SPLOST, Bonds, Grants |
| Frances Meadows Trails - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes                                                                                                                                             |          |      | X    | X    | X    | Parks & Recreation | 1,000,000                   | FB, GF, IF, SPLOST, Bonds, Grants |
| Holly Park - Study proposed improvements to Holly Park for implementation                                                                                                                                                                                                  |          |      |      |      | X    | Parks & Recreation | 160,000                     | FB, GF, IF, SPLOST, Bonds, Grants |

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| Project                                                                                                                                                                                                                                                                                                                                        | Schedule |      |      |      |      | Responsible Party                             | Estimated Cost | Funding Source                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|-----------------------------------------------|----------------|-----------------------------------|
|                                                                                                                                                                                                                                                                                                                                                | 2018     | 2019 | 2020 | 2021 | 2022 |                                               |                |                                   |
| <b>Skate Park</b> - Study and construct a public skate park                                                                                                                                                                                                                                                                                    |          |      |      |      | X    | Parks & Recreation                            | 1,000,000      | FB, GF, IF, SPLOST, Bonds, Grants |
| <b>Greenprint</b> - Study and develop a community-wide greenspace plan that provides for pedestrian connectivity.                                                                                                                                                                                                                              |          |      |      | X    |      | Parks & Recreation                            | 100,000        | FB, GF, IF, SPLOST, Bonds, Grants |
| <b>Civic Center Parking Lot</b> - Repair/Reseal the existing parking lots at the Civic Center                                                                                                                                                                                                                                                  | X        |      |      |      |      | Parks & Recreation                            | 25,000         | FB, GF, IF, SPLOST, Bonds, Grants |
| <b>Re-caulking of Competition Pool at Frances Meadows</b> - Maintenance issue                                                                                                                                                                                                                                                                  | X        |      |      |      |      | Parks & Recreation                            | 12,000         | GF                                |
| <b>Civic Center Re-roofing</b> - Maintenance issue                                                                                                                                                                                                                                                                                             | X        |      |      |      |      | Parks & Recreation                            | 75,000         | GF, FB                            |
| <b>Civic Center Exterior Improvements</b> - Painting & Front Porch Flooring                                                                                                                                                                                                                                                                    |          | X    |      |      |      | Parks & Recreation                            | 75,000         | GF, FB                            |
| <b>Civic Center AV Upgrades</b> - Customer service issue                                                                                                                                                                                                                                                                                       |          |      | X    |      |      | Parks & Recreation                            | 50,000         | GF, FB                            |
| <b>VSI Upgrades</b> - Recreation management software upgrades                                                                                                                                                                                                                                                                                  |          | X    |      |      |      | Parks & Recreation                            | 10,000         | -----                             |
| <b>Redevelopment of Green Street Pool Site</b> - redevelop as passive recreation area                                                                                                                                                                                                                                                          |          |      |      |      | X    | Parks & Recreation                            | TBD            | TBD                               |
| <b>Renovate "Pump House" (abandoned) at Linwood Nature Preserve</b> - Education Center                                                                                                                                                                                                                                                         | X        |      |      |      |      | Parks & Recreation; Redbud; Extension Service | 100,000        | FB, GF, IF, SPLOST, Bonds, Grants |
| <b>Desota Park Court Renovations</b> - Replace tennis & basketball courts                                                                                                                                                                                                                                                                      |          | X    |      |      |      | Park & Recreation                             | 225,000        | GF, FB                            |
| <b>Lanier Point Athletic Complex Improvements</b> - Dugout, Landscaping, Building (windows, swings, etc.) & Pavilion, Playground, Batting Cages & Safety Netting, etc.                                                                                                                                                                         |          | X    | X    |      |      | Park & Recreation                             | 325,000        | GF, FB                            |
| <b>City Park Baseball Concession &amp; Restroom Building Replacement</b>                                                                                                                                                                                                                                                                       |          |      | X    |      |      | Park & Recreation                             | 150,000        | GF, FB                            |
| <b>Frances Meadows Outdoor Pool Addition</b> - for General & Lap Swimming                                                                                                                                                                                                                                                                      |          |      | X    |      | X    | Park & Recreation                             | 550,000        | IF, FB                            |
| <b>Park Signage</b> - Match new City standard                                                                                                                                                                                                                                                                                                  | X        | X    | X    |      |      | Park & Recreation                             | 230,000        | GF, IF, FB                        |
| <b>Midtown Greenway Extension &amp; Improvements</b>                                                                                                                                                                                                                                                                                           |          | X    | X    | X    | X    | Park & Recreation                             | 500,000        | IF, FB                            |
| <b>Recreation Center Planning</b> - in new regional park at Allen Creek                                                                                                                                                                                                                                                                        |          |      |      | X    | X    | Park & Recreation                             | 258,000        | IF, FB                            |
| <b>POLICE</b>                                                                                                                                                                                                                                                                                                                                  |          |      |      |      |      |                                               |                |                                   |
| <b>PROJECTS</b>                                                                                                                                                                                                                                                                                                                                |          |      |      |      |      |                                               |                |                                   |
| <b>Police Training Facility, Phase II</b> - Construct Phase II of the police training facility which includes an impound lot to replace the lot currently housed at the City Shop, a shoot house, a training building to conduct classroom instruction and an indoor driving simulator                                                         | X        | X    | X    | X    | x    | Police                                        | 3,326,000      | GF, IF, SPLOST, Grants            |
| <b>Digital Alley Mobile Video (MVR) Camera System</b> - Replace ten (10) antiquated VHS and DVD MVR systems with the new wireless download system to increase the number of systems currently deployed in the field, thereby increasing efficiency in storage, retrieval and download of data and decrease operational costs relating to MVR's | X        | X    | X    |      |      | Police                                        | 56,000         | GF, Grants                        |

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| Project                                                                                                                                                                                                                                                                                                                                                        | Schedule |      |      |      |      | Responsible Party             | Estimated Cost | Funding Source                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|-------------------------------|----------------|--------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                | 2018     | 2019 | 2020 | 2021 | 2022 |                               |                |                                            |
| <b>License Plate Recognition System (LPR)</b> - Install LPR's in all police vehicles assigned to the Police Traffic Services Unit and ACE Team to allow the officers the ability to automatically identify and address those drivers with suspended registrations and tags and insurance violations                                                            | X        | X    | X    | X    | X    | Police                        | 175,000        | GF, ITF, Grants                            |
| <b>Firearms Simulator</b> - Purchase a interactive firearms and less lethal training simulator for use in a classroom to enhance the officer in his/her ability with Officer presence, verbal skills, less lethal force options, and deadly force situations. This will also be used to educate the public regarding situations officers face while on patrol. | X        | X    | X    |      |      | Police                        | 90,000         | GF, ITF, Grants                            |
| <b>Portable Radios</b> - Replace officers' portable radios over a 5-year period. The current portable radios end of life is 12/31/19 as outlined by the manufacturer Motorola. At that time, this model and its replacement parts will no longer be built.                                                                                                     |          | X    | X    | X    | X    | Police                        | 467,610        | GF, ITF                                    |
| <b>PUBLIC WORKS</b>                                                                                                                                                                                                                                                                                                                                            |          |      |      |      |      |                               |                |                                            |
| <b>PROJECTS</b>                                                                                                                                                                                                                                                                                                                                                |          |      |      |      |      |                               |                |                                            |
| <b>Lee Gilmer Airport Improvements</b> - Undertake projects as recommended in the airport capital improvement plan                                                                                                                                                                                                                                             | X        | X    | X    |      |      | Airport                       | TBD            | GF, Airport, GDOT, FAA, Grants             |
| <b>Road Improvement Programs</b> - Conduct programs in accordance with the road maintenance plan to improve the 1402.7 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubblization and in-house paving program                                                                       | X        | X    | X    | X    | X    | PW Engineering, Streets, GDOT | 13,625,000     | GF, FB, IG, CIP, LMIG, GDOT                |
| <b>Sidewalk Improvements</b> - Install sidewalks in accordance with the City's sidewalk improvement plan                                                                                                                                                                                                                                                       | X        | X    | X    | X    | X    | PW Engineering                | 1,000,000      | GF, Grants                                 |
| <b>Thermoplastic Restriping</b> - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates                                                                                                                                                                                                                      | X        | X    | X    | X    | X    | Traffic Engineering           | 50,000         | GF, LMIG                                   |
| <b>Citywide Traffic Calming</b> - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses                                                                                                                                                                                                     | X        | X    | X    | X    | X    | Traffic Engineering           | 220,000        | GF                                         |
| <b>Interchange Beautification</b> - New landscaping at Exit 20 (I-985 & Queen City Parkway)                                                                                                                                                                                                                                                                    | X        | X    | X    | X    |      | PW Engineering                | 600,000        | GF, Chamber of Commerce, Private Donations |
| <b>Transportation Improvement Program</b> - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.                                                                                                                                                            | X        | X    | X    | X    | X    | Traffic Engineering           | 15,000,000     | GF, FB, IG, CIP, GDOT, Grants              |
| <b>Prior Street-Jesse Jewell Intersection Improvement</b> - Add a southbound left turn lane on Prior at Jesse Jewell                                                                                                                                                                                                                                           | X        | X    |      |      |      | PW Engineering                | 75,000         | GF, GDOT                                   |
| <b>Park Hill Drive and South Enota Drive Intersection Improvements</b> - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates                 |          | X    | X    |      |      | PW Engineering                | 350,000        | GF, GDOT                                   |

City of Gainesville  
Short Term Work Program 2014-2018

| Project                                                                                                                                                                                                                                                                                                                                                                                                                             | Schedule |      |      |      |      | Responsible Party    | Estimated Cost | Funding Source                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|----------------------|----------------|-------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2018     | 2019 | 2020 | 2021 | 2022 |                      |                |                               |
| <b>Bradford and Washington Streetscape</b> - Make improvements to Bradford St from Washington St to Academy St and Washington St from EE Butler Pkwy to Bradford St                                                                                                                                                                                                                                                                 | X        | X    |      |      |      | PW Engineering       | 150,000        | GF                            |
| <b>Thermoplastic Crosswalk Improvements</b> - Install decorative thermoplastic crosswalks at 5 intersections. EE Butler Pkwy/Spring St, EE Butler Pkwy/Washington St, Jesse Jewell Pkwy/Bradford St, Jesse Jewell Pkwy/Main St and Jesse Jewell Pkwy/West Academy St                                                                                                                                                                | X        | X    |      |      |      | PW Engineering       | 350,000        | GF                            |
| <b>EE Butler Pkwy at MLK Jr Blvd; Athens Street at MLK Jr Blvd</b> Intersection improvement                                                                                                                                                                                                                                                                                                                                         |          | X    |      |      |      | PW Engineering       | 1,250,000      | GF, FB, IG, CIP, GDOT, Grants |
| <b>Downey Blvd.-Vine St</b> - Turn lane addition for intersection improvement                                                                                                                                                                                                                                                                                                                                                       | X        |      |      |      |      | PW Engineering       | 100,000        | GF, GDOT                      |
| <b>Operations Manual</b> - Develop operations manual for all Public Works divisions, including annual updates.                                                                                                                                                                                                                                                                                                                      | X        | X    | X    | X    | X    | PW Engineering       | Staff Time     | GF                            |
| <b>Intelligent Transportation System Evaluation &amp; Implementation to provide interconnectivity to GDOT</b> - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website | X        |      |      |      |      | Traffic Engineering  | 175,000        | GF                            |
| <b>Intelligent Transportation System Intersection Improvements</b> - Install Intelligent Transportation System at all major intersections within the City                                                                                                                                                                                                                                                                           | X        | X    | X    |      |      | Traffic Engineering  | 100,000        | GF                            |
| <b>Cleveland Hwy at Clarks Bridge Signal Improvements</b> - Upgrade traffic signals and install pedestrian signals at the intersection of Cleveland Highway and Clarks Bridge Road                                                                                                                                                                                                                                                  | X        |      |      |      |      | Traffic Engineering  | 700,000        | GF, GDOT                      |
| <b>Jesse Jewell Parkway at Auburn Avenue Intersection Improvement</b> - add an eastbound Jesse Jewell right-turn lane.                                                                                                                                                                                                                                                                                                              | X        |      |      |      |      | Traffic Engineering  | 140,000        | GF                            |
| <b>Browns Bridge Road at West End Avenue Intersection Improvement</b> - add a westbound Browns Bridge right-turn lane.                                                                                                                                                                                                                                                                                                              | X        | X    |      |      |      | Traffic Engineering  | 450,000        | GF                            |
| <b>Jesse Jewell Pkwy at EE Butler Pkwy Intersection Improvement</b> - extend the eastbound Jesse Jewell right-turn lane from the pedestrian bridge to EE Butler Parkway.                                                                                                                                                                                                                                                            | X        | X    |      |      |      | Traffic Engineering  | 280,000        | GF                            |
| <b>Bridge Maintenance Program</b> - Perform maintenance on the City's bridge infrastructures                                                                                                                                                                                                                                                                                                                                        | X        | X    | X    |      |      | PW Engineering       | 75,000         | GF                            |
| <b>Asphalt Preservation Program</b> - Utilize crack seal and other pavement preservation methods                                                                                                                                                                                                                                                                                                                                    | X        | X    | X    |      |      | PW Engineering       | 25,000         | GF                            |
| <b>Roadway Beautification Program</b> - Improve the condition and appearance of the Rights-of-ways and medians throughout the City                                                                                                                                                                                                                                                                                                  | X        | X    | X    | X    |      | Landscape Management | 200,000        | GF                            |
| <b>Cemetery Free Grounds Memorial</b> - Create a memorial for the approximately 1200 unmarked graves located within Alta Vista Cemetery                                                                                                                                                                                                                                                                                             | X        |      |      |      |      | Cemetery             | 50,000         | GF, CTF                       |

City of Gainesville  
Short Term Work Program 2014-2018

| Project                                                                                                                                                                                                                                               | Schedule |      |      |      |      | Responsible Party                   | Estimated Cost | Funding Source               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|-------------------------------------|----------------|------------------------------|
|                                                                                                                                                                                                                                                       | 2018     | 2019 | 2020 | 2021 | 2022 |                                     |                |                              |
| <b>Construct new Public Works Complex</b> - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste                                                                                                    |          | X    | X    |      |      | PW Engineering                      | 8,000,000      | GF, SPLOST                   |
| <b>Cemetery Expansion</b> - Open additional section of Alta Vista Cemetery                                                                                                                                                                            |          |      |      |      | X    | Cemetery                            | TBD            | CTF                          |
| <b>WATER RESOURCES</b>                                                                                                                                                                                                                                |          |      |      |      |      |                                     |                |                              |
| <b>PROJECTS</b>                                                                                                                                                                                                                                       |          |      |      |      |      |                                     |                |                              |
| <b>Meter Maintenance Program</b> - Continue program to replace aging water meters with new radio read meters and increase FlexNet coverage area.                                                                                                      | X        | X    | X    | X    | X    | Meter Services                      | 600,000        | Capital Project Fund         |
| <b>Tank Maintenance Program</b> - Annual maintenance of tanks within the water system, including inspection and painting                                                                                                                              | X        | X    | X    | X    | X    | Engineering & Construction Services | 1,960,000      | Capital Project Fund         |
| <b>Lift Station Improvement Program</b> - Continue annual improvements on lift stations, as needed, to ensure capacity                                                                                                                                | X        | X    | X    | X    | X    | Engineering & Construction Services | 750,000        | Capital Project Fund         |
| <b>Cargill Sanitary Sewer Outfall Improvements</b> - Replace/ Rehabilitate the sanitary sewer outfall from Cargill to eliminate surcharging manholes and Inflow & Infiltration; to be in conjunction with the Upper Flat Creek Watershed Improvements | X        | X    |      |      |      | Engineering & Construction Services | 4,253,000      | Capital Project Fund         |
| <b>Flat Creek Ecosystem Improvements</b> - Improvements to the Flat Creek Ecosystem, from Dorsey Street to near the Flat Creek WRF (City's portion needed to obtain a \$2M Federal Grant)                                                             | X        |      |      |      |      | Engineering & Construction Services | 671,000        | Capital Project Fund         |
| <b>Riverside WTP Improvements</b> - Improvements at Riverside Water Treatment Plant: hypochlorite generation (to replace chlorine), liquid lime system (to replace hydrated lime), and replacement of E&J Solids Press                                | X        | X    |      |      |      | Engineering & Construction Services | 9,000,000      | Capital Project Fund         |
| <b>Water Treatment Plant Maintenance Program</b> - Continue major maintenance projects at water treatment plants                                                                                                                                      | X        | X    | X    | X    | X    | Engineering & Construction Services | 6,186,000      | Capital Project Fund         |
| <b>Water Main Extension/Maintenance/Improvement Program</b> - Continue extensions, maintenance and improvements of water mains as needed (including Athens Street Transmission)                                                                       | X        | X    | X    | X    | X    | Engineering & Construction Services | 14,300,000     | Capital Project Fund         |
| <b>Water &amp; Sewer Utility Relocations</b> - Relocate water & sewer mains as required by GDOT for transportation improvements                                                                                                                       | X        | X    | X    | X    | X    | Engineering & Construction Services | 15,900,000     | Capital Project Fund & Bonds |
| <b>Sanitary Sewer Replacement and Rehabilitation Program</b> - Continue replacement and rehabilitation program of the sanitary sewer system                                                                                                           | X        | X    | X    | X    | X    | Engineering & Construction Services | 4,420,000      | Capital Project Fund         |
| <b>Water Reclamation Facilities Improvements</b> - Improvements at Linwood (replacing membrane system) and at Flat Creek, plus misc. maintenance projects; Linwood discharge pipe, plus replacement of bar screen at Flat Creek.                      | X        | X    | X    | X    | X    | Engineering & Construction Services | 12,849,000     | Capital Project Fund         |
| <b>Sewer System Extension Program</b> - Continue extensions of sanitary sewer as needed                                                                                                                                                               | X        | X    | X    | X    | X    | Engineering & Construction Services | 1,250,000      | Capital Project Fund         |
| <b>High Street Storage Tank</b> - Make improvements to the High Street ground storage tank valve & electrical system                                                                                                                                  | X        |      |      |      |      | Engineering & Construction Services | 400,000        | Capital Project Fund         |

City of Gainesville  
Short Term Work Program 2014-2018

| Project                                                                                                                                                                                                                                                            | Schedule |      |      |      |      | Responsible Party                   | Estimated Cost | Funding Source       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|------|------|------|-------------------------------------|----------------|----------------------|
|                                                                                                                                                                                                                                                                    | 2018     | 2019 | 2020 | 2021 | 2022 |                                     |                |                      |
| <b>Manhole Lining Rehabilitation/Improvements</b> - Install manhole lining & other improvements to reduce inflow & infiltration                                                                                                                                    | X        | X    | X    | X    | X    | Engineering & Construction Services | 375,000        | Capital Project Fund |
| <b>Stormwater Planning</b> - Conduct stormwater planning throughout the City to include identifying future capital projects, needed maintenance, and evaluation of funding sources. Planning should specifically include a stormwater management plan for Midtown. | X        | X    | X    | X    | X    | Stormwater                          | 900,000        | SPLOST               |
| <b>Storm Drainage Improvement Program</b> - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City as identified by staff and the Stormwater Capital Improvements Plan                                        | X        | X    | X    | X    | X    | Stormwater                          | 100,000        | SPLOST               |
| <b>Water System Master Plan</b> - Long range plan for improvements needed in the water distribution system                                                                                                                                                         | X        |      |      |      |      | Engineering & Construction Services | 350,000        | Capital Project Fund |
| <b>Wastewater System Master Plan</b> - Long range plan for improvements needed in the wastewater collection system                                                                                                                                                 | X        | X    |      |      |      | Engineering & Construction Services | 250,000        | Capital Project Fund |

# CITY OF GAINESVILLE

## COUNCIL AGENDA REQUEST

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**Date Submitted:** 4/30/2018  
**Presenter:** Abb Hayes  
**Item of Business:** BR-2018-25 Agreement with Brenau Avenue Partners, LLC  
**Meeting Date:** 5/1/2018

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**Purpose of Request:**

To enter into an agreement with 100 Brenau Avenue Partners, LLC to resolve any dispute and avoid litigation related to the sale of city property.

**History/Background:**

**Facts & Issues for Consideration:**

There are claims regarding the increased cost of construction due to the presence of buried materials on property identified in a Quit-Claim Deed dated June 7, 2017.

**Department Recommendation:**

Adopt the resolution as presented.

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?**

N/A

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**ATTACHMENTS:**

| Description                                                                    | Type                   |
|--------------------------------------------------------------------------------|------------------------|
| <input type="checkbox"/> BR-2018-25 Agreement with Brenau Avenue Partners, LLC | Resolution             |
| <input type="checkbox"/> BR-2018-25 Exhibit A Project Development Agreement    | Contract/Agreement/MOU |
| <input type="checkbox"/> BR-2018-25 Exhibit B Extension of Commercial Lease    | Contract/Agreement/MOU |

**RESOLUTION BR-2018-25**

**AGREEMENT WITH 100 BRENAU AVENUE PARTNERS, LLC**

**WHEREAS**, by that Quit-Claim Deed from the City of Gainesville, Georgia ("City") to 100 Brenau Avenue Partners, LLC ("Brenau") dated June 7, 2017, recorded at Deed Book 7913, Pages 319-324, Hall County, Georgia Deed Records, City sold to Brenau the property described in said Deed ("the Property"); and

**WHEREAS**, Brenau is in the process of planning and construction of a structure on the Property; and

**WHEREAS**, since the sale of the Property, Brenau has discovered the presence of buried materials on the Property and has asserted claims against City for increased costs of construction that Brenau will incur as a result of the buried materials; and

**WHEREAS**, in an effort to resolve any dispute between the Parties, avoid litigation, and enable the development of the construction project on the Property, the Parties have reached an agreement attached hereto as Exhibit "A;" and

**WHEREAS**, due to the increased construction schedule on the Property because of the buried materials, is it also necessary to enter into the extension attached as Exhibit "B."

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to execute the attached Project Development Agreement and Extension of Commercial Lease which documents are attached hereto as Exhibits "A" and "B," and any other documents necessary to effectuate the provisions of said Agreement and Extension.

**Adopted this** \_\_\_\_ **day of** \_\_\_\_\_, **2018.**

\_\_\_\_\_  
**C. Danny Dunagan, Jr., Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

\_\_\_\_\_  
**Denise O. Jordan, City Clerk**

## **PROJECT DEVELOPMENT AGREEMENT**

THIS PROJECT DEVELOPMENT AGREEMENT ("Agreement") is entered into as of the date the last party executes this Agreement (the "Effective Date") by and between the City of Gainesville, Georgia ("City") and 100 Brenau Ave. Partners, LLC ("Brenau"). (City and Brenau are collectively referred to herein as "Parties;" each may be referred to as "Party" in the singular). The Parties are executing this Agreement with respect to the following matters:

### **RECITALS**

WHEREAS, by that Quit-Claim Deed from City to Brenau dated June 7, 2017, recorded at Deed Book 7913, Pages 319-324, Hall County, Georgia Deed Records, City sold to Brenau the property described in said Deed ("the Property");

WHEREAS, Brenau is in the process of planning and construction of a structure on the Property;

WHEREAS, since the sale of the Property, Brenau has discovered the presence of buried materials on the Property and has asserted claims against City for increased costs of construction that Brenau will incur as a result of the buried materials; and

WHEREAS, in an effort to resolve any dispute between the Parties, avoid litigation, and enable the development of the construction project on the Property, the Parties have reached an agreement.

NOW THEREFORE, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for and in consideration of the covenants and obligations contained herein, the Parties hereby agree as follows:

1. **Payment.** City agrees to pay Brenau the sum of \$200,000.00 within ten (10) days of the Effective Date of this Agreement.
2. **Enforceability.** The terms and conditions of this Agreement shall be enforceable by the Parties and their respective successors, representatives, and assigns. This Agreement is and may be pleaded as a full and complete defense to, and it is and may be used as the basis for an injunction against, the prosecution of any claim or action that seeks recovery or relief contrary to the terms of this Agreement.
3. **Consultation with Counsel.** Each person or entity signing this Agreement has consulted with legal counsel or has had the opportunity to consult with legal counsel concerning the execution of this Agreement and has executed it individually or through an authorized representative as a voluntary act intending to be bound thereby. This Agreement has been circulated for review by counsel for the Parties and therefore shall be deemed to have been drafted jointly by the Parties; accordingly, any rule pertaining to the construction of contracts to the effect that ambiguities are to be resolved against the drafting Party shall not apply to the interpretation of this Agreement. The undersigned individuals signing this Agreement warrant and represent that

## **PROJECT DEVELOPMENT AGREEMENT**

they have full authority to execute this Agreement on behalf of the Parties for whom they have signed.

4. **No Waiver.** The failure or delay of any Party to enforce at any time any of the provisions of this Agreement shall in no way be construed as a waiver of any such provision, nor in any way to affect the validity of this Agreement or any part hereof or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of or non-compliance with this Agreement shall be held to be a waiver of any other or subsequent breach or non-compliance. All remedies, either under this Agreement or by law or otherwise afforded, will be cumulative and not alternative.

5. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the specific subject matters discussed herein, and this Agreement is the complete and exclusive statement thereof notwithstanding any representation, course of conduct, course of performance, inducement, agreement, promise or statement to the contrary (if any) heretofore made. Each of the undersigned Parties acknowledges and represents that in executing the Agreement, it does not rely and has not relied upon any representation or statement made by any other Party or its counsel that is not expressly set forth in this Agreement. No additional provision, condition, promise, inducement, representation, agreement or covenant not herein contained, whether by the course of conduct or performance of the parties or custom or trade usage or as might otherwise be implied as a matter of law, shall be deemed to be a part hereof for any purpose. The terms of this Agreement are contractual and are not mere recitals.

6. **No Third-Party Beneficiaries.** This Agreement is intended solely for the benefit of the Parties and their permitted successors and assigns, and it is not the intention of the Parties to confer any rights as a third-party beneficiary to this Agreement upon any other person or entity.

7. **Modification.** This Agreement may not be amended or modified, except in writing signed by all of the Parties.

8. **Governing Law.** This Agreement is governed by the laws of the State of Georgia, without regard for the conflicts of law principles of Georgia or any other jurisdiction. Any Party seeking to enforce this Agreement may do so only by bringing an action in the courts located in the State of Georgia, and the Parties hereby consent to the personal jurisdiction of the State of Georgia.

9. **Severability.** The unenforceability of any portion of this Agreement shall not affect the enforceability of this Agreement as a whole, and if any provision of this Agreement is found to be unenforceable or declared void or invalid, the remaining portions of the Agreement shall remain in full force and effect, as if the unenforceable provision was never part of this Agreement.

10. **Counterparts.** This Agreement may be executed in counterparts, each of which shall constitute an original. This Agreement may be executed by signatures provided by electronic facsimile transmission or e-mail, which facsimile or e-mail signatures shall be as binding and effective as original signatures.

## **PROJECT DEVELOPMENT AGREEMENT**

**11. Binding Effect and Effective Date.** This Agreement shall not be binding on any Party until it has been executed by all of the Parties. The Parties represent, covenant, and warrant that the signatures appearing are authorized and genuine, and are freely, knowingly, and willingly affixed hereon only after the consequences of the terms of this Agreement have been understood by the parties and explained by their respective counsel, and that the signatures are not given under duress. The Effective Date of this Agreement shall be the date on which the last Party hereto executes this Agreement.

**12. Headings.** The headings in this Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.

**13. Representations Regarding Authority.** Each Party warrants and represents that it has the right, capacity and authority to enter into this Agreement and to effectuate and comply with all of its terms. Each signatory for an entity represents and warrants that it is fully authorized to enter this Agreement on behalf of the person or entity for which it executes the Agreement.

**14. Release.** In exchange for the promises and covenants made herein by City, Brenau hereby remises, releases, and discharges, and for its employees, successors, and assigns does hereby remise, release, and forever discharge City, as well as City's employees, successors, and assigns, of and from any and all claims, damages, demands, rights, actions, causes of action, or suits of whatsoever kind or nature, existing as of the date of this Agreement, arising out of any claims whatsoever, including but not limited to claims relating to the burial of materials on the Property, as well as any claims relating to the sale of the Property by City to Brenau.

**15. No Admission of Liability.** This Agreement represents the compromise of doubtful claims and is not an admission of liability by any Party.

[SIGNATURES ON FOLLOWING PAGE]

**PROJECT DEVELOPMENT AGREEMENT**

REVIEWED, APPROVED, AND ACCEPTED BY:

100 BRENAU AVE. PARTNERS, LLC

By: WOOD HOLDINGS, LLLP, Member

By: \_\_\_\_\_  
Joe T. Wood, Jr., General Partner

Sworn to and subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

AFFIX NOTARY SEAL

REVIEWED, APPROVED, AND ACCEPTED BY:

APPROVED AS TO FORM

CITY OF GAINESVILLE

\_\_\_\_\_  
Abbott S. Hayes, Jr.  
Hulsey, Oliver & Mahar, LLP  
City Attorney

\_\_\_\_\_  
C. Danny Dunagan, Jr.  
Mayor

Executed before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2018.

Attest: \_\_\_\_\_  
Denise O. Jordan, City Clerk

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

CITY SEAL

AFFIX NOTARY SEAL

## Extension of Commercial Lease

This Extension of that certain Commercial Lease dated December 6, 2016 ("the Lease"), made by and between The City of Gainesville, Georgia ("Landlord") and Turner, Wood & Smith Agency, Inc. ("Tenant") is hereby entered by and between the undersigned.

WHEREAS, Landlord and Tenant hereby desire to extend the current term of the Lease, which term ends November 30, 2018, through January 31, 2019;

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained in this Extension and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Landlord and Tenant agree to extend the term of the Lease through January 31, 2019.

2. It is further provided that all other terms and conditions in the Lease shall continue in full force and effect without modification.

This Extension of Commercial Lease shall be binding upon and shall inure to the benefit of the parties, their successors, assigns, and personal representatives.

Executed as of the \_\_\_\_ day of \_\_\_\_\_, 2018.

APPROVED AS TO FORM

CITY OF GAINESVILLE

\_\_\_\_\_  
Abbott S. Hayes, Jr.  
Hulsey, Oliver & Mahar, LLP  
City Attorney

By: \_\_\_\_\_  
C. Danny Dunagan, Jr.  
Mayor

Attest: \_\_\_\_\_  
Denise O. Jordan, City Clerk

CITY SEAL

TURNER, WOOD & SMITH AGENCY, INC.

By: \_\_\_\_\_  
Joe T. Wood, Jr., CEO

Attest: \_\_\_\_\_  
Robert L. Fowler, Jr., Secretary

ASH/W210537