



AGENDA

**Retreat/Workshop Meeting
Friday, March 9, 2018, 10:30 AM
Brasstown Valley Resort
6321 U.S. Highway 76, Young Harris**

Water Resources and Infrastructure Workshop

Friday, March 9, 2018, 10:30 AM

- **Introduction/Overview**
- **Infrastructure Updates**
- **Infrastructure Planning**

Saturday, March 10, 2018, 8:30 AM

- **Recap of Friday / Discussion**
- **Department Updates**
 - **Community Development**
 - **Public Works**
 - **Water Resources**

Final: Wednesday, March 7, 2018, 1:15 PM

2018 Workshop

Infrastructure Updates and Planning
March 9, 2018



Downtown/Midtown



















Future Streetscape

- In Progress
- Completed
- Future



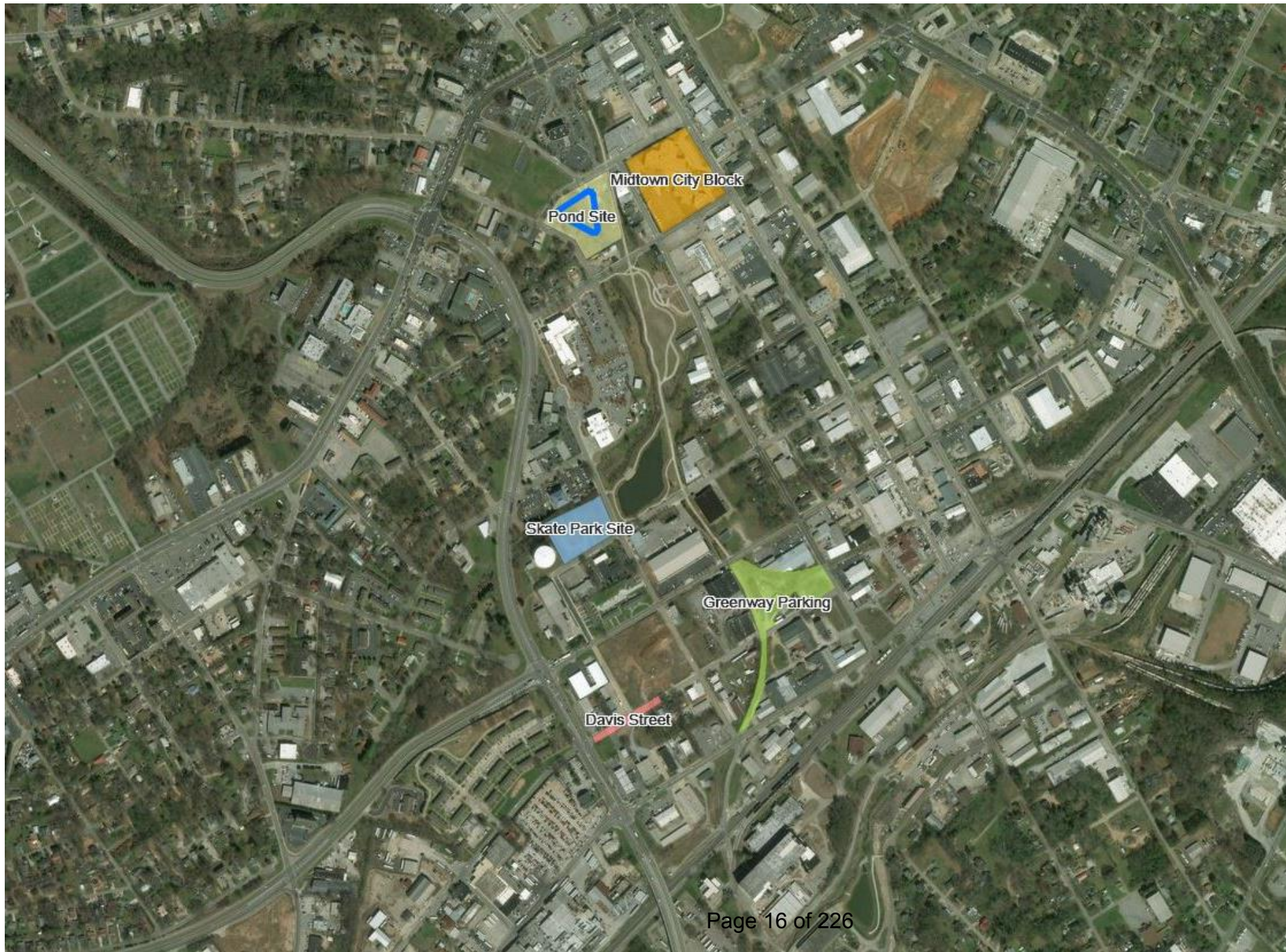




Midtown_Zoning

- L-I
- H-I
- G-B
- R-II
- PUD
- N-B
- O-I

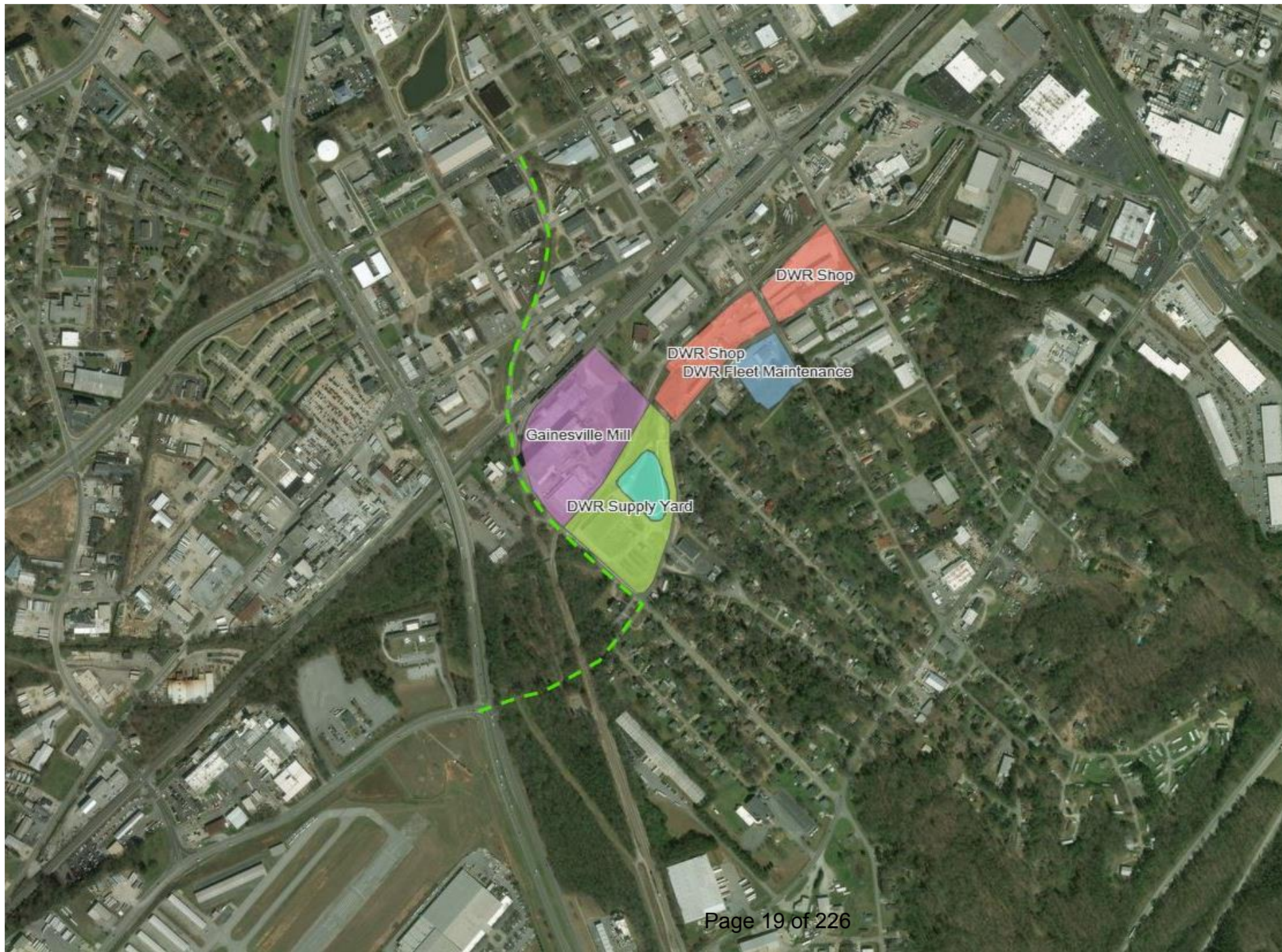




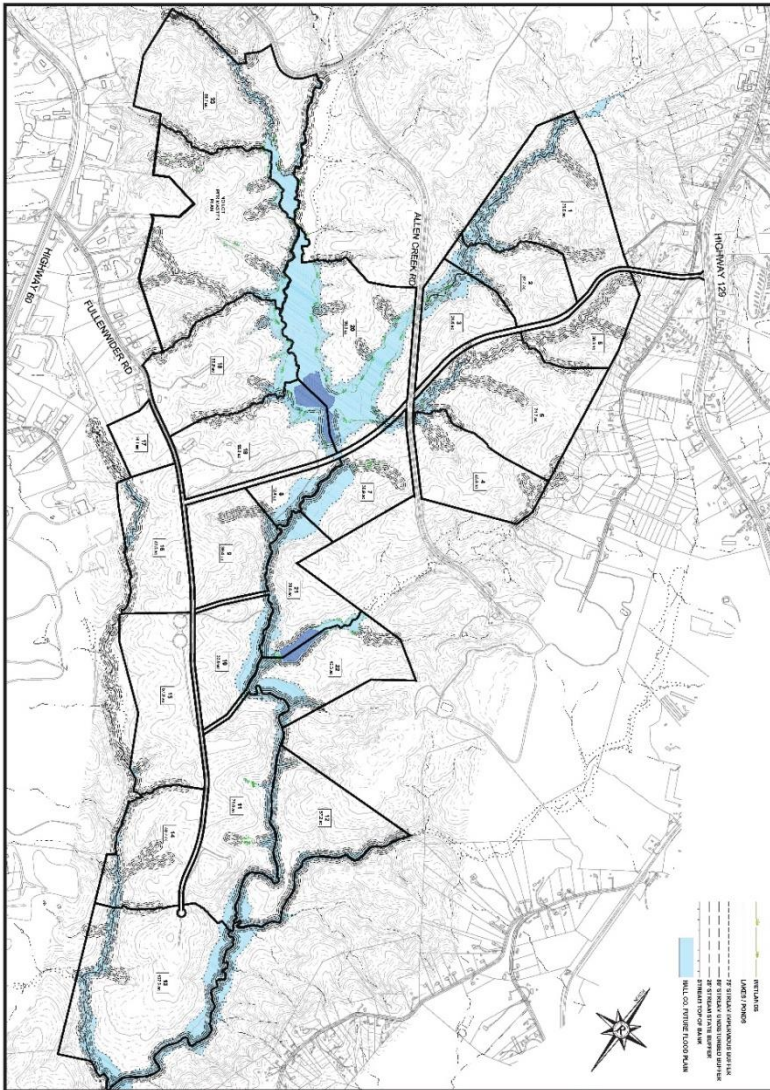


Allen Creek Business Park/129 South





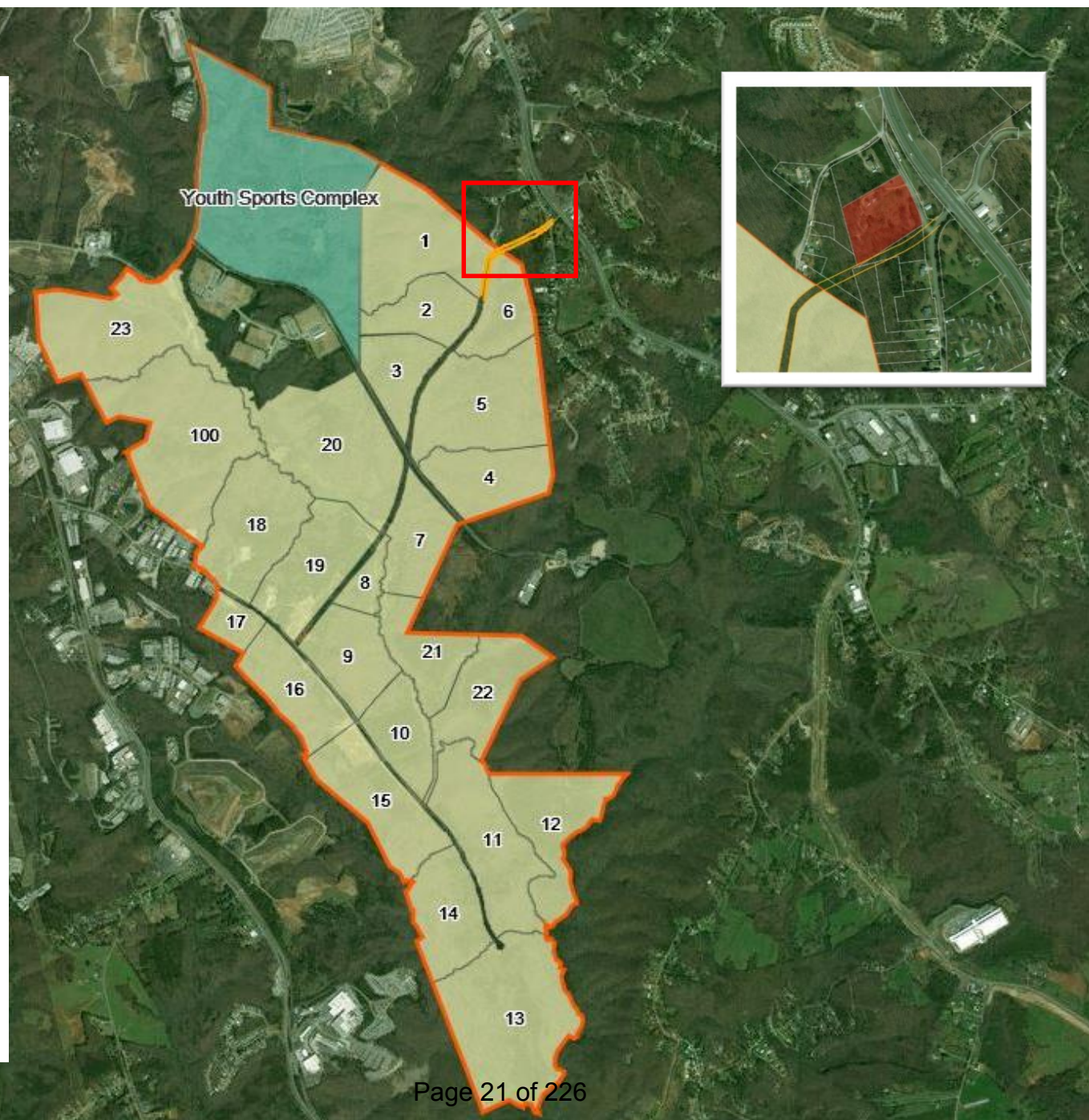


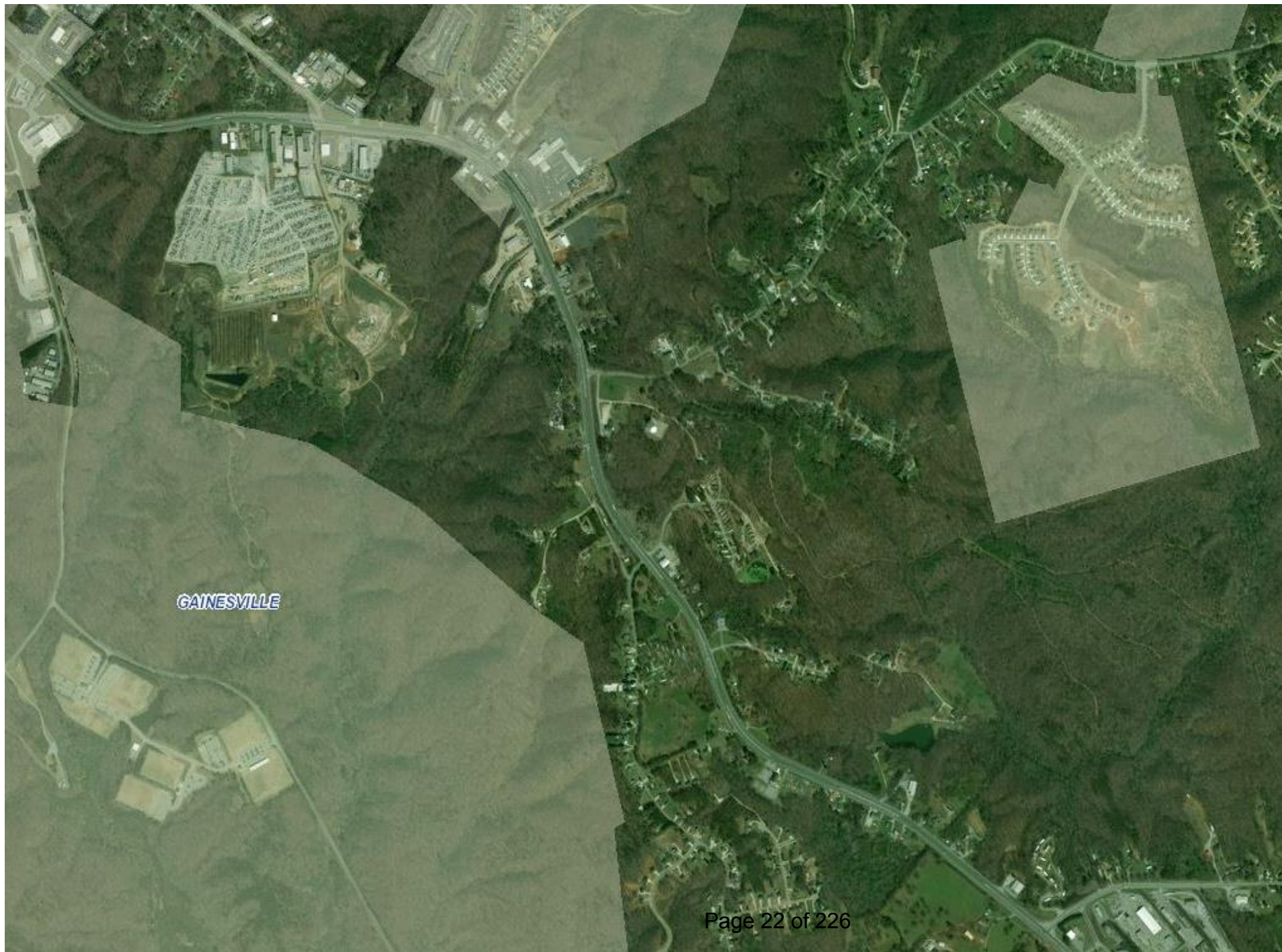






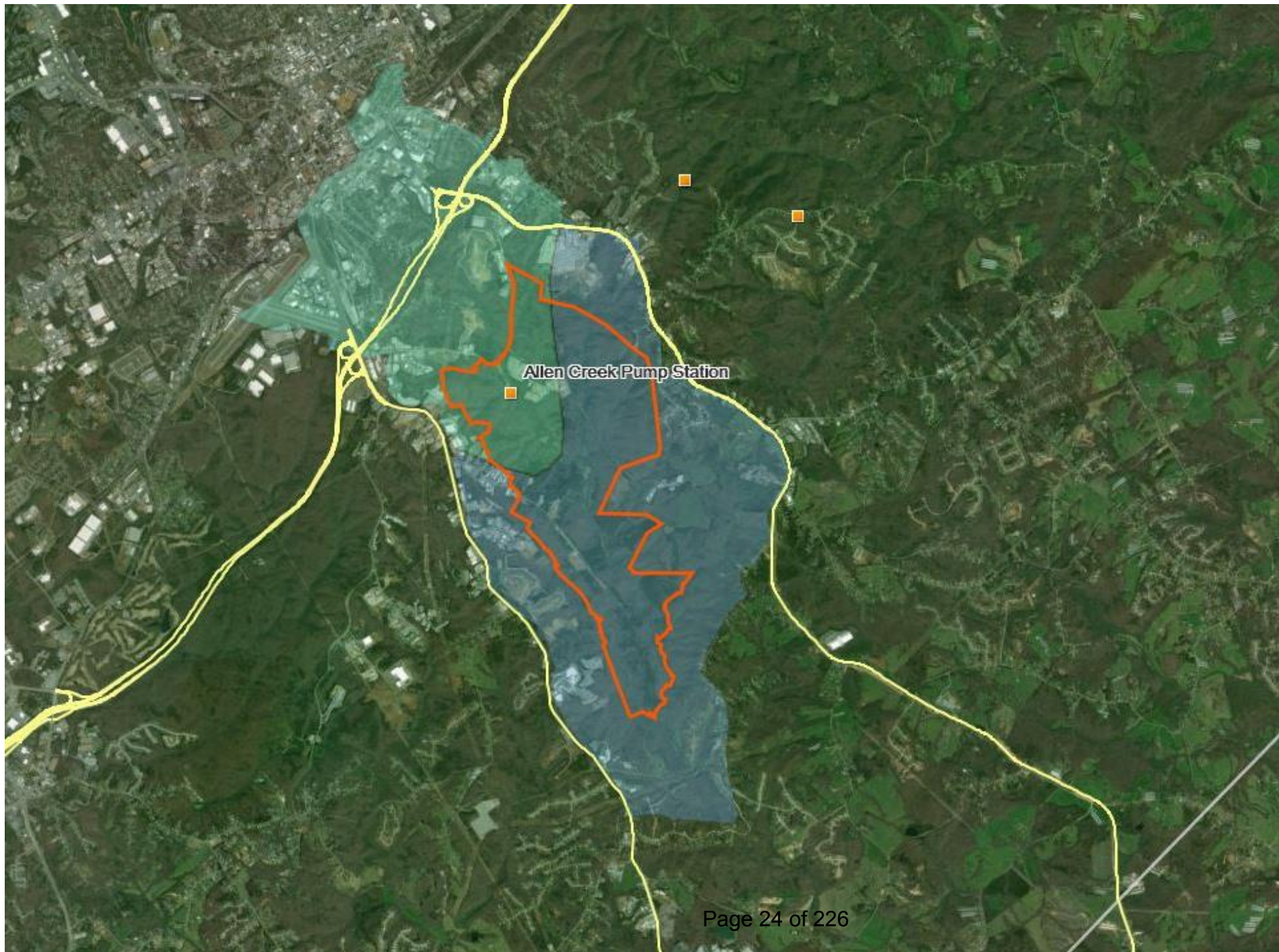
CONCRETE PAVED
ALLEN CREEK PROPERTY



GAINESVILLE



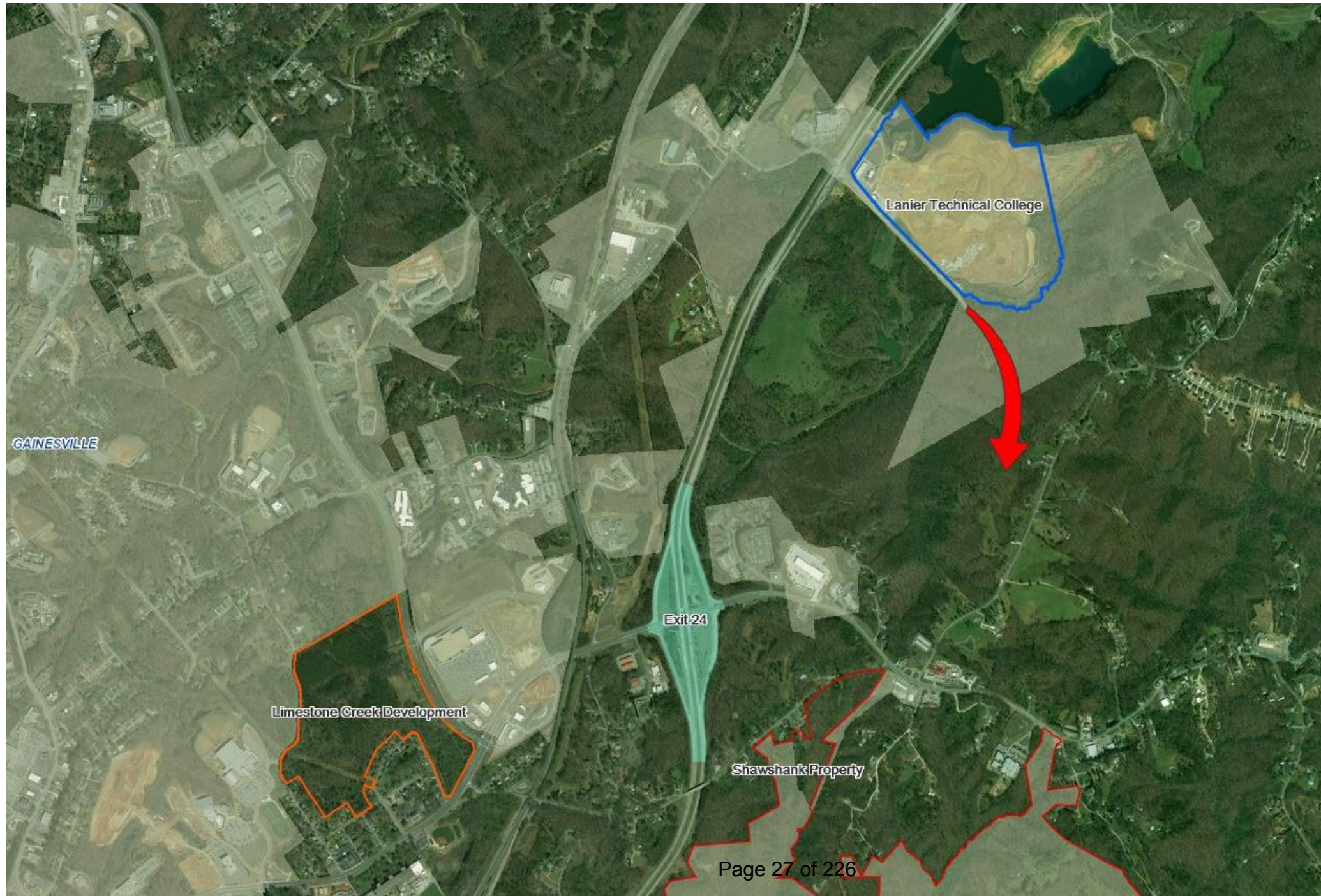


Allen Creek Pump Station



Jesse Jewell/Limestone/ New Holland





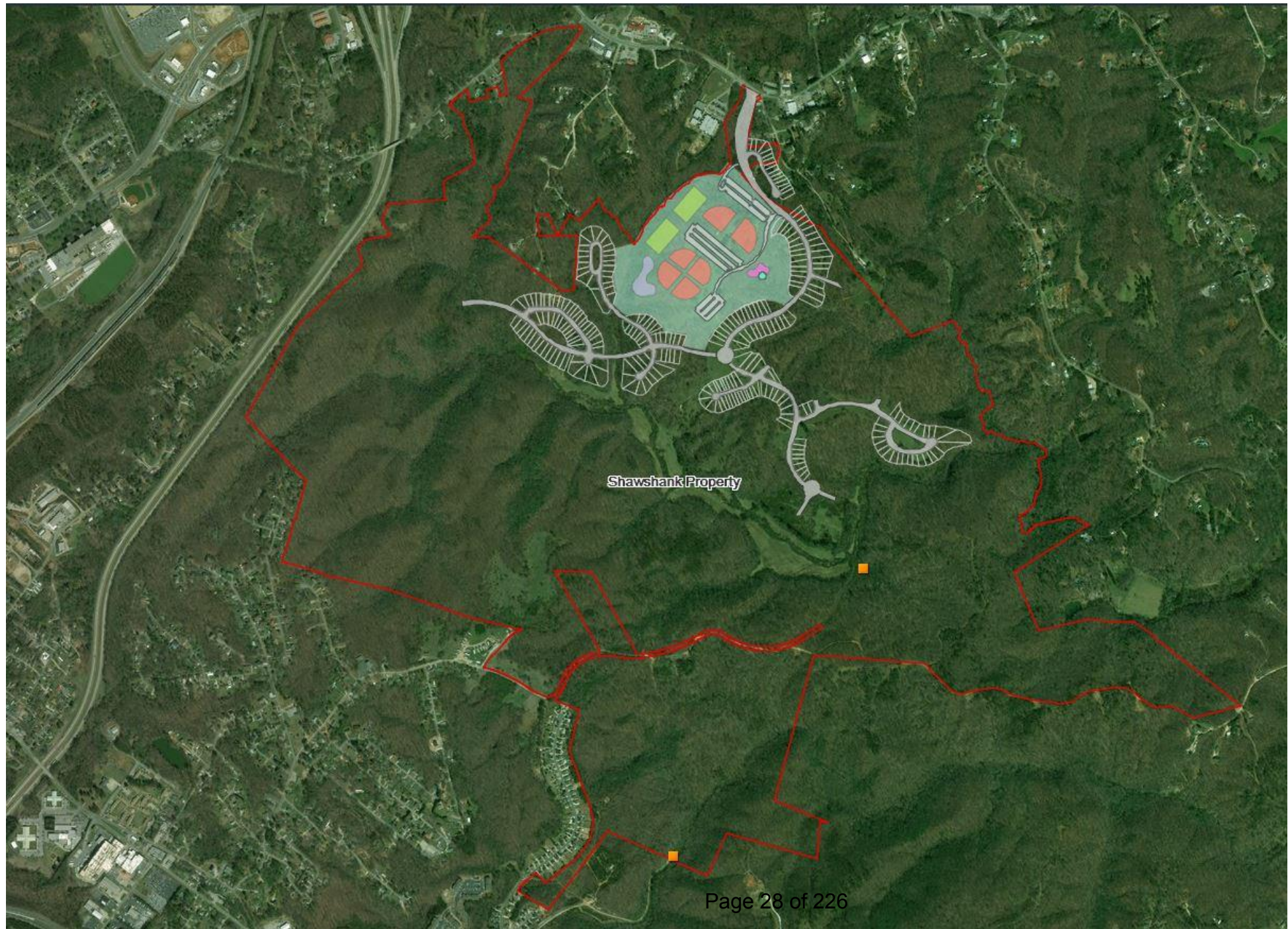
GAINESVILLE

Lanier Technical College

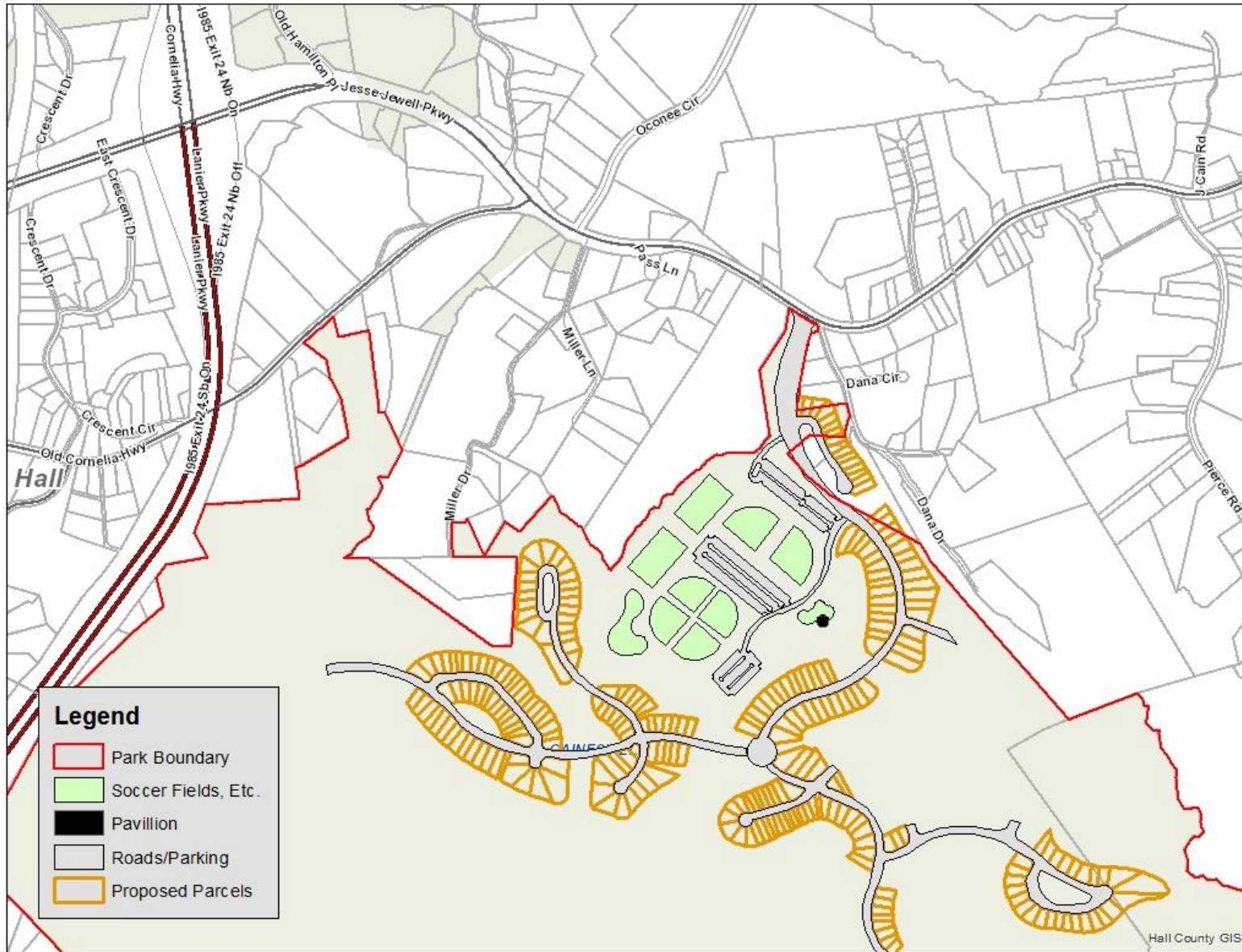
Exit 24

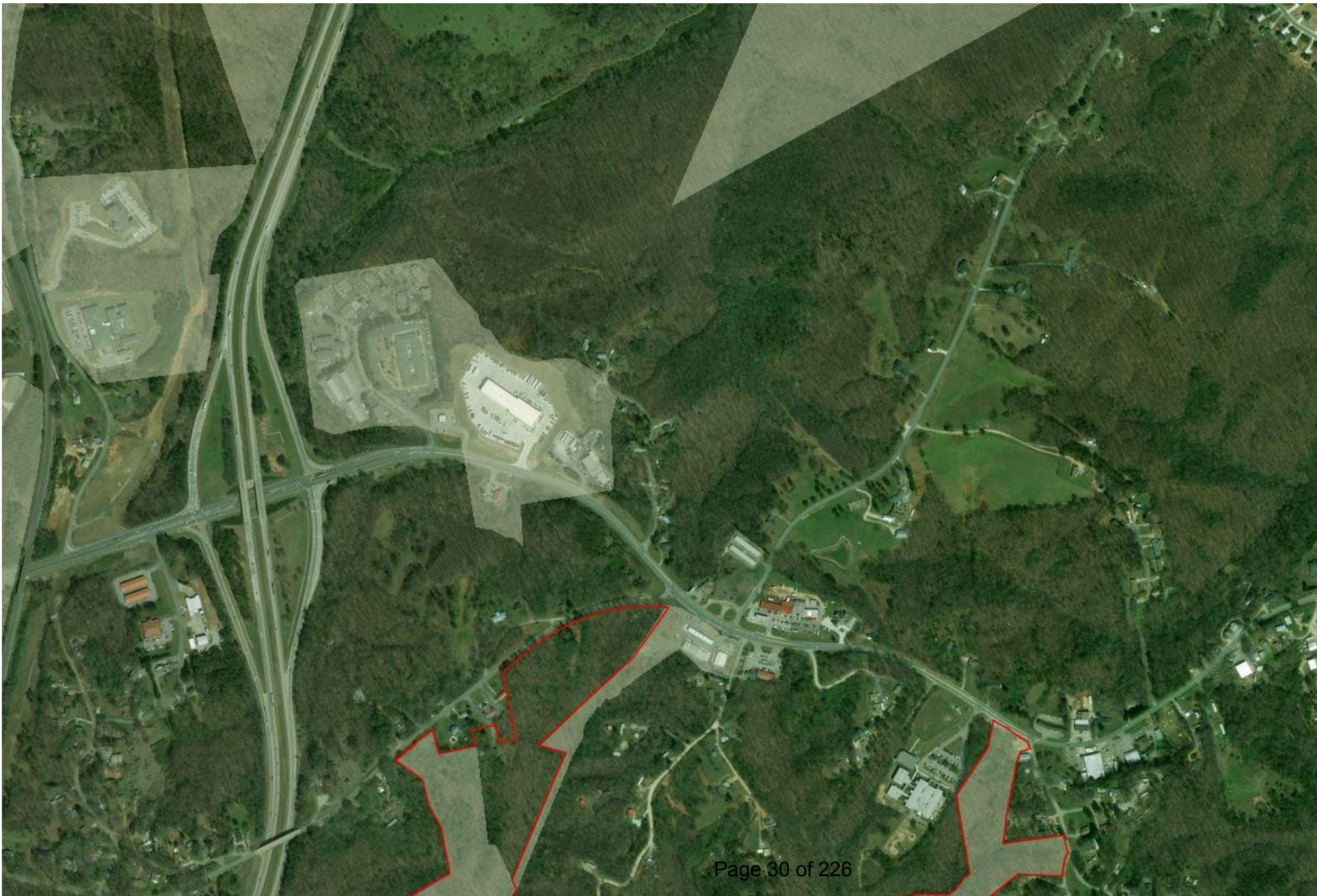
Limestone Creek Development

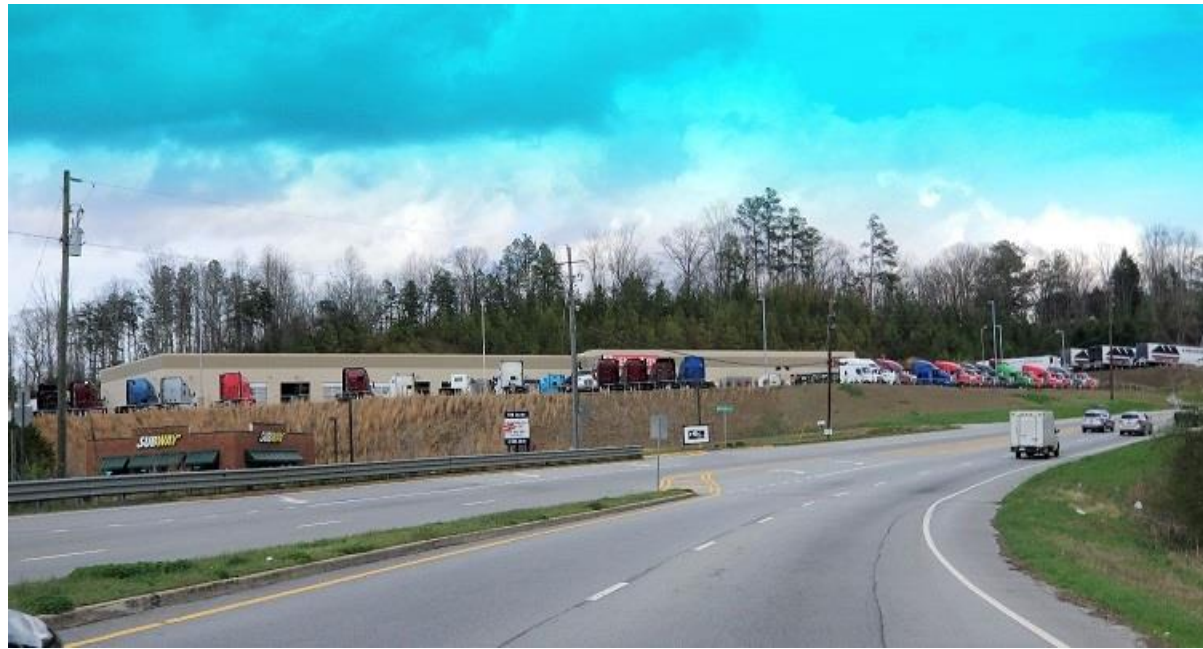
Shawshank Property

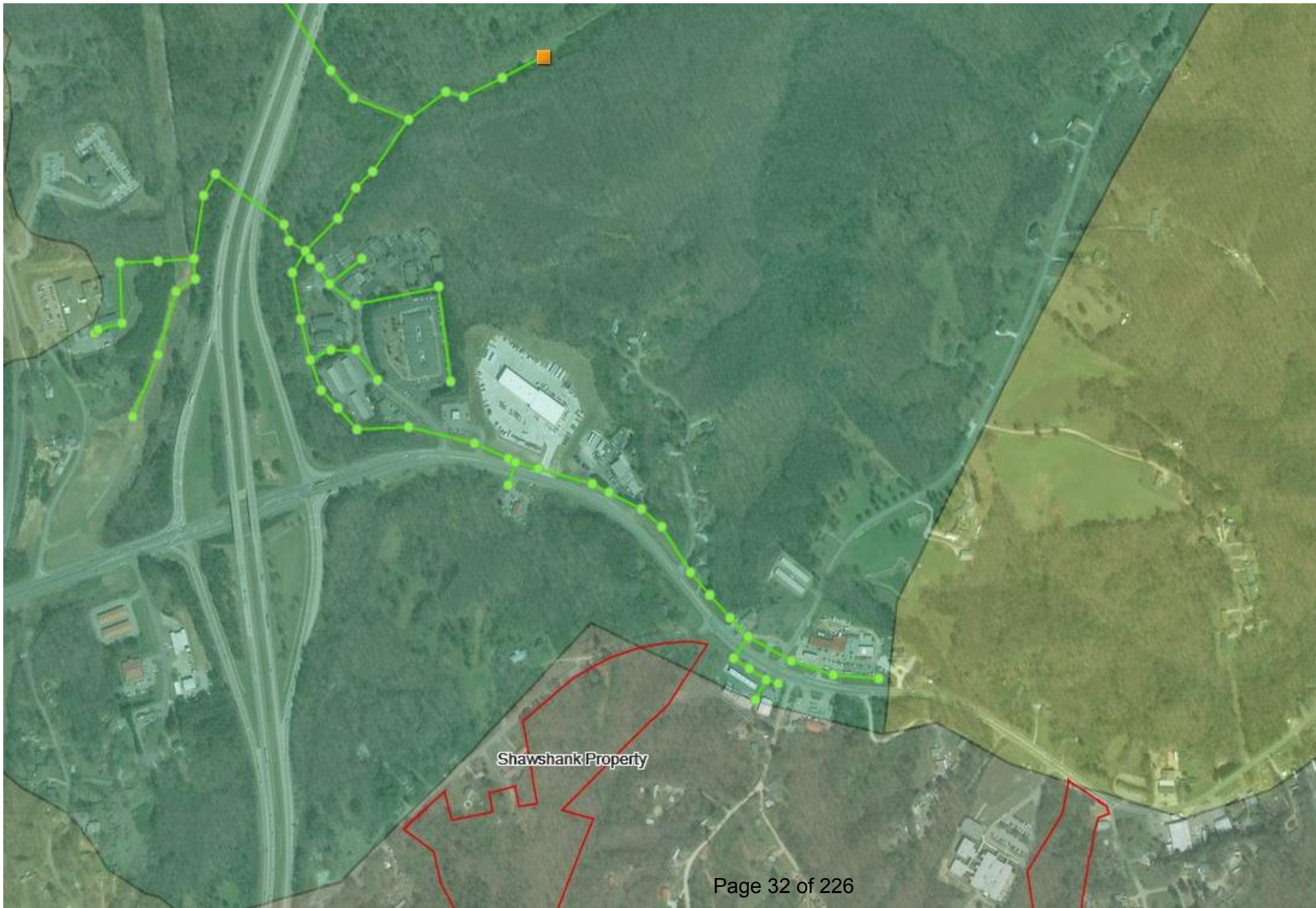


Shawshank Property









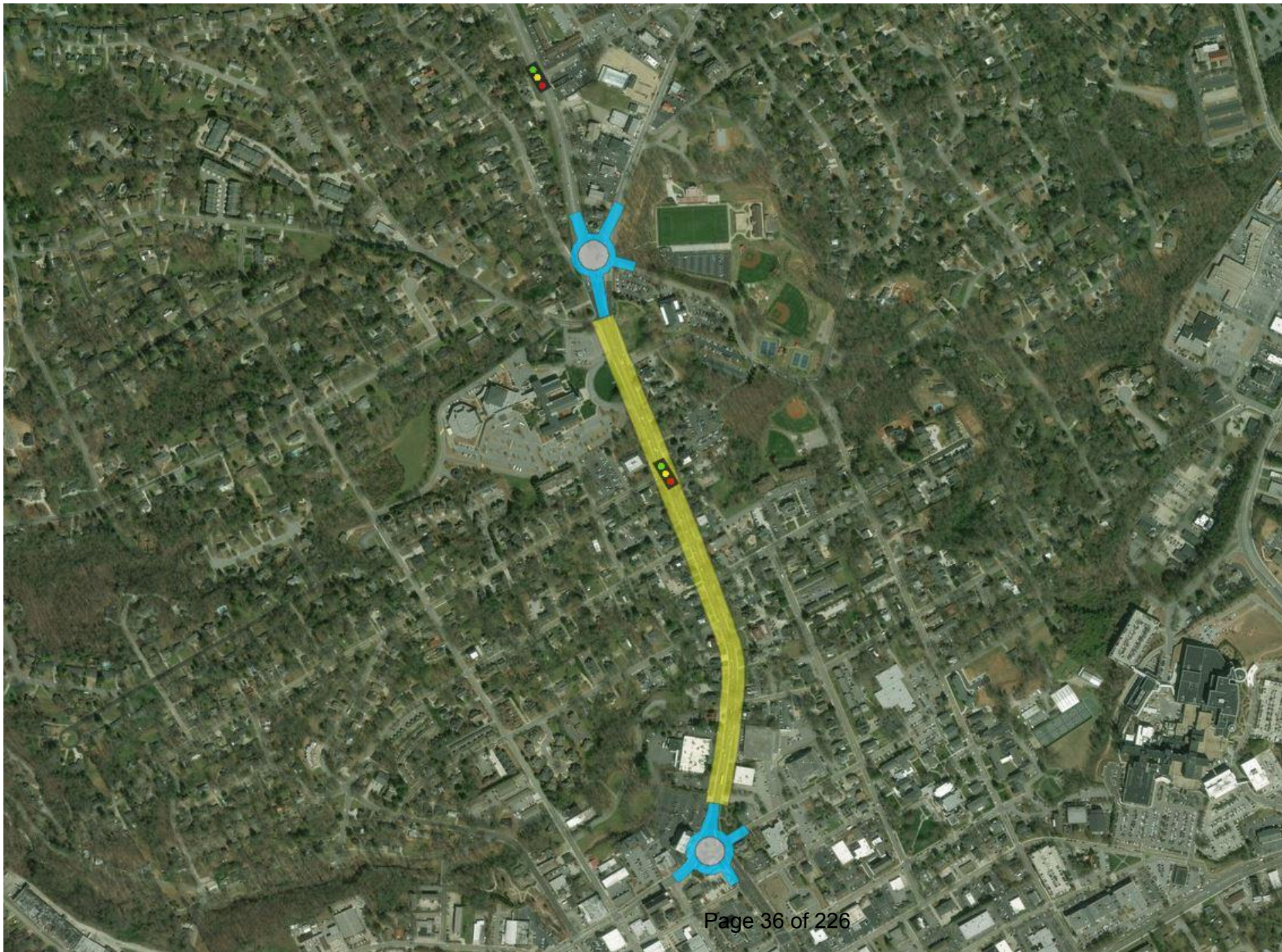
Shawshank Property





Thompson Bridge / Park Hill / Oak Tree / Green Street / Riverside / City Park





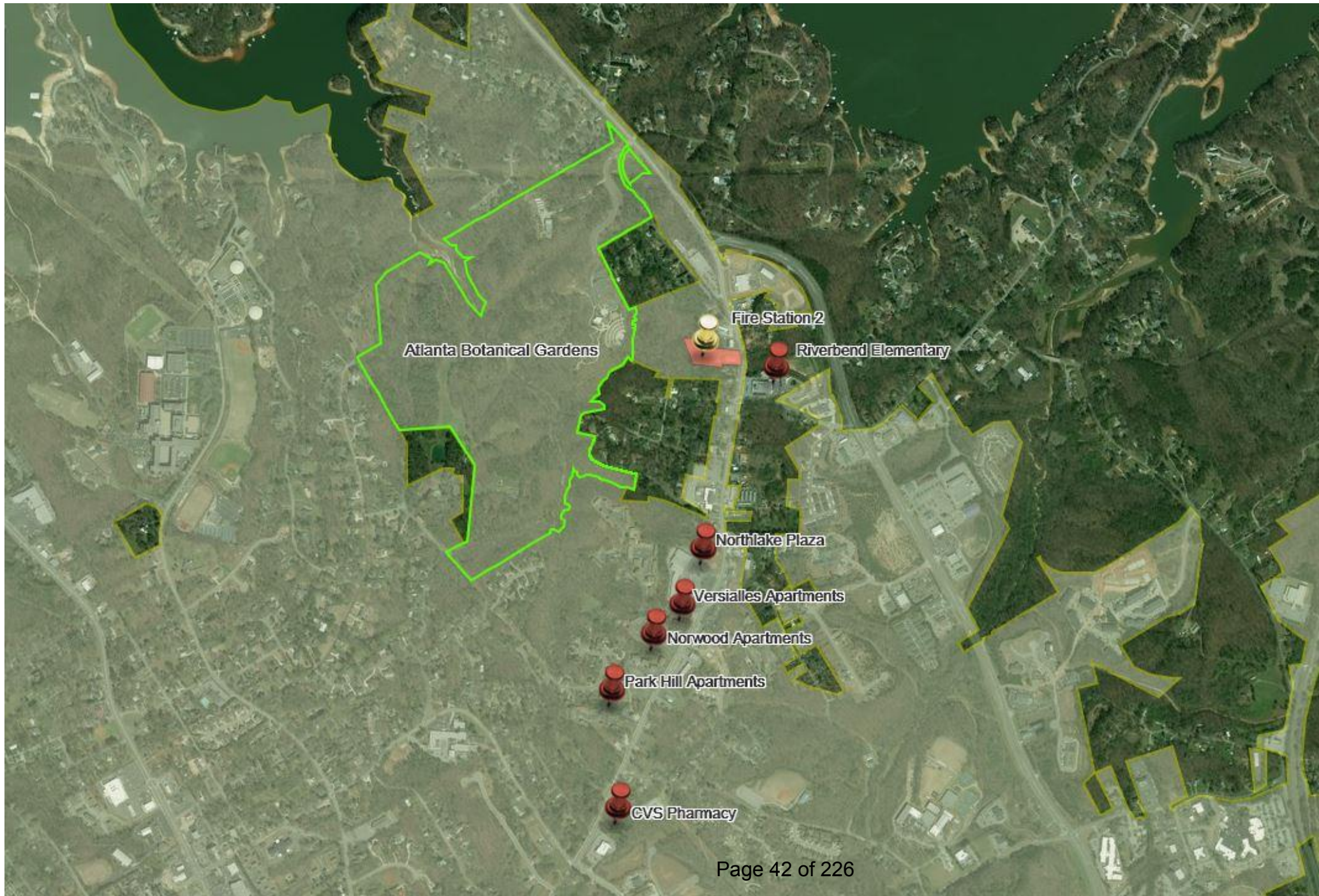












Atlanta Botanical Gardens

Fire Station 2

Riverbend Elementary

Northlake Plaza

Versailles Apartments

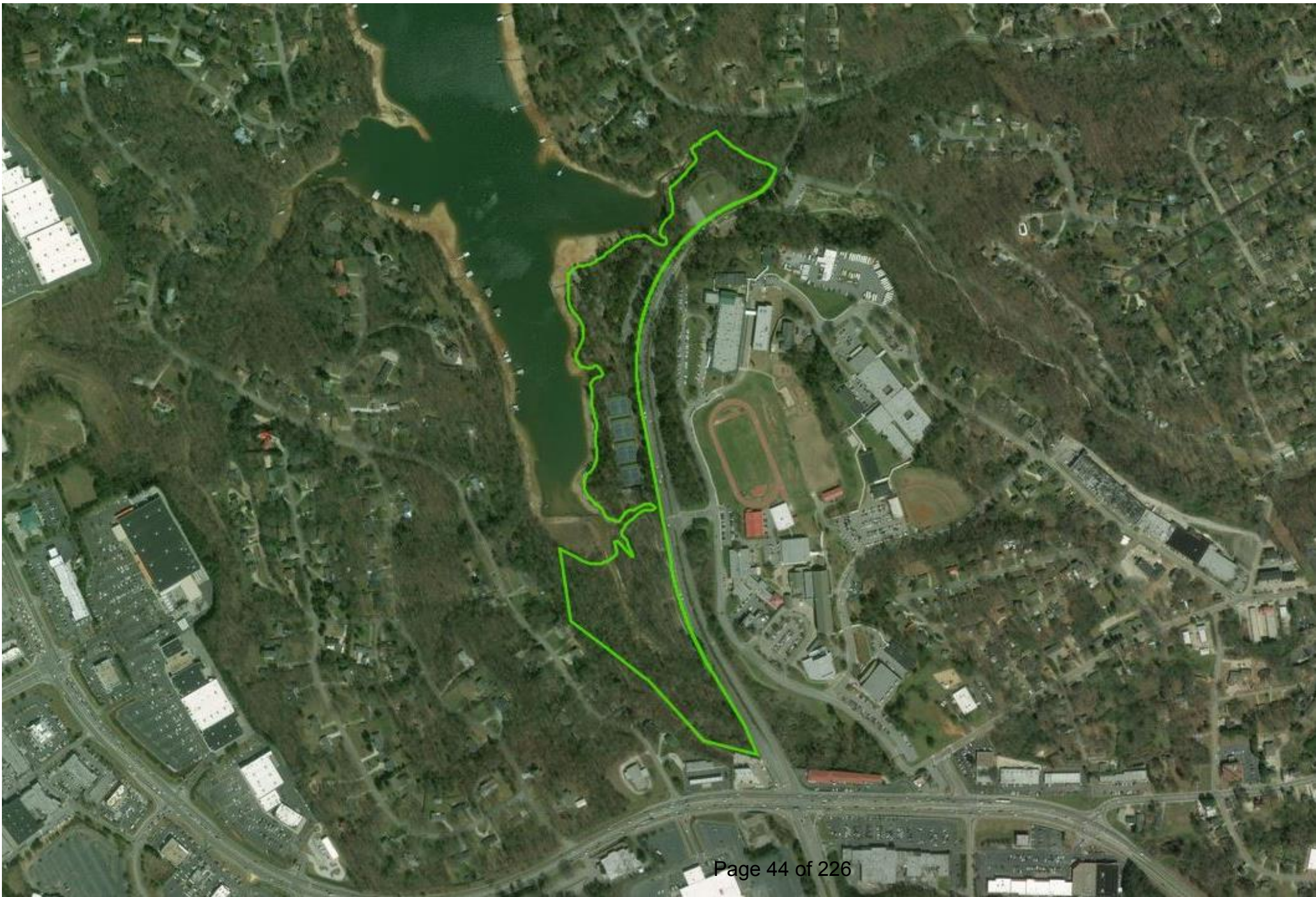
Norwood Apartments

Park Hill Apartments

CVS Pharmacy

Browns Bridge / Dawsonville Highway / McEver





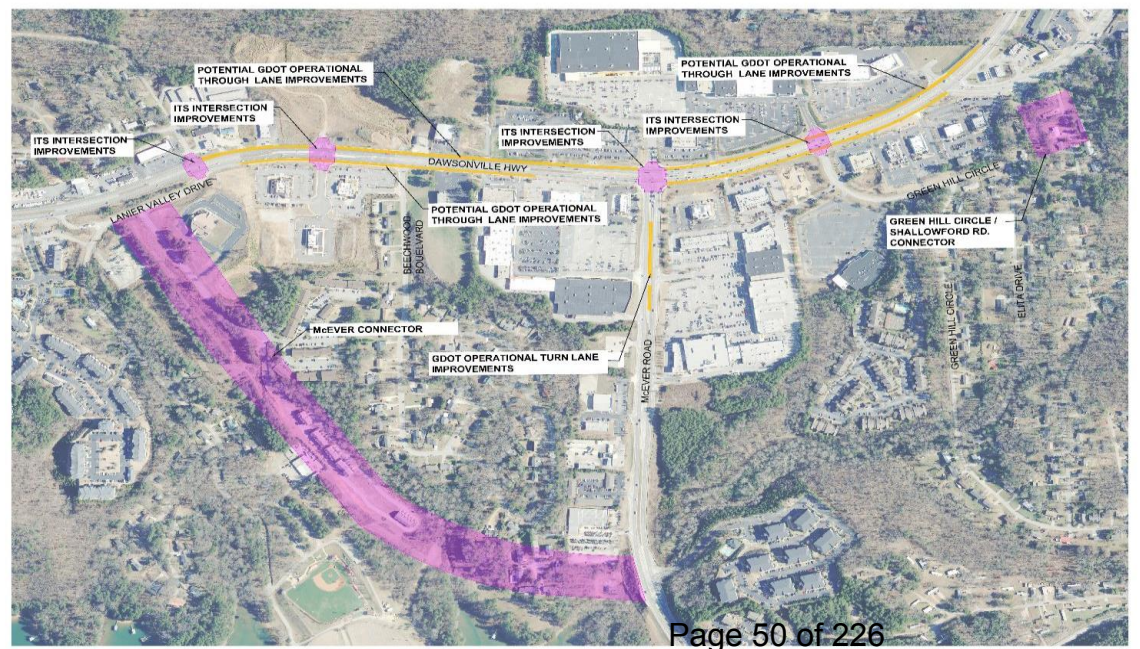












2018 Workshop

Infrastructure Updates and Planning
March 9, 2018



Downtown/Midtown





**The Square, Sidewalk Widening
PLAN VIEW**

TOTAL SIDEWALK WIDTHS AFTER SIDEWALK EXTENSION:

- BRADFORD STREET: 26'-4.11"
- WASHINGTON STREET: 26'-5.01"
- MAIN STREET: 26'-5.11"

PARALLEL PARKING SPACES REMOVED, PLANTED BUMP-OUTS EXTENDED TO FULL WIDTH OF SIDEWALK. DIAGONAL SPACES REMAIN AROUND SQUARE. LANE WIDTHS STAY THE SAME AROUND THE SQUARE. MAIN STREET HAS UPPER LEVEL SIDEWALK SEATING/DINING AREA.



**Main Street
PERSPECTIVE VIEW**

TOTAL SIDEWALK WIDTH AFTER REDesign: 26'-5.11"
PARALLEL PARKING SPACES REMOVED, PLANTED BUMP-OUTS EXTENDED TO FULL WIDTH OF SIDEWALK. SIDEWALK UPPER LEVEL, RESERVED FOR SEATING & OUTDOOR DINING, WHILE LOWER LEVEL HAS AMPLE ROOM FOR FOOT TRAFFIC.



**Washington Street
PERSPECTIVE VIEW**

TOTAL SIDEWALK WIDTH AFTER REDesign: 26'-5.01"
PARALLEL PARKING SPACES REMOVED, PLANTED BUMP-OUTS EXTENDED TO FULL WIDTH OF SIDEWALK.



**Bradford Street
PERSPECTIVE VIEW**

TOTAL SIDEWALK WIDTH AFTER REDesign: 26'-4.11"
PARALLEL PARKING SPACES REMOVED, PLANTED BUMP-OUTS EXTENDED TO FULL WIDTH OF SIDEWALK.





1-7



1-7





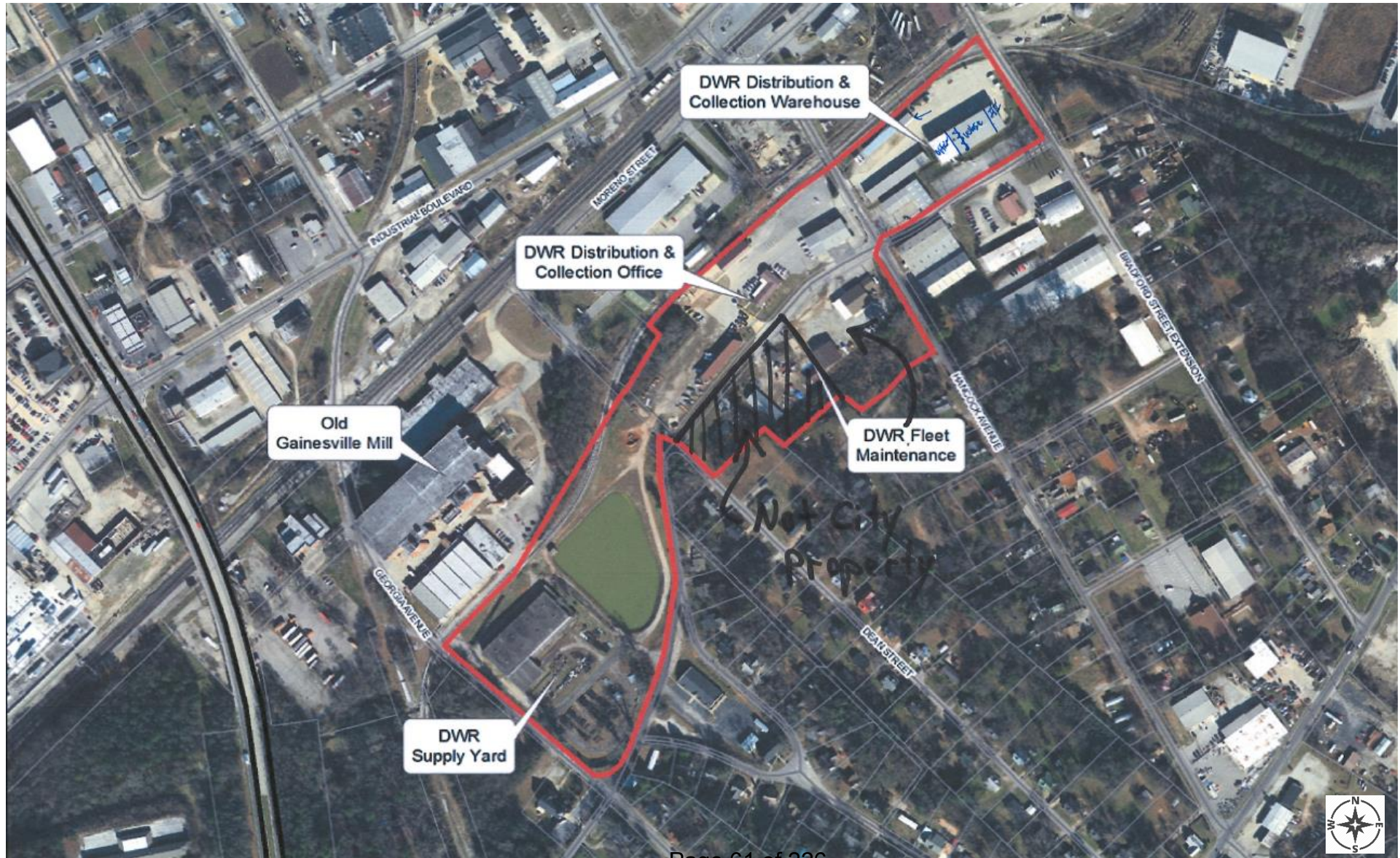
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Allen Creek Business Park/129 South



DWR Collection & Distribution Facility







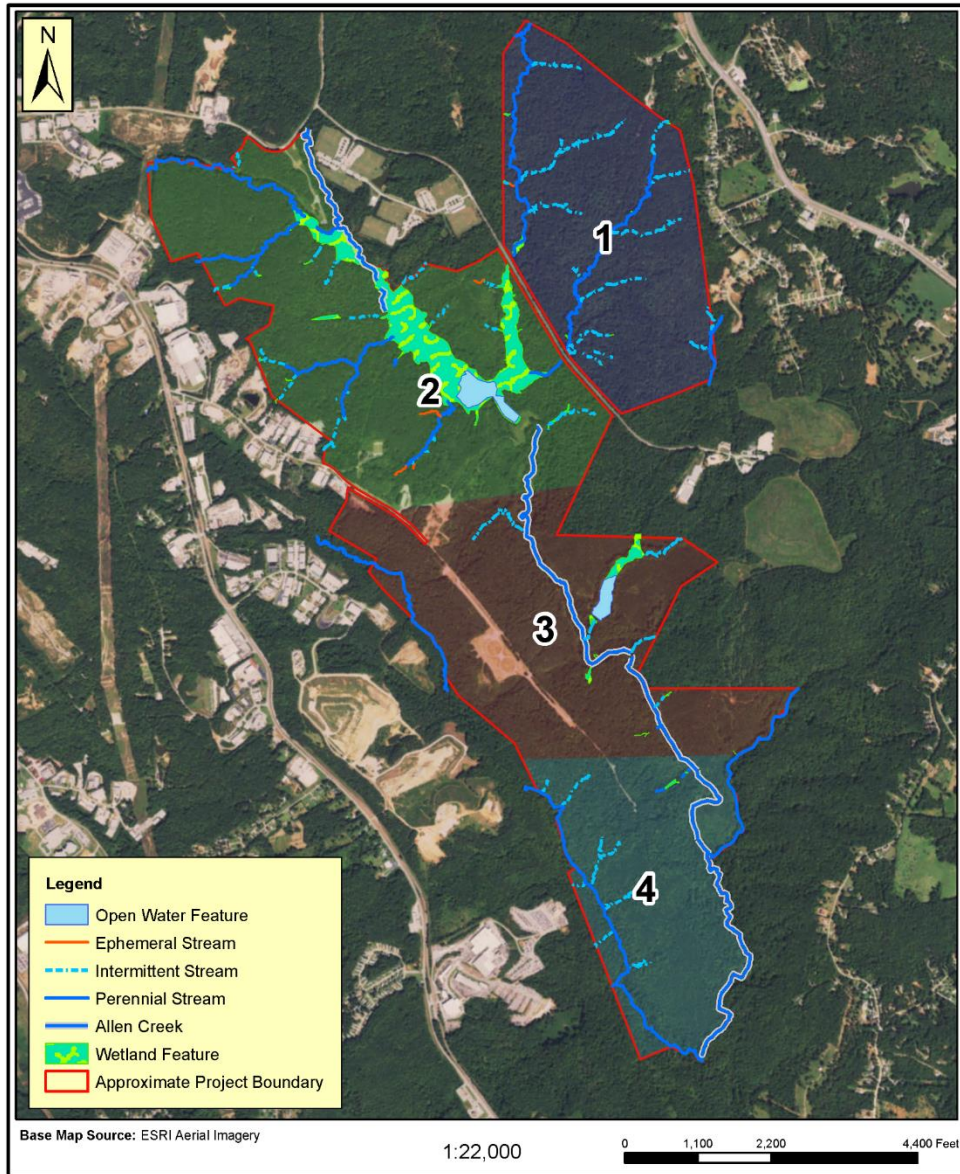




Alta Vista Complex



Section 1



Perennial Stream

Section 2



Intermittent Stream

Large Wetland



Section 3



Section 4



Allen Creek

Allen Creek



Jesse Jewell/Limestone/ New Holland







3-3





3-3



3-3





TOTAL COMMERCIAL/OFFICE SITE:
 (NORTH) 11.22 ACRES TOTAL
 COMMERCIAL SQ. FT. = 83,200
 TOTAL PARKING REQUIRED = 213
 TOTAL PARKING PROVIDED = 325

TOTAL COMMERCIAL/OFFICE SITE:
 (SOUTH) 23.33 ACRES
 COMMERCIAL SQ. FT. = 130,200
 TOTAL PARKING REQUIRED = 521 SPACES
 TOTAL PARKING PROVIDED = 481 SPACES

TOTAL TOWNHOMES SITE: 7.55 ACRES
 TOTAL TOWNHOMES = 89 TOWNHOMES
 TOTAL PARKING = 148 SPACES

TOTAL APARTMENT SITE: 8.29 ACRES
 TOTAL UNITS (UNITS ALLOWED) = 99 UNITS
 TOTAL UNITS (PROVIDED) = 98 UNITS
 TOTAL PARKING = 148 SPACES
 DENSITY: 12 UNITS/AC

TOTAL PARKING (PROVIDED) = 148 SPACES

TOTAL SINGLE FAMILY: 14.40 ACRES
 TOTAL UNITS: 30 UNITS

TOTAL OUTPARCEL AREA: 3.05 ACRES

TOTAL R/W AREA: 3.06 ACRES

WATER SUPPLY: CITY OF GAINESVILLE
 SEWER SUPPLY: CITY OF GAINESVILLE

REGISTERED PROFESSIONAL
 LAND SURVEYORS

LESTER PATTON
 LAND SURVEYORS, LLC

200 W. 25th St.
 Gainesville, FL 32603
 PHONE: (770) 532-6492
 FAX: (770) 532-1985
 www.lesterpatton.com



WAVED USE PLAN FOR:
LIMESTONE GREENWAY
 -LOCATER 11-"
 LAND LOTS 1203 & 1209
 HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER:
1 of 5

SCALE: 1" = 120'

PLAN DATE: 12/08/2017
 Design/IT: GSK/Av
 JN. 17-036





3-6

Thompson Bridge/Park Hill/Oak Tree/ Green Street/Riverside/City Park





4-2





4-3



4-3



4-3



4-4





4-4



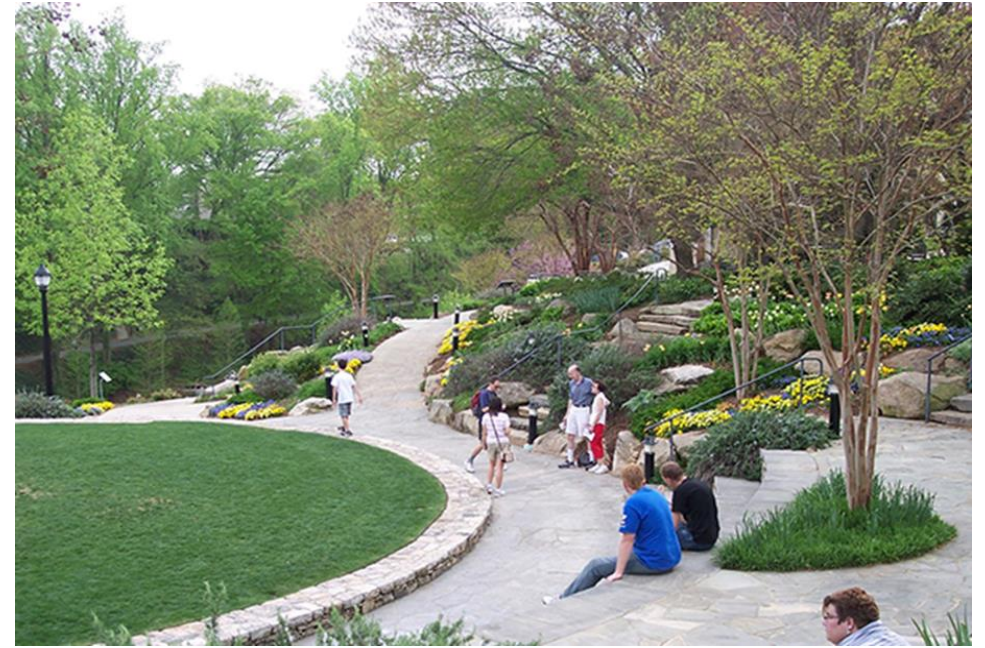




Browns Bridge / Dawsonville Highway / McEver

















SITE SUMMARY

SITE INFORMATION	
CURRENT ZONING	AR-III, R-1-A, R-1, R-11, H-B, R-B, PUD
PROPOSED ZONING	PUD
MEDICAL OFFICE TRACT	1/2-4.22 ACRES
FIRE STATION TRACT	1/2-8.0 ACRES
RESIDENTIAL TRACT	141-17.62 ACRES
TOTAL SITE AREA	1/2-185.02 ACRES
RESIDENTIAL	
SINGLE FAMILY DETACHED POD 'A'	
60' WIDE LOTS	68 LOTS
80' WIDE LOTS	126 LOTS
100' WIDE LOTS	56 LOTS
SINGLE FAMILY DETACHED POD 'B'	
60' WIDE LOTS	40 LOTS
80' WIDE LOTS	78 LOTS
SINGLE FAMILY COTTAGES	21 LOTS
TERRACE HOMES DETACHED	175 UNITS
INDEPENDENT LIVING	150 UNITS
ASSISTED LIVING	70 UNITS
TOTAL	730 UNITS
STORAGE FACILITY	
2 STORY STORAGE BUILDING	40,000 SF
RV PARKING PROVIDED	18 SPACES
CAR PARKING PROVIDED	18 SPACES
OFFICE/RETAIL	
OFFICE / RETAIL	34,000 SF
4,000 SF BUILDINGS	46 SPACES
PARKING PROVIDED (IMP/250SF)	154 SPACES
LOBBY	
FIRE STATION	10,250 SF
DENSITY	
DENSITY OVERALL PROJECT	4.21 UNITS / ACRE
DENSITY (730 UNITS / 185.02 ACRES)	
OPEN SPACE	
OPEN SPACE PROVIDED	1/2- 65.0 ACRES
SURVEY	
	36.8%

NOTES

- THIS PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT. PLAN IS PREPARED FOR USE ONLY BY OAK HALL COMPANIES, LLC.

COMMERCIAL PARCEL

COMMERCIAL PARCEL TOTAL ACRES	28.77 ACRES
PROPOSED ZONING	C-B GENERAL BUSINESS DISTRICT
PROPOSED USE	7 COMMERCIAL PARCELS
RETAIL SPACE	8,000 SF AVERAGE PER PARCEL

ADJACENT WILLOW SPRINGS TOWNSHIP PROJECT

SITE AREA	26.2 ACRES
ATTACHED SINGLE TERRACE HOMES	26.2 UNITS
DENSITY: 40 UNITS / 26.2 ACRES	3.44 UNITS PER ACRE

Lanier Tract

Zoning Plan

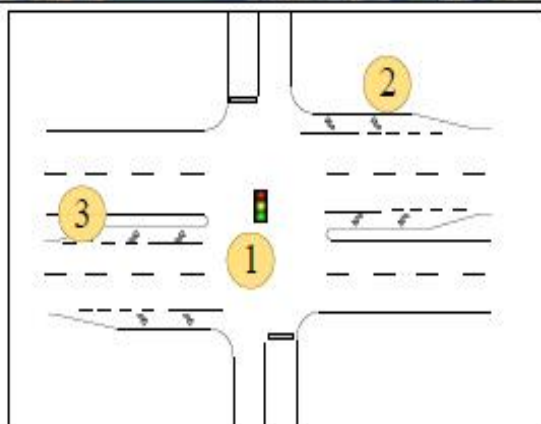
PROJECT LYING IN LAND LOTS 161, 162, 163 & 173 OF THE 9TH DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

Prepared for
OAK HALL COMPANIES, LLC
 5256 Peachtree Road, Suite 195
 Atlanta, GA 30341
 DATE: 4/17/2012



LOCATION MAP
NTS





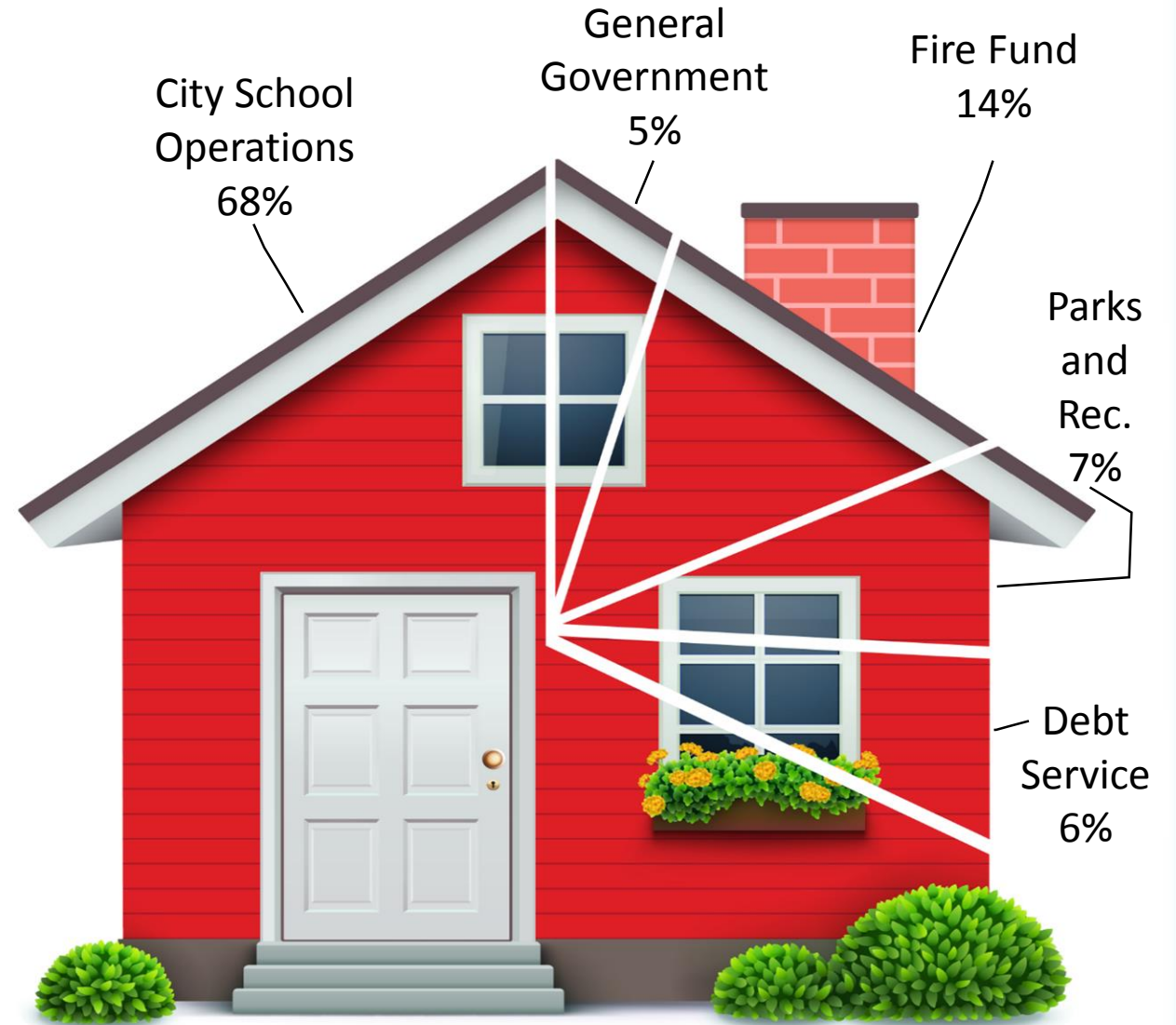
- LEGEND:**
- 1. TRAFFIC SIGNAL WARRANT ANALYSIS
 - 2. DEDICATED RIGHT HAND TURN LANE
 - 3. EXTENDED LEFT HAND TURN LANE
 - 4. INTERSECTION IMPROVEMENTS

2018 Workshop

Infrastructure Updates and Planning
March 9, 2018



Fiscal Year 2019 Millage Rate Discussion





	Fair Market Value	Taxable Value	Millage Rate (Before SDS)	Net Tax (Before SDS)	Millage Rate (After SDS)	Net Tax (After SDS)	Millage Rate (After SDS with Millage Increase)	Net Tax (After SDS with Millage Increase)
General	\$200,000	\$80,000	6.700	\$536	5.493	\$439	5.493	\$439
EMS	\$200,000	\$80,000	-	-	0.570	\$46	0.570	\$46
Developmental Services	\$200,000	\$80,000	-	-	0.449	\$51 \$-	-	-
Parks & Rec.	\$200,000	\$80,000	-	-	0.188	Savings \$-	-	-
Total			6.700	\$536	6.063 6.700	\$485	6.063	\$485



	Fair Market Value	Taxable Value	Millage Rate (Before SDS)	Net Tax (Before SDS)	Millage Rate (After SDS)	Net Tax (After SDS)	Millage Rate (After SDS with Millage Increase)	Net Tax (After SDS with Millage Increase)
General	\$200,000	\$200,000	1.545	\$309	1.545	\$309	0.795	\$159
Fire	\$200,000	\$200,000	-	-	-	-	1.250	\$250
Debt Service	\$200,000	\$200,000	0.569	\$114	0.569	\$114	0.569	\$114
Parks & Rec.	\$200,000	\$200,000	0.750	\$150	0.750	\$150	0.750	\$150
Total			2.864	\$573	2.864	\$573	3.364	\$673

	Fair Market Value	Taxable Value	Millage Rate (Before SDS)	Net Tax (Before SDS)	Millage Rate (After SDS)	Net Tax (After SDS)	Millage Rate (After SDS with Millage Increase)	Net Tax (After SDS with Millage Increase)
Total Hall County	\$200,000	\$80,000	6.700	\$536	6.063	\$485	6.063	\$485

0.637 Millage Rate Decrease
\$51 Decrease



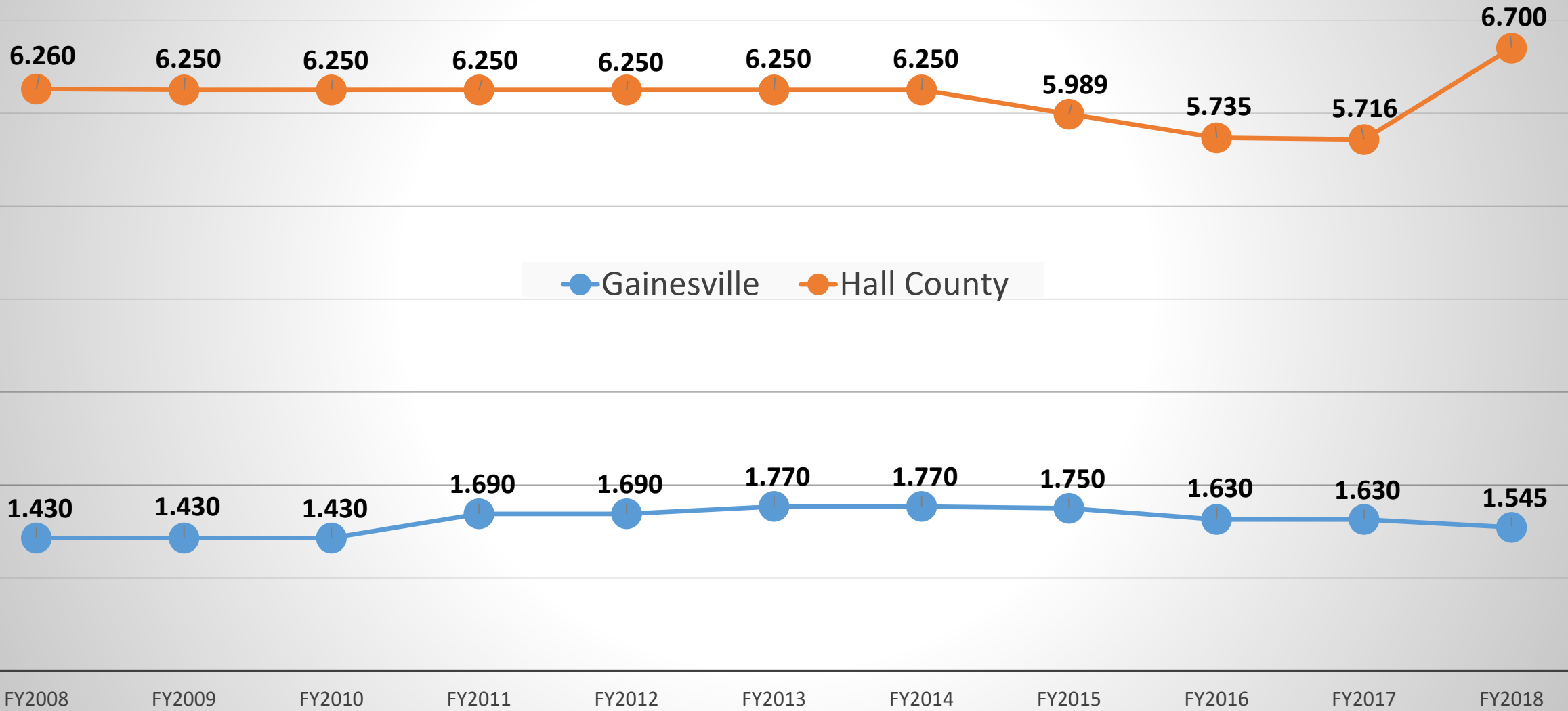
	Fair Market Value	Taxable Value	Millage Rate (Before SDS)	Net Tax (Before SDS)	Millage Rate (After SDS)	Net Tax (After SDS)	Millage Rate (After SDS with Millage Increase)	Net Tax (After SDS with Millage Increase)
Total Gainesville	\$200,000	\$200,000	2.864	\$573	2.864	\$573	3.364	\$673

0.500 Millage Rate Increase
\$100 Increase

	Fair Market Value	Taxable Value	Millage Rate (Before SDS)	Net Tax (Before SDS)	Millage Rate (After SDS)	Net Tax (After SDS)	Millage Rate (After SDS with Millage Increase)	Net Tax (After SDS with Millage Increase)
Total	\$200,000	\$80K/\$200K	9.564	\$1,109	8.927	\$1,058	9.427	\$1,158

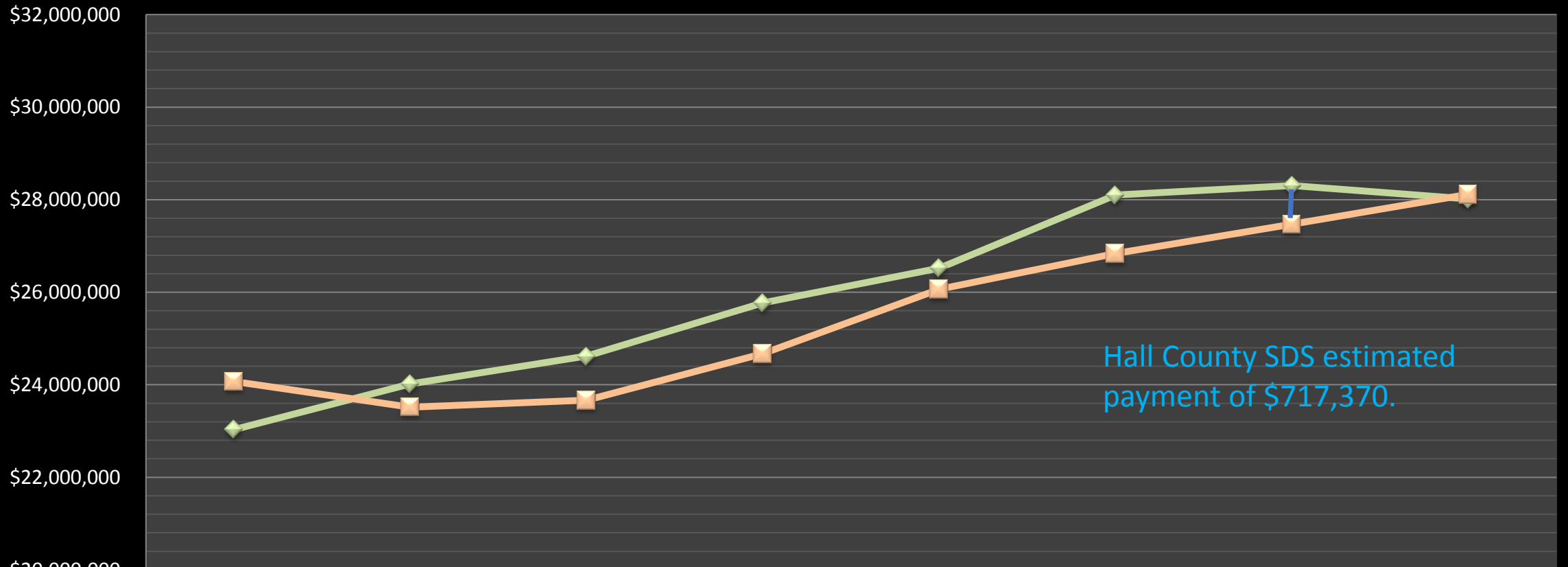
\$49 or 4.4% Increase

Millage Rates



General Fund Operating Revenues & Expenditures

(Excludes TWS purchase, Transfers In and Out)

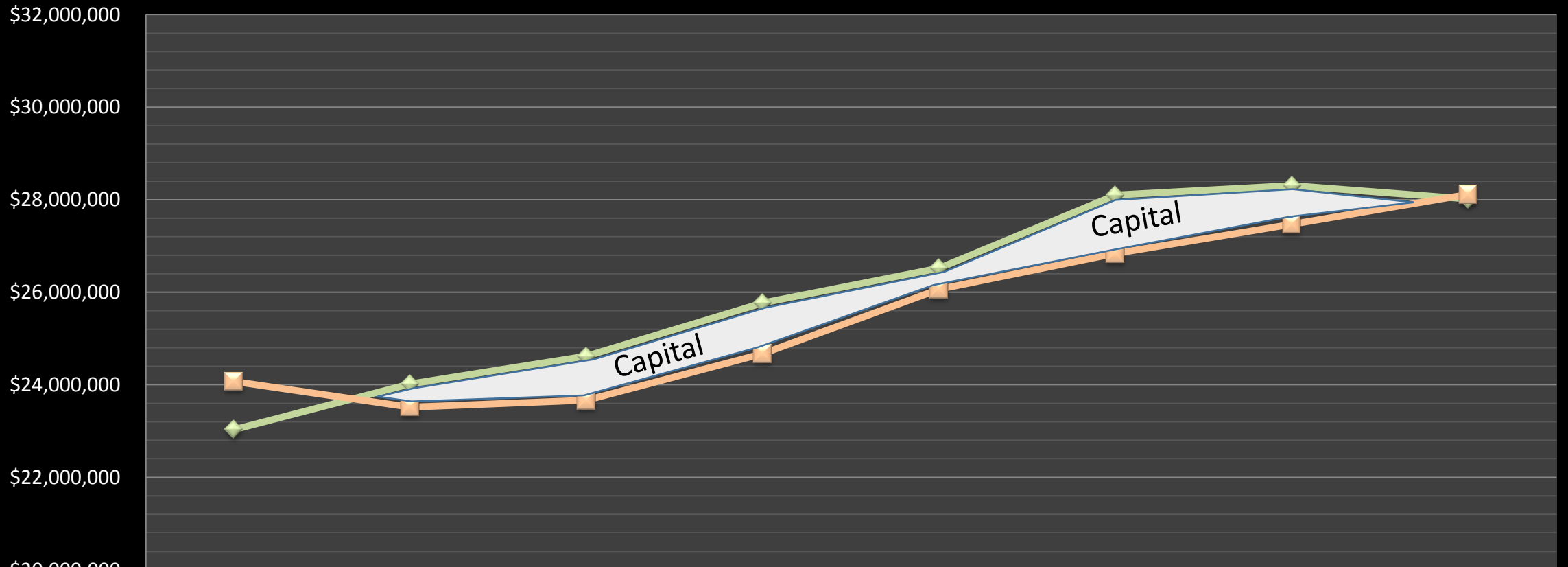


Hall County SDS estimated payment of \$717,370.

	FY2012 ACTUAL	FY2013 ACTUAL	FY2014 ACTUAL	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 PROJECTED ACTUAL	FY2019 PROJECTED ACTUAL
Operating Revenues	\$23,031,768	\$24,020,404	\$24,620,991	\$25,768,418	\$26,520,700	\$28,103,946	\$28,307,650	
Operating Expenditures	\$24,070,215	\$23,516,349	\$23,665,122	\$24,671,466	\$26,063,759	\$26,837,941	\$27,468,658	

General Fund Operating Revenues & Expenditures

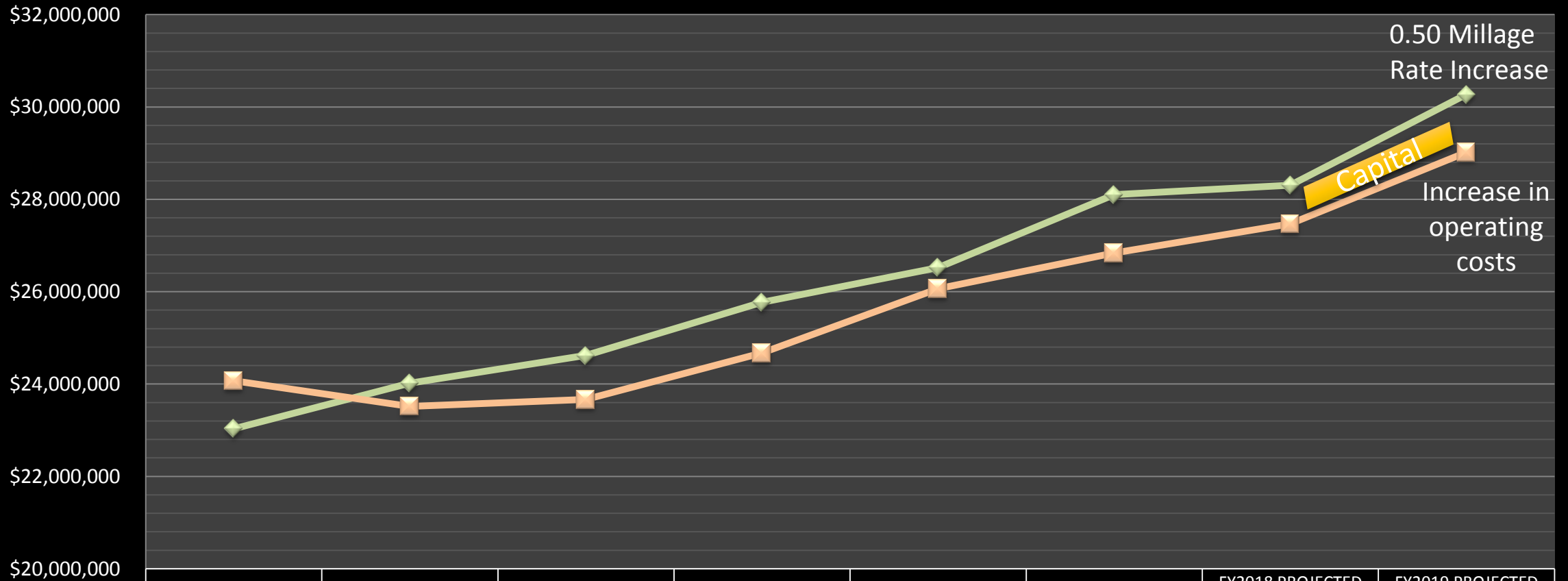
(Excludes TWS purchase, Transfers In and Out)



	FY2012 ACTUAL	FY2013 ACTUAL	FY2014 ACTUAL	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 PROJECTED ACTUAL	FY2019 PROJECTED ACTUAL
Operating Revenues	\$23,031,768	\$24,020,404	\$24,620,991	\$25,768,418	\$26,520,700	\$28,103,946	\$28,307,650	
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General Fund Operating Revenues & Expenditures

(Excludes TWS purchase, Transfers In and Out)



	FY2012 ACTUAL	FY2013 ACTUAL	FY2014 ACTUAL	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 PROJECTED ACTUAL	FY2019 PROJECTED ACTUAL
Operating Revenues	\$23,031,768	\$24,020,404	\$24,620,991	\$25,768,418	\$26,520,700	\$28,103,946	\$28,307,650	\$30,270,519
Operating Expenditures	\$24,070,215	\$23,516,349	\$23,665,122	\$24,671,466	\$26,063,759	\$26,837,941	\$27,468,658	\$29,017,958

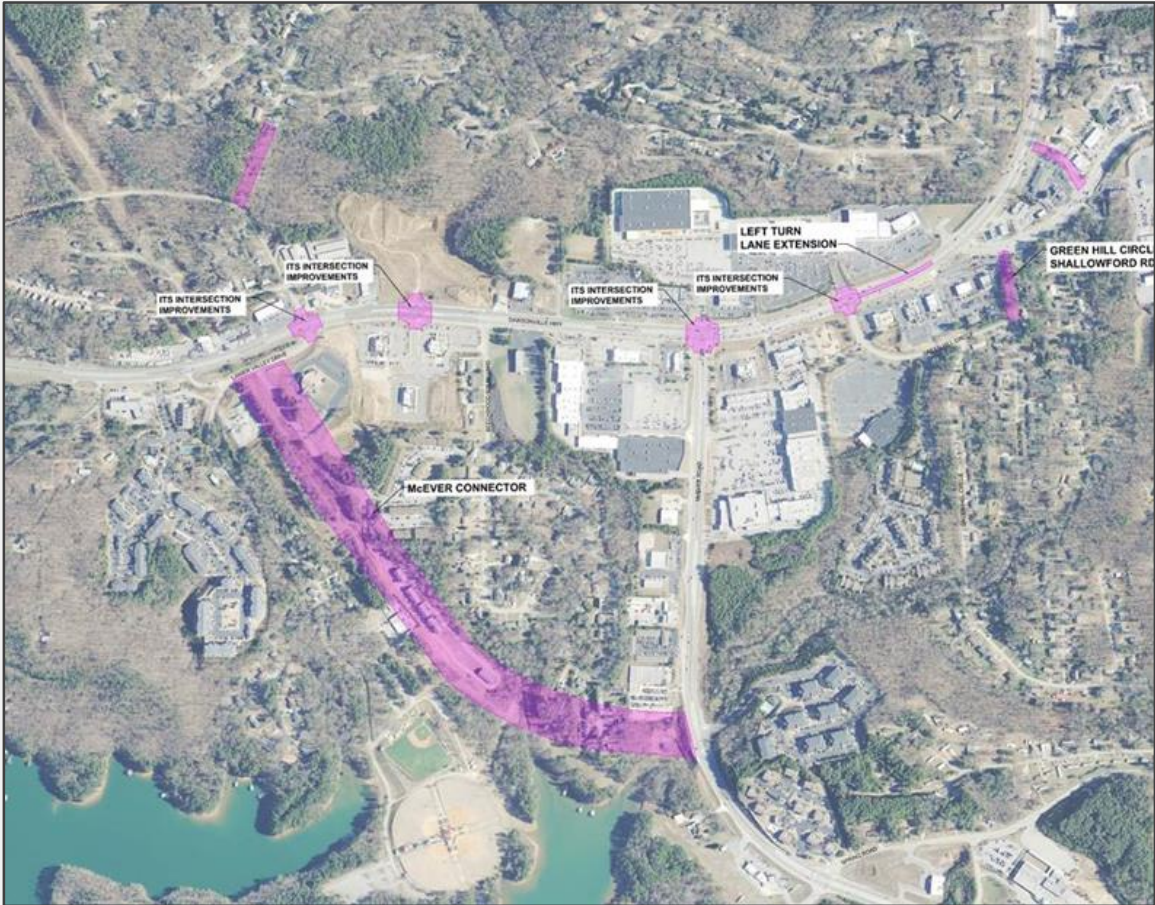
FY19 CAPITAL IMPROVEMENT PLAN

GENERAL FUND ONLY

FY19 CAPITAL PROJECT REQUESTS

Transportation Focused

PE for Dawsonville Highway-McEver Road Connector

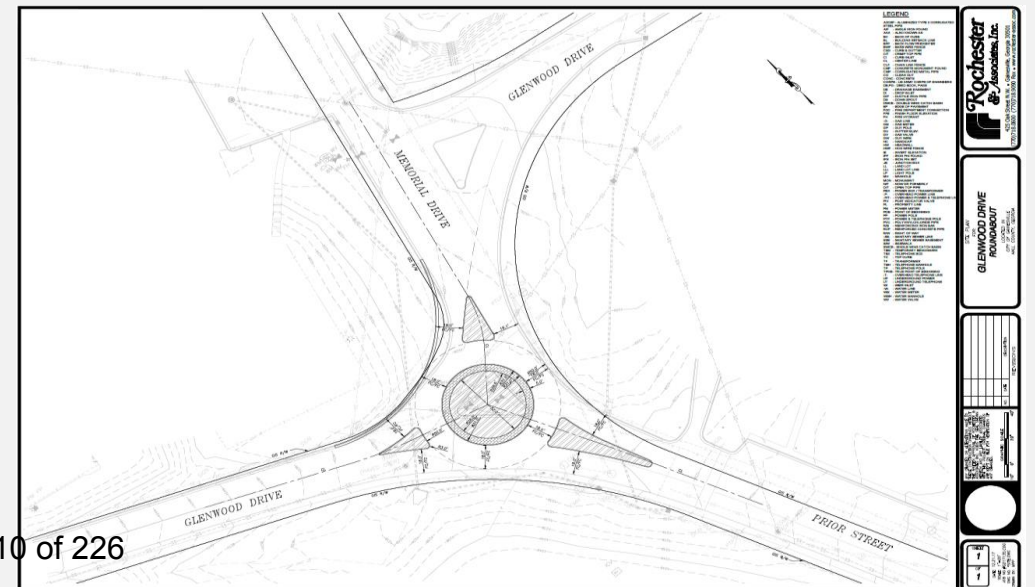
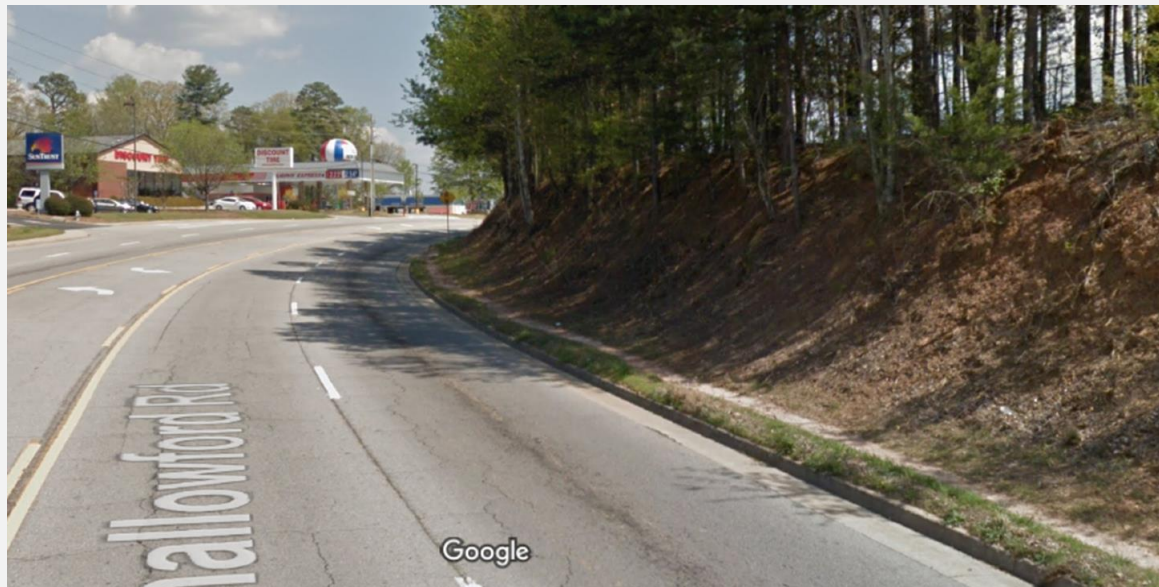


PE for Park Hill Drive Improvements



FY19 CAPITAL PROJECT REQUESTS

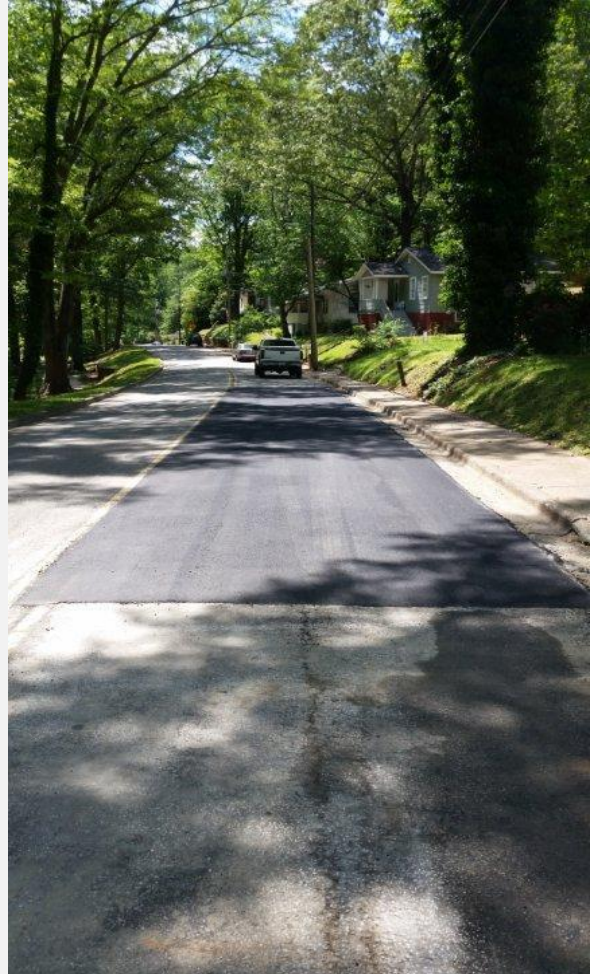
- Transportation Focused
 - Green Street Study Implementation (Matching Funds)
 - City Park Roundabout
 - Davis Street Extension
 - Sidewalk Program and Shallowford Corridor Signal Upgrades



FY19 CAPITAL PROJECT REQUESTS

Transportation Focused

Roadway Patching Program



Traffic Calming and Road Safety Devices Program

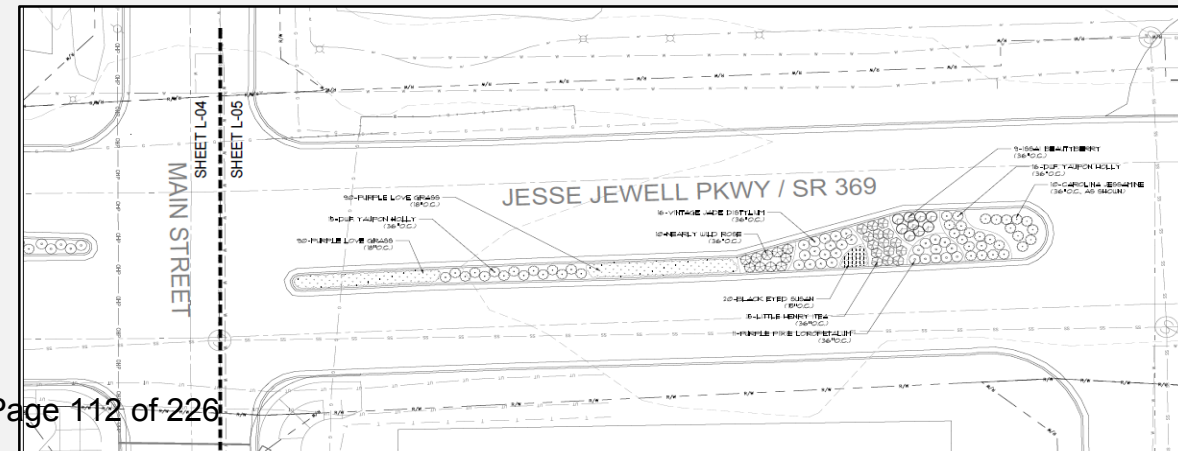
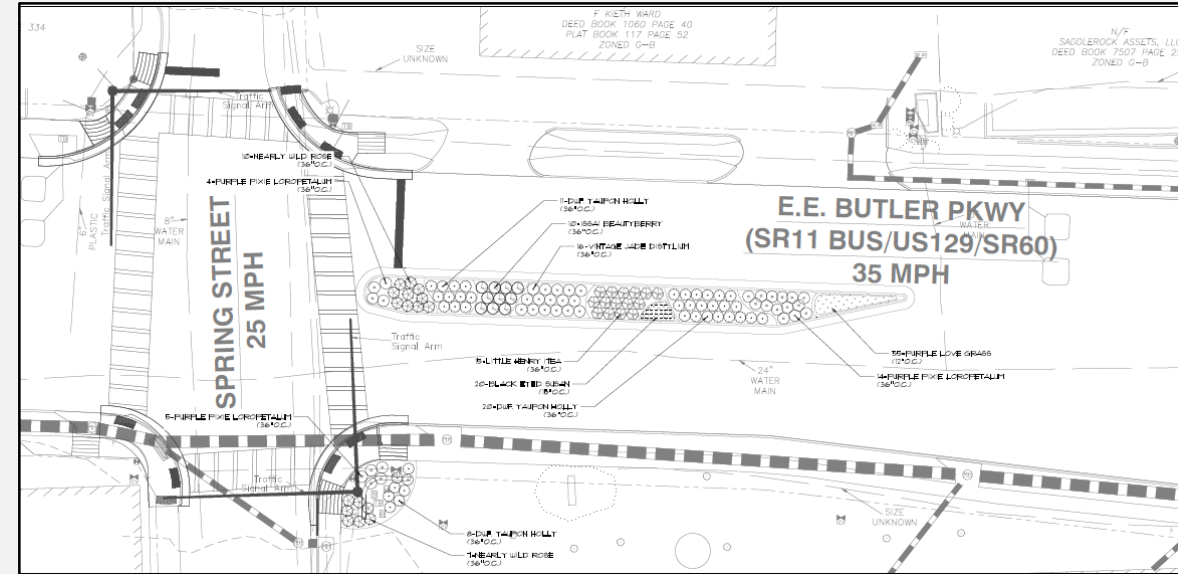
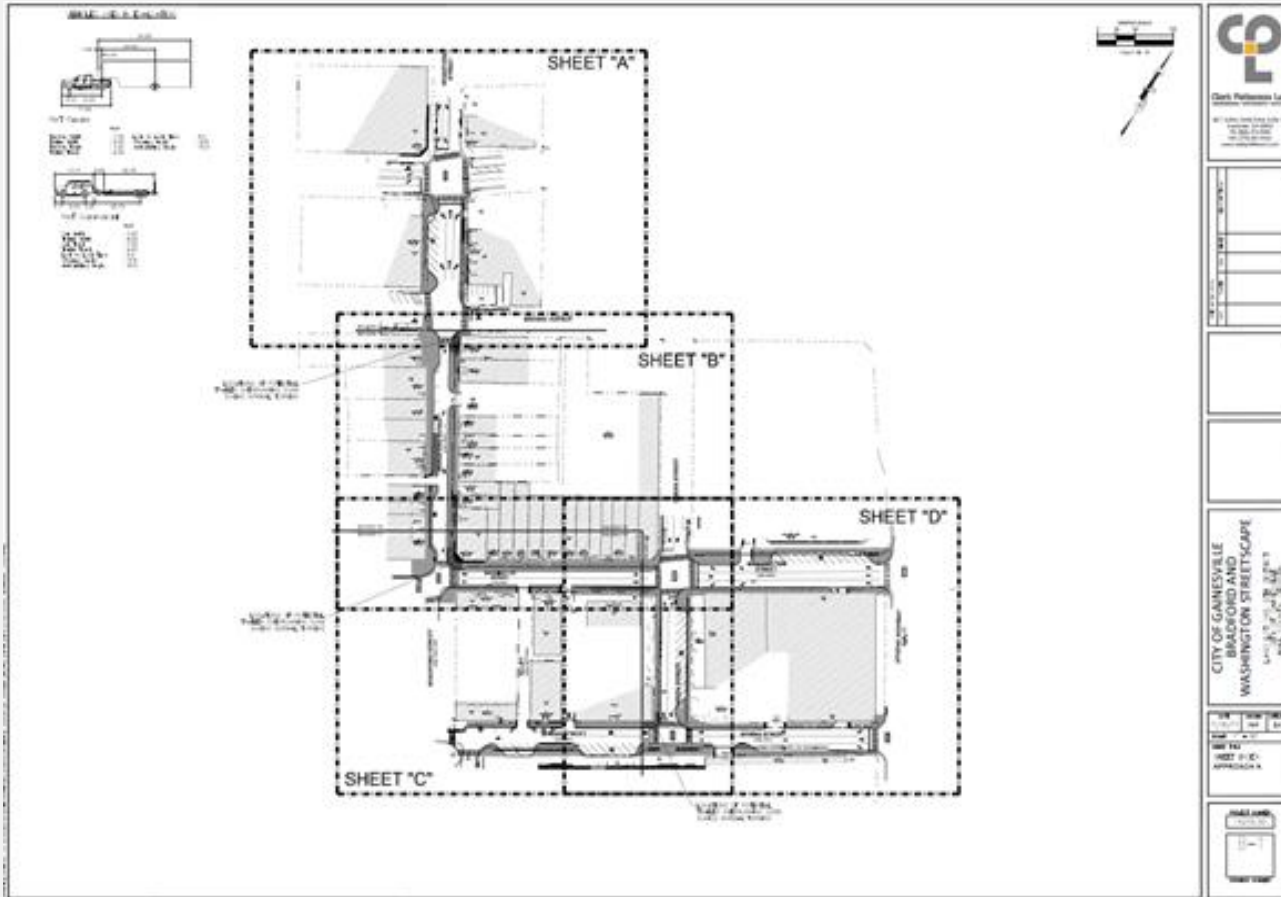


FY19 CAPITAL PROJECT REQUESTS

Quality of Life Focused

Streetscaping Phase II: Washington, Bradford, Spring & Green

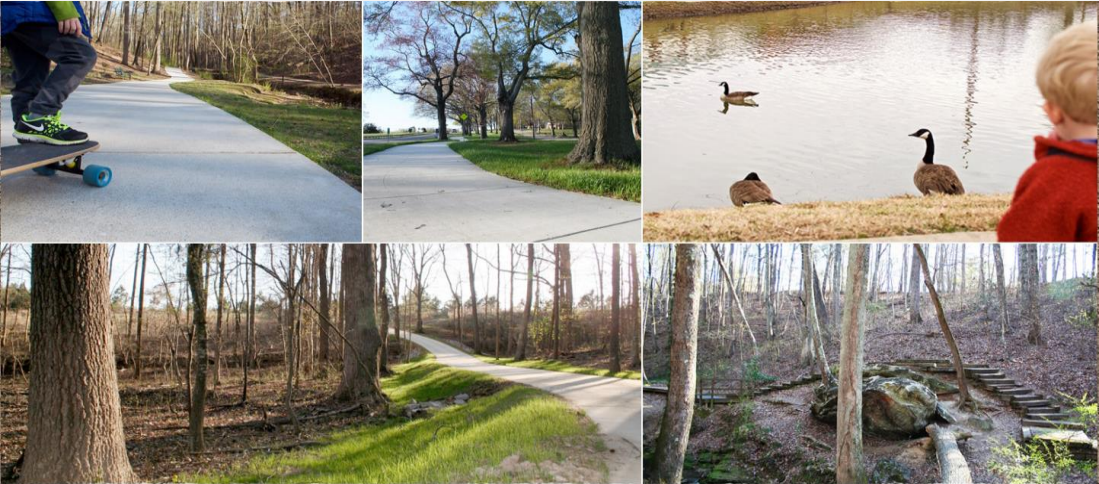
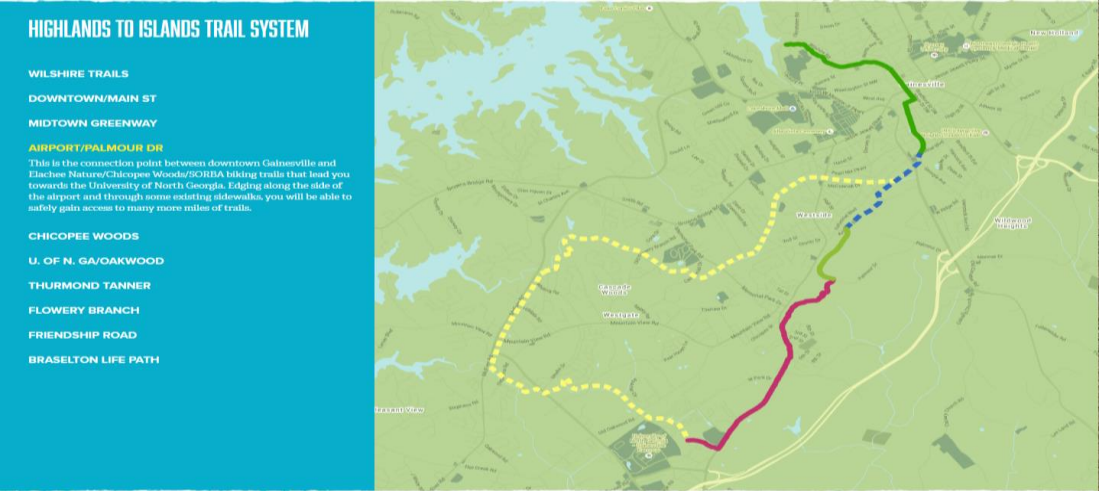
Roadway Beautification



FY19 CAPITAL PROJECT REQUESTS

Quality of Life Focused

Highlands to Islands Trail Connection



Design for Downtown Alleys and Plazas



FY19 CAPITAL PROJECT REQUESTS

Quality of Life Focused

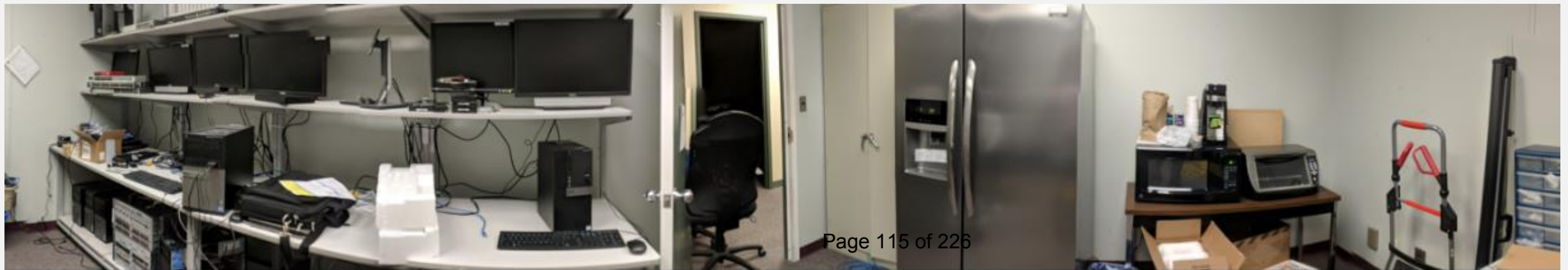
Park Hill Drive Neighborhood Plan

Land Bank Authority



FY19 CAPITAL PROJECT REQUESTS

Internal Operations Focused
First Floor Renovation of GAB



FY19 CAPITAL PROJECT REQUESTS

Internal Operations Focused

Phone System Replacement



Information Technology Upgrades and Security



FY19 CAPITAL PROJECT REQUESTS

- Airport Terminal Improvements (Matching Funds)
- Municipal Courtroom Technology Upgrades
- Administration Building Lobby Windows and Door Replacement
- Turn Lane Addition at MLK Jr. and Queen City Parkway
- West Avenue @ Washington St. Signal Upgrade
- Thermoplastic Restriping of City Streets
- Meals On Wheels Kitchen Expansion

FY19 CAPITAL EQUIPMENT REQUESTS

- FIRE
 - Replacement Radios
 - Aerial Apparatus Fleet Replacement
- POLICE
 - Replacement Radios
 - Vehicle Replacement Program
- PUBLIC WORKS
 - Dump Truck
 - Asphalt Patch Truck
 - Leaf Vacuum Machines
 - Mini Excavator
 - Bucket Truck
 - Brush Chipper
- GOLF COURSE
 - Rough Mower

FY19 CAPITAL EQUIPMENT REQUESTS

1993
BUCKET
TRUCK



FY19 CAPITAL EQUIPMENT REQUESTS

1996
DUMP
TRUCK



FY19 CAPITAL EQUIPMENT REQUESTS

1986
PATCH
TRUCK



FY19 CAPITAL EQUIPMENT REQUESTS

2007 Rough Mower – Golf Course



FY19 CAPITAL PROJECT REQUESTS

TOTAL CIP FUNDING REQUESTS FOR GENERAL FUND

\$8,361,000

TOTAL CIP AVAILABLE FUNDING FOR GENERAL FUND

\$3,496,741

CIP FUNDING DEFICIT FOR GENERAL FUND

\$4,864,259

OPTIONS TO CLOSE THE GAP

- EVALUATE OTHER FUNDING SOURCES
 - SPLOST, Hotel/Motel, Confiscated Assets, CDBG, Grants, etc.
 - Funding Sources other than General Fund have restrictions
- REDUCE FUNDING
 - Complete only what funding allows
 - Not always possible to have a reduced scope for projects
- PHASE PROJECTS
 - Not always possible
 - Extends Project Timeline
- CUT PROJECTS
 - Project will be deferred to future year and compete with new projects
- LEASE EQUIPMENT
 - Extends debt
 - Decreases Capital Funding available in future years
- CUT EQUIPMENT
 - Equipment needs will be deferred to future year and compete with new needs

CAPITAL IMPROVEMENTS FOR THE FUTURE

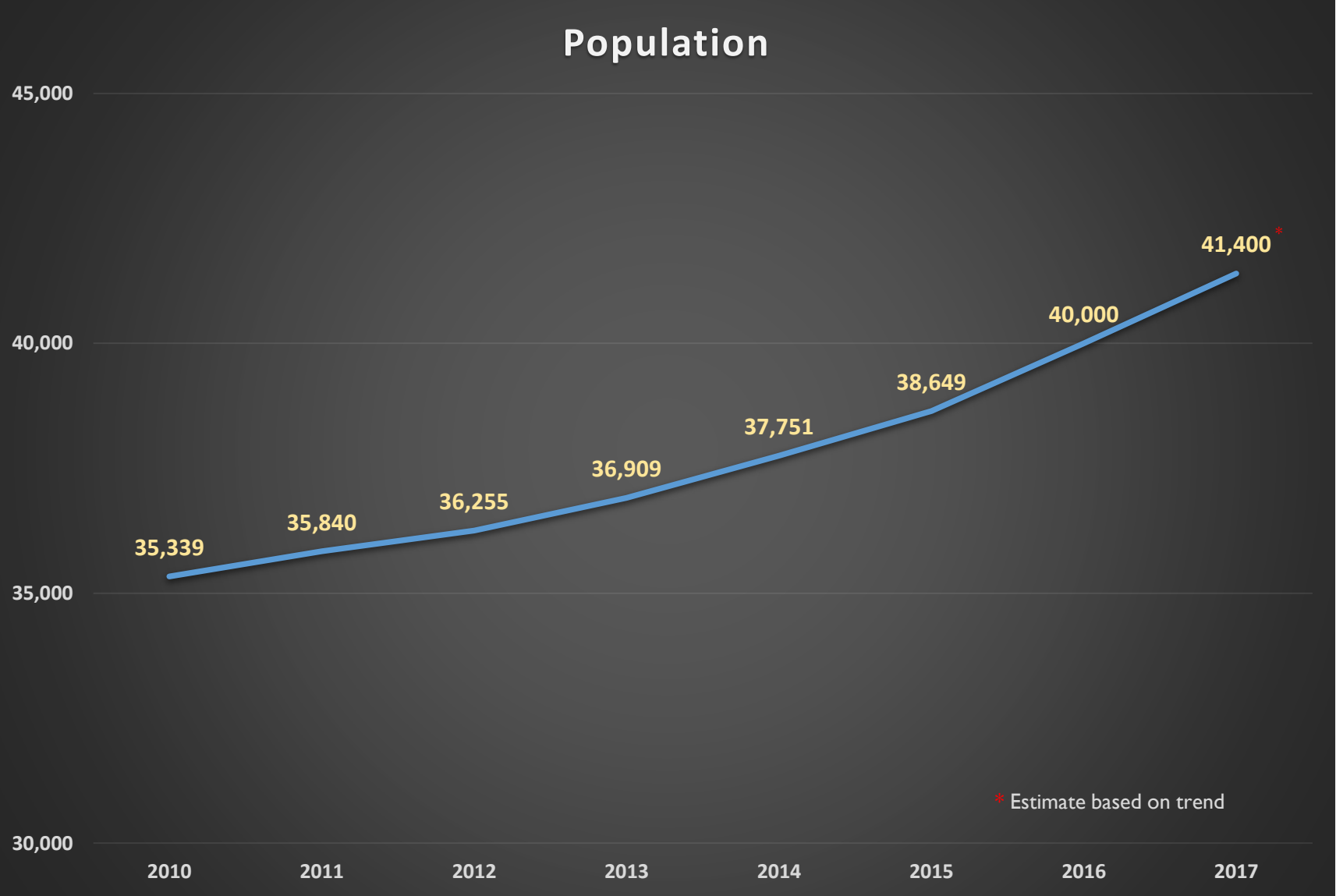
CITY OF GAINESVILLE ACCOLADES & RECOGNITIONS

- “Earlier this month, the Milken Institute named Gainesville-Hall County #3 in the Nation in its *Best Performing Small Cities* index, but they also named Gainesville the top small Metro area in the Nation for job creation and #2 in the nation for High-Tech Gross Domestic Product growth. Gainesville doesn’t just lead Georgia in these areas, but the rest of the Nation.”

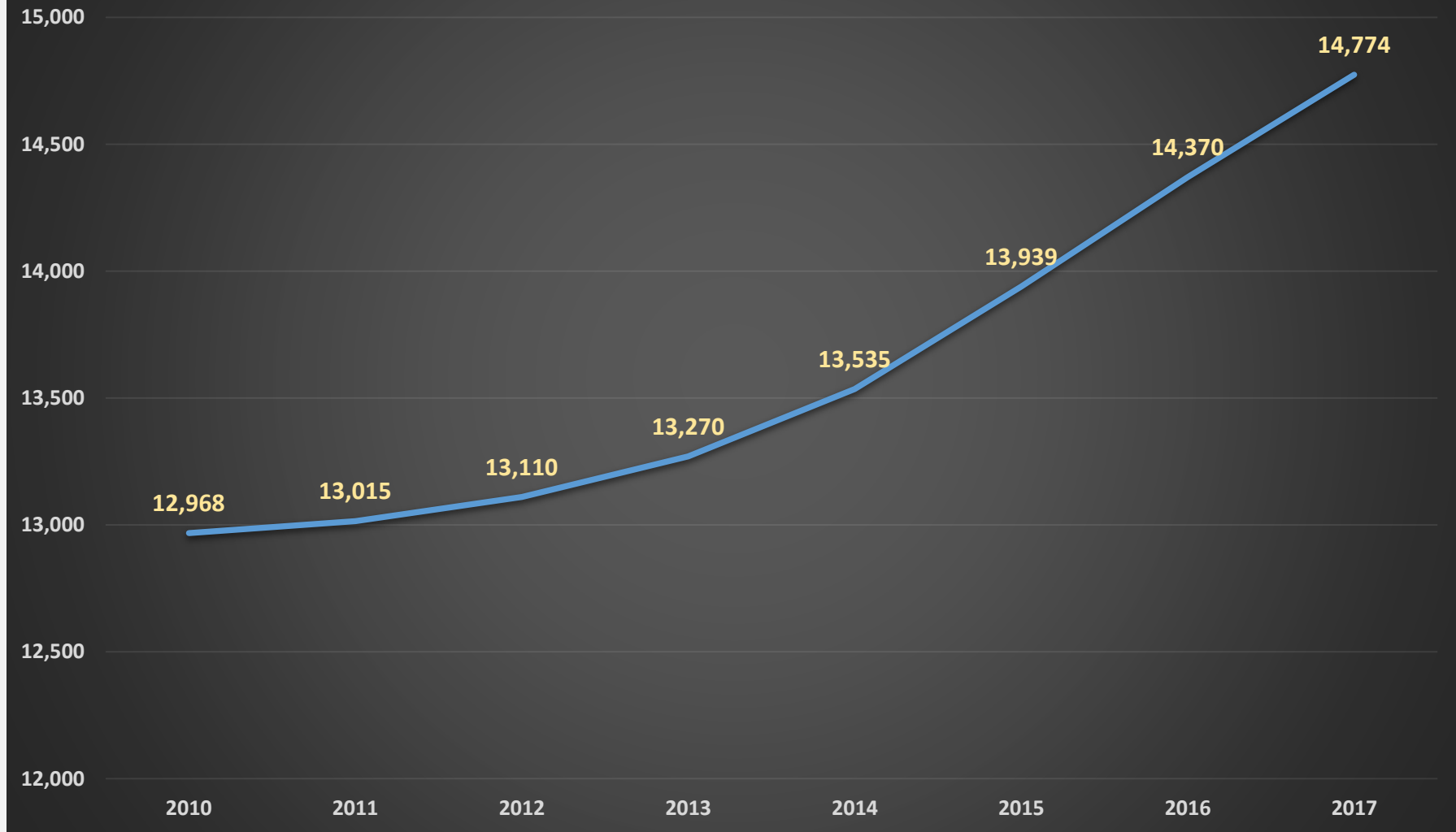
- Mayor Danny Dunagan, 2018 State of the City Address

- Forbes Magazine has rated Gainesville as one of the “Best Small Places for Business & Careers” for the last four years.
- In 2017 Gainesville-Hall County announced 29 new and expanded businesses with 900 jobs and \$170 million in capital investment.
- Site Selection Magazine ranked Gainesville-Hall County 3rd on its list of “2015 Top Metros by Number of Projects” in metros with population less than 200,000 and named Georgia as the #1 place to do business in the nation for the third consecutive year.
- Area Development included Gainesville-Hall County among its 2015 cities for “Year-After-Year Growth,” and Georgia has been named the #1 place for business by Area Development and CNBC.

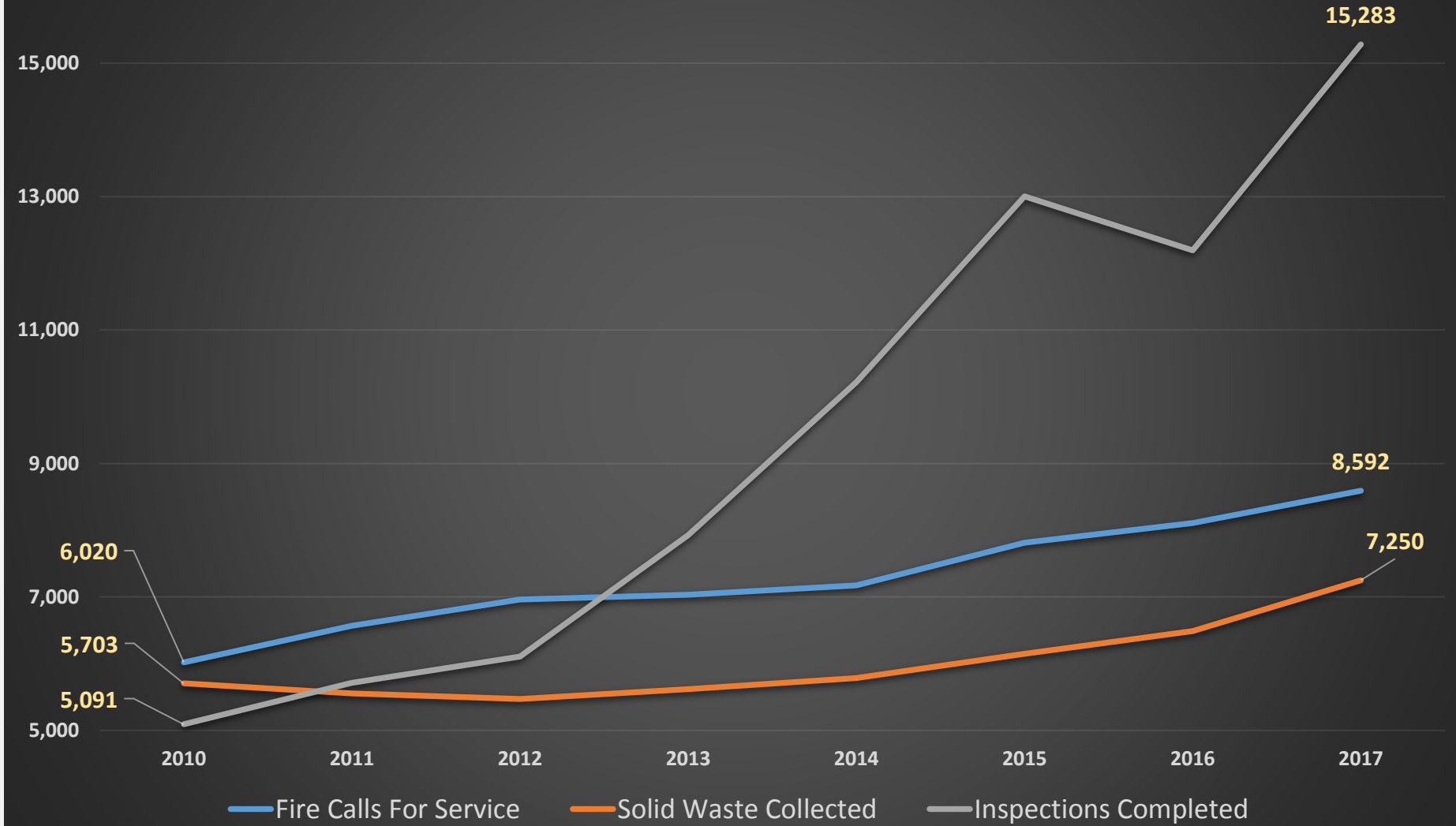
Population



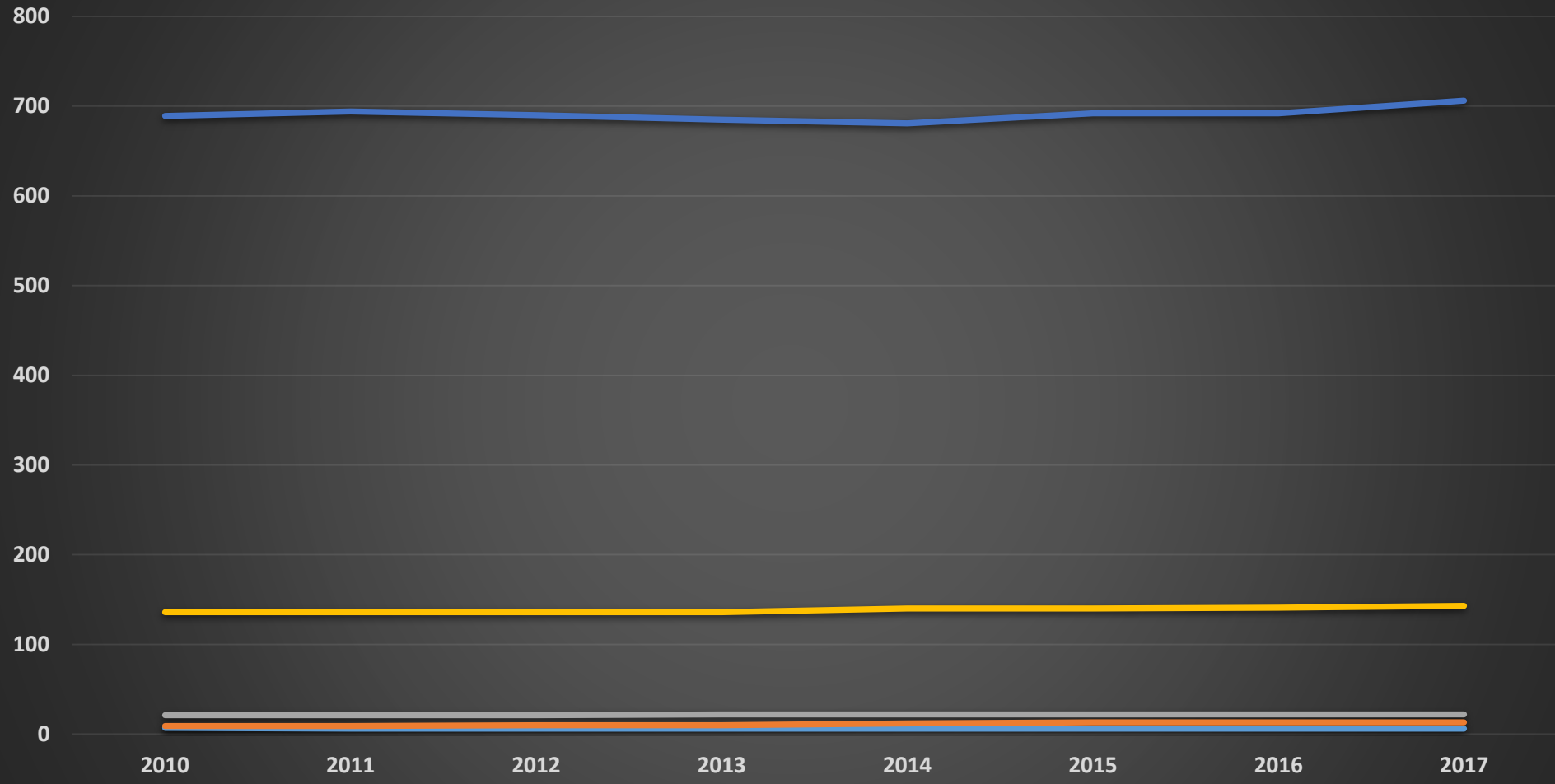
Housing Units



Demand for Services

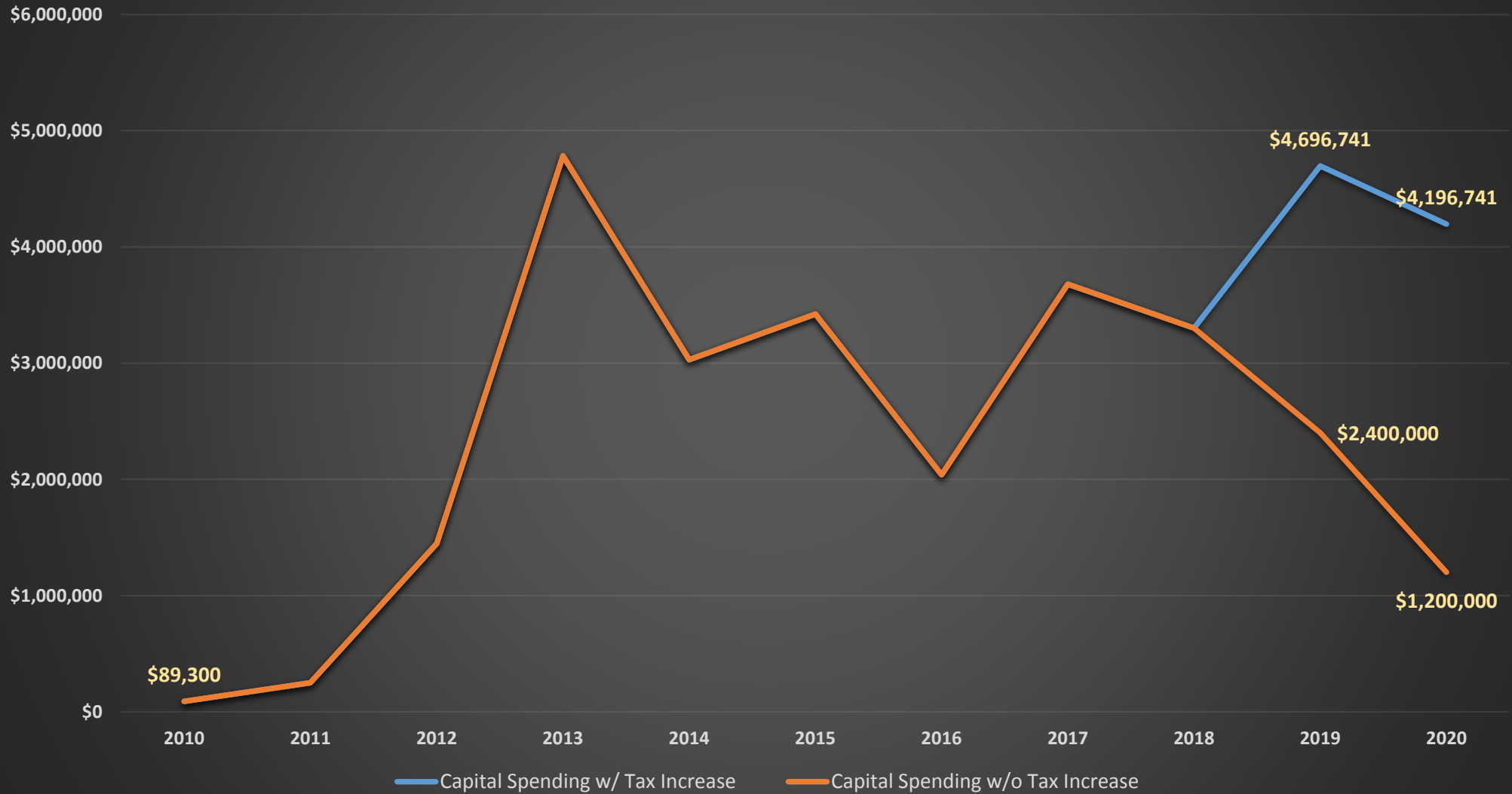


City Assets to Meet Demand



Number of Police Stations & Fire Stations Solid Waste Collection Trucks Number of Parks Miles of Streets Number of Employees

General Fund Capital Spending



CAPITAL PROJECTS FOR FY20 AND BEYOND

- Transportation
 - Construction of Dawsonville-McEver Connector & Intersection Improvements
 - Construction of Park Hill Drive Improvements
 - Green Street
 - Intelligent Transportation System
- Fire Station #5 (Dawsonville Highway) and Fire Station #6 (129 South)
- Skate Park
- Streetscaping remainder of Downtown within “The Moat”
- Main Street Streetscaping in Midtown
- Downtown Parking Deck North
- Construction of Downtown Plaza/Alley
- Highlands to Islands Trail Completion & Gainesville Mill Area Improvements
- Lake Lanier Olympic Venue Improvements
- Equipment Replacement

City Council Workshop

DWR Update
March 10, 2018





DWR Strategies for Resiliency

- › Position the utility for the future
- › Ensure financial stability
- › Develop a world class workforce



Resilience is the New Sustainability

- › Sustainability – the ability to be maintained at a certain rate or level
- › Resilience – the capacity to withstand or recover quickly from difficult conditions; toughness



Two Stories of DWR Resiliency

- › Irma
- › Taste and Odor



Irma

- › No interruptions in customer water service
- › No raw wastewater spills
- › No permit violations

- › 34 generators were used, powering half of our lift stations



Taste and Odor

- › Historically short term issue extended into multiple months
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- › Cause unclear, other Lanier water users not affected
- › Duration and strength surprised national experts
- › Status:
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 - gathering data for better understanding
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Position DWR for the Future



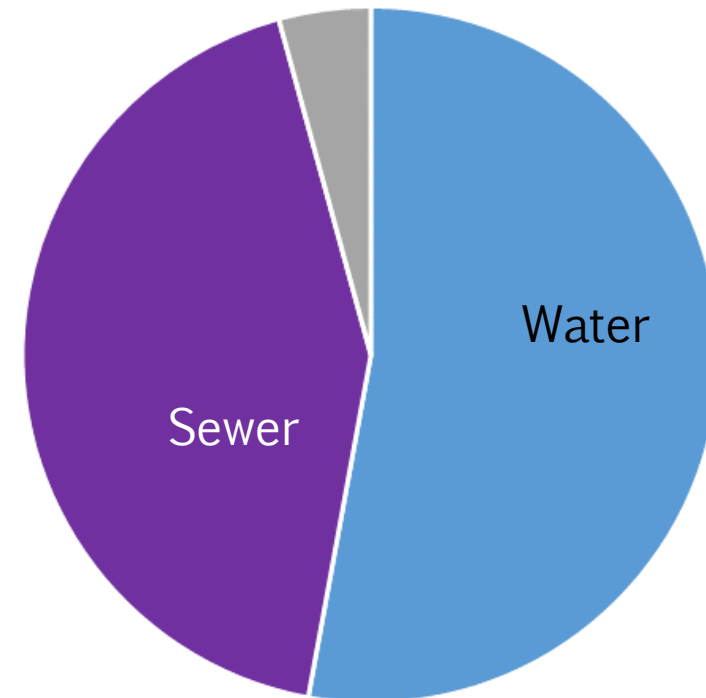
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Lake Lanier



~1060



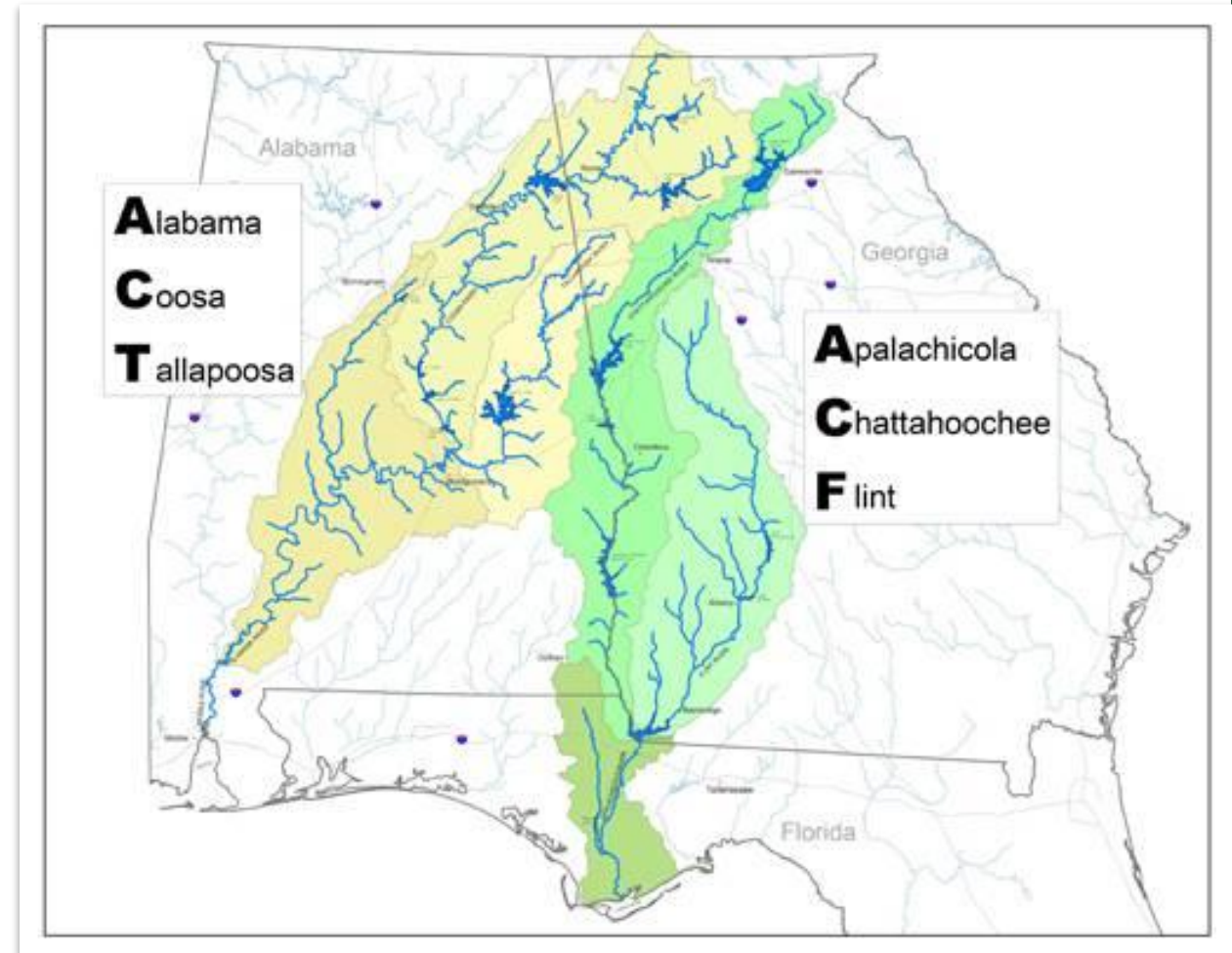
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Litigation and Policy Issues



- › Supreme Court Florida v Georgia
- › Water Control Manual
 - Issued by Corps of Engineers
 - Appeals
 - Storage Contracts
- › Water Supply Rule
 - Draft by Corps of Engineers
- › US Congress activities
- › Georgia EPD rules, permits





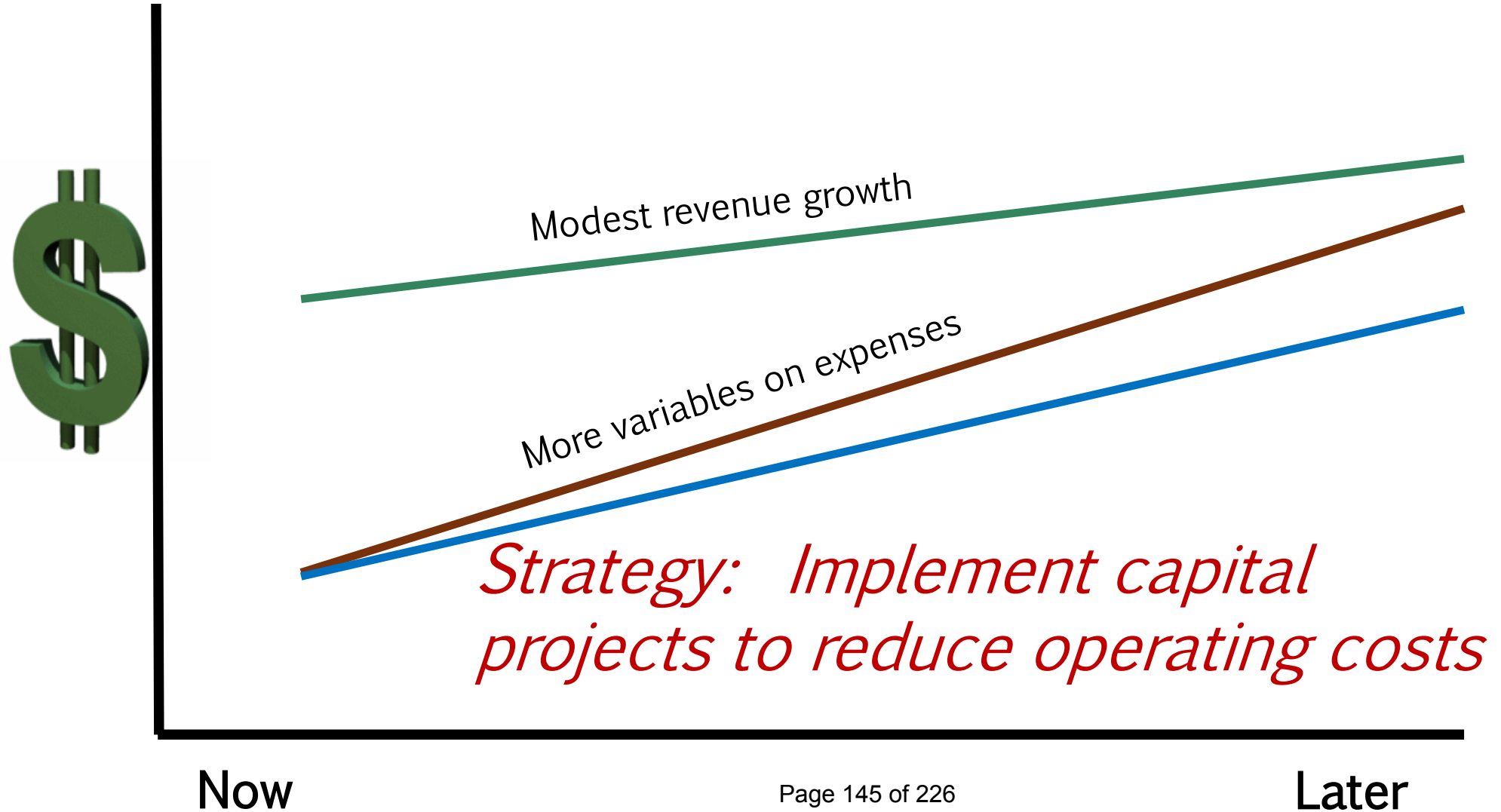
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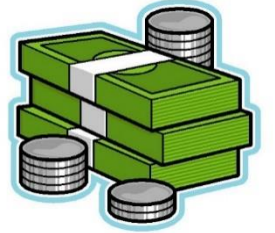


Looking Forward...





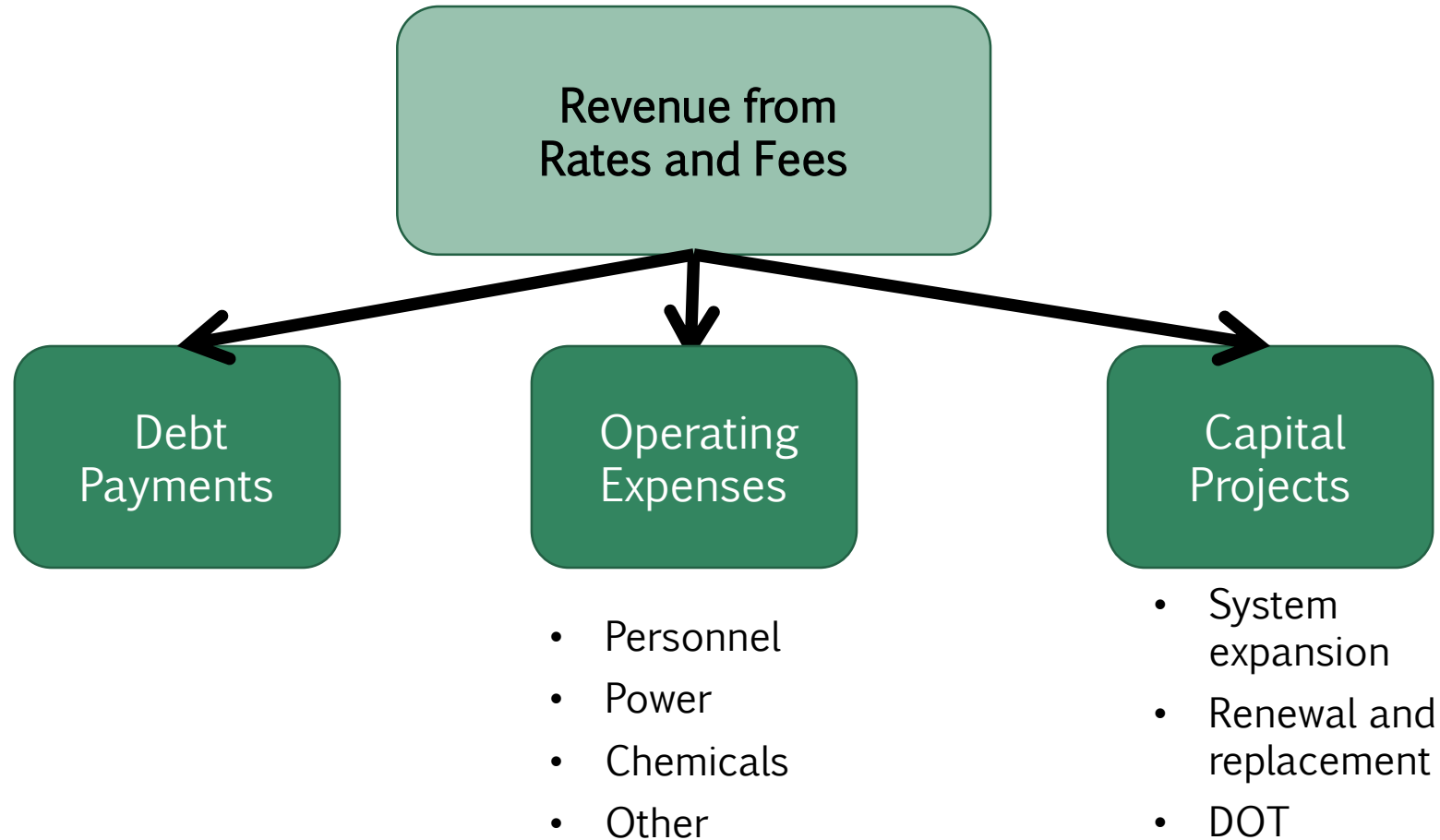
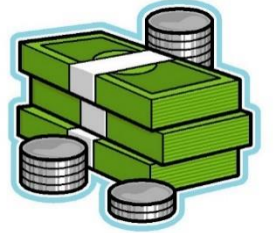
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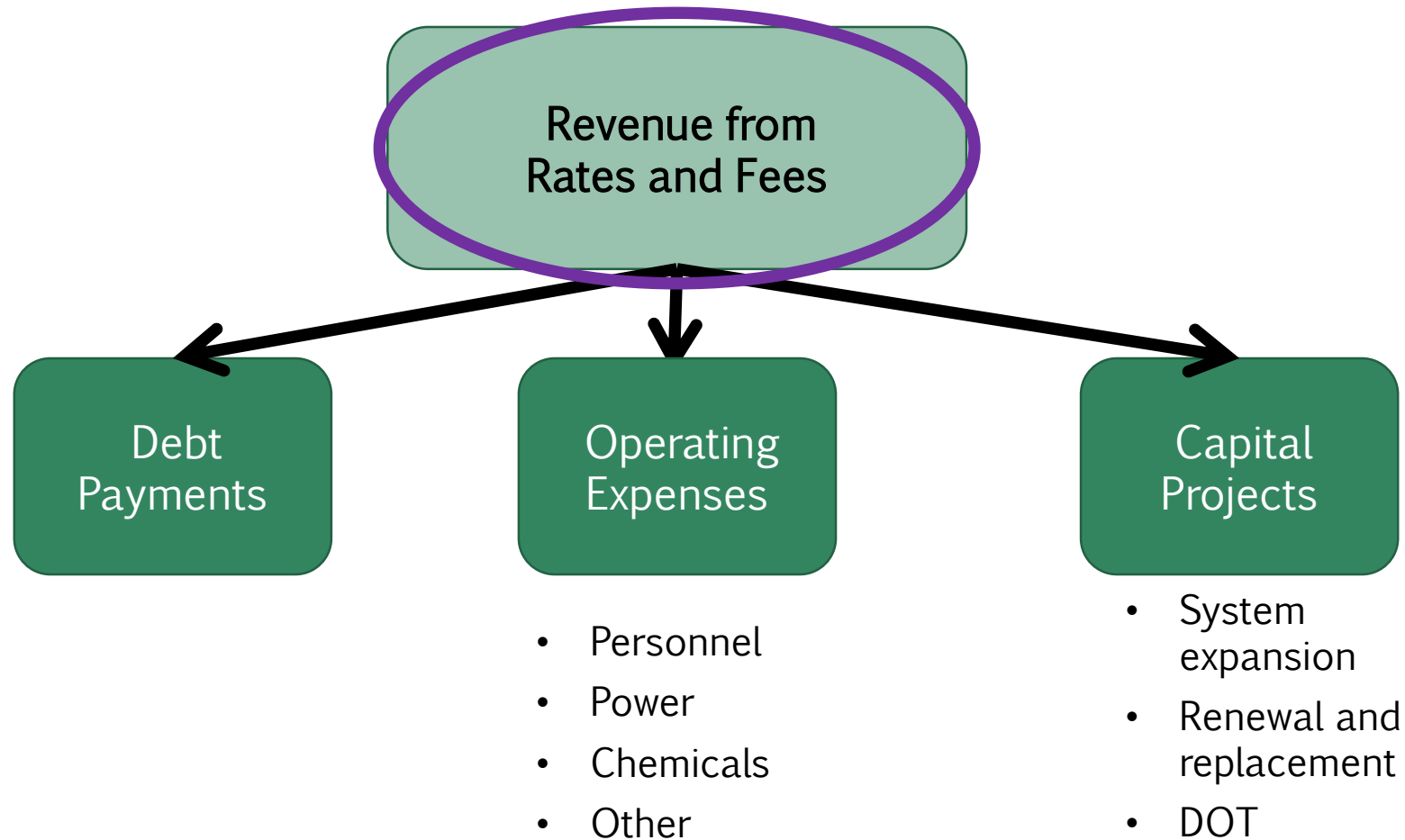
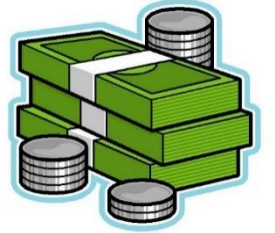


Water and Sewer Funds



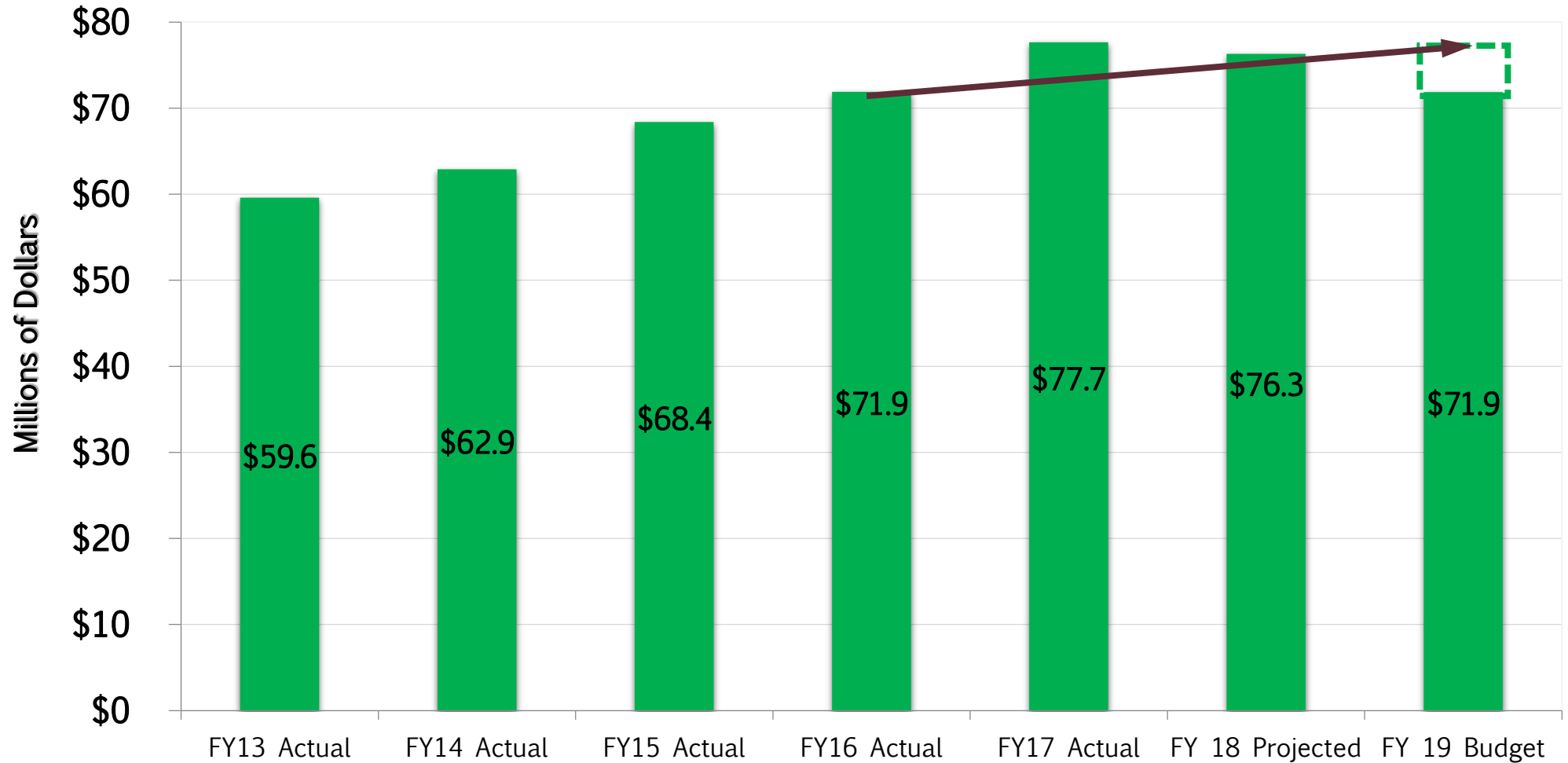


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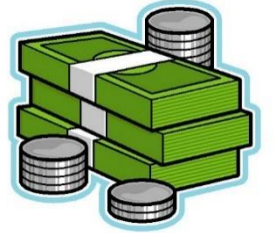


Revenue Trends





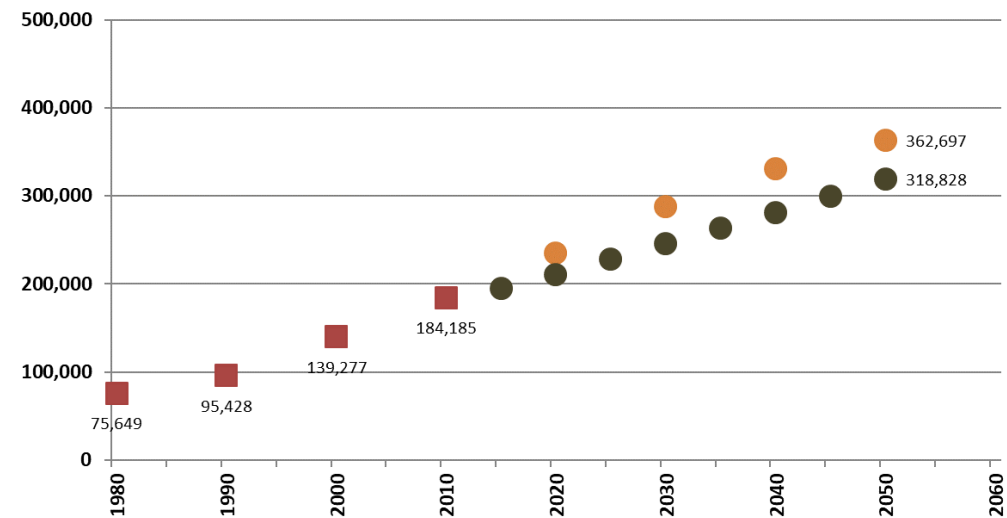
Revenue – Base Assumptions



› Customers and Water Demand Increase

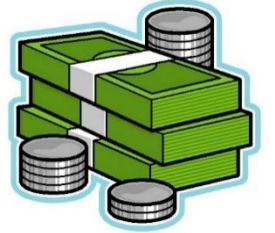
- Total growth rate mimic OPB population projection for Hall Co
- Assume greater growth outside than inside
- Assume greater growth in residential/commercial than industrial

Hall County Population
Actual and Projected





Revenue Analysis

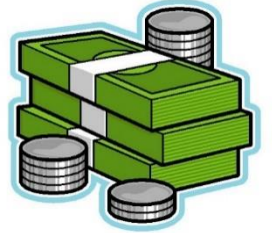


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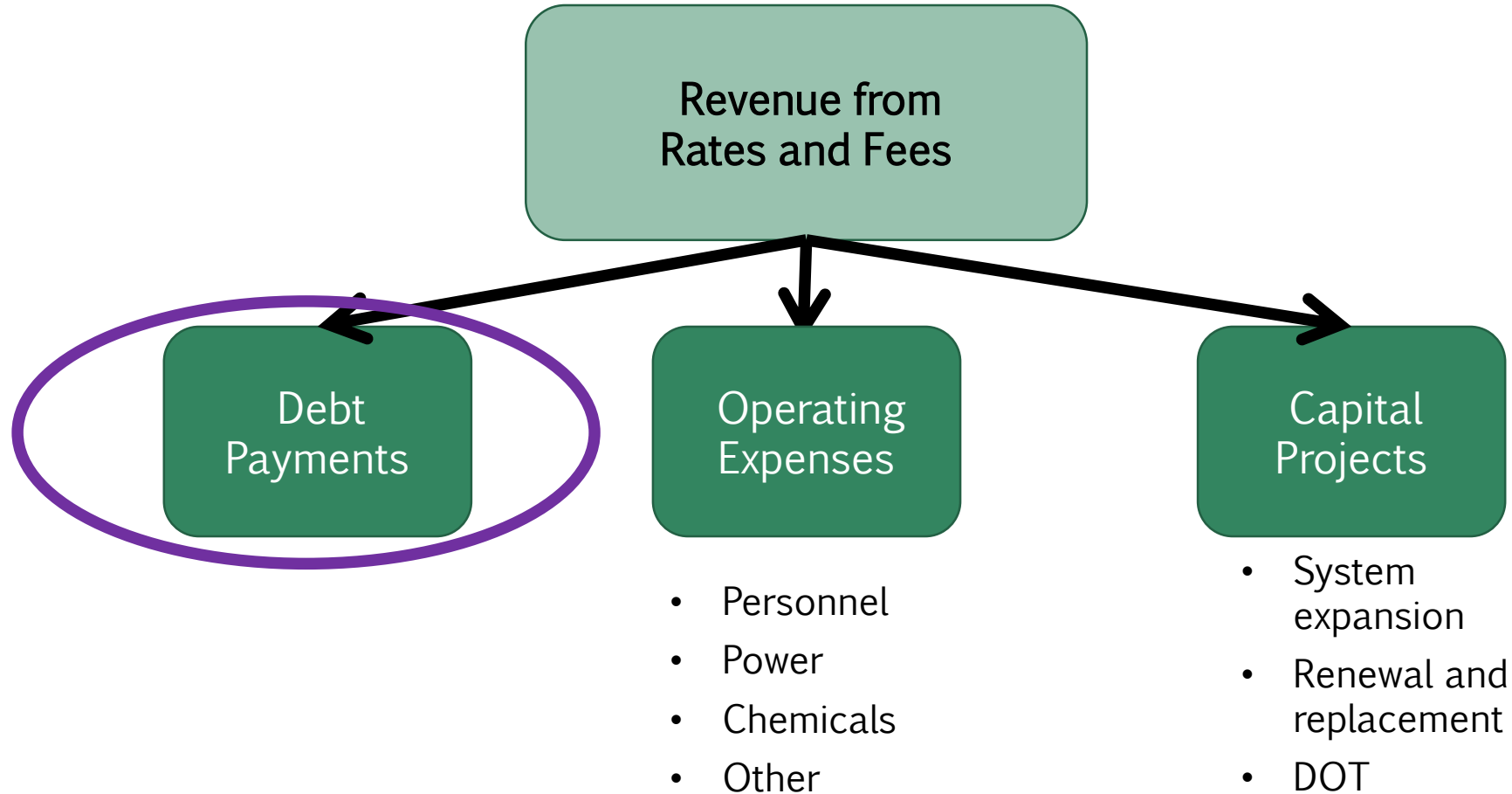
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Operating Income		
Water Revenue	\$ 32,389,875	\$ 30,681,362
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Late Payment Penalty	\$ 587,359	\$ 530,831
Service Fees	\$ 310,783	\$ 303,174
Account Servicing Fees	\$ 3,891,845	\$ 3,690,565
Miscellaneous	\$ 890,293	\$ 825,439
Subtotal	\$ 72,092,944	\$ 68,141,606
Non-Operating Income		
Water Connection & Administration Fees	\$ 2,672,791	\$ 2,185,740
Sewer Connection & Administration Fees	\$ 1,544,340	\$ 1,550,959
Subtotal	\$ 4,217,131	\$ 3,736,699
Total Income	\$ 76,310,075	\$ 71,878,305

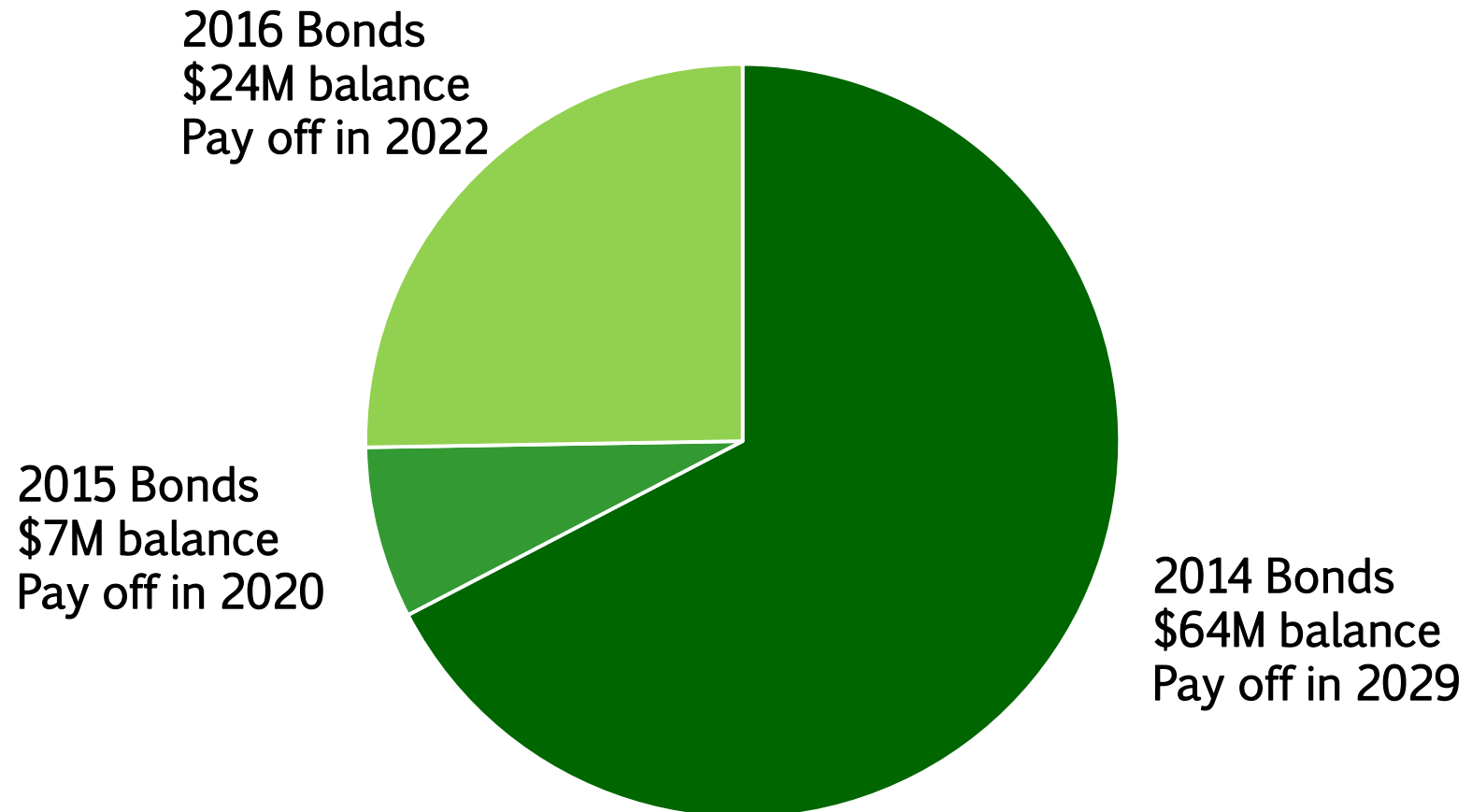
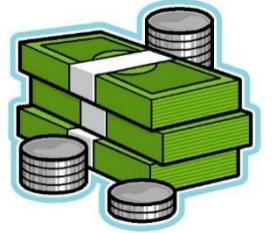


Water and Sewer Funds





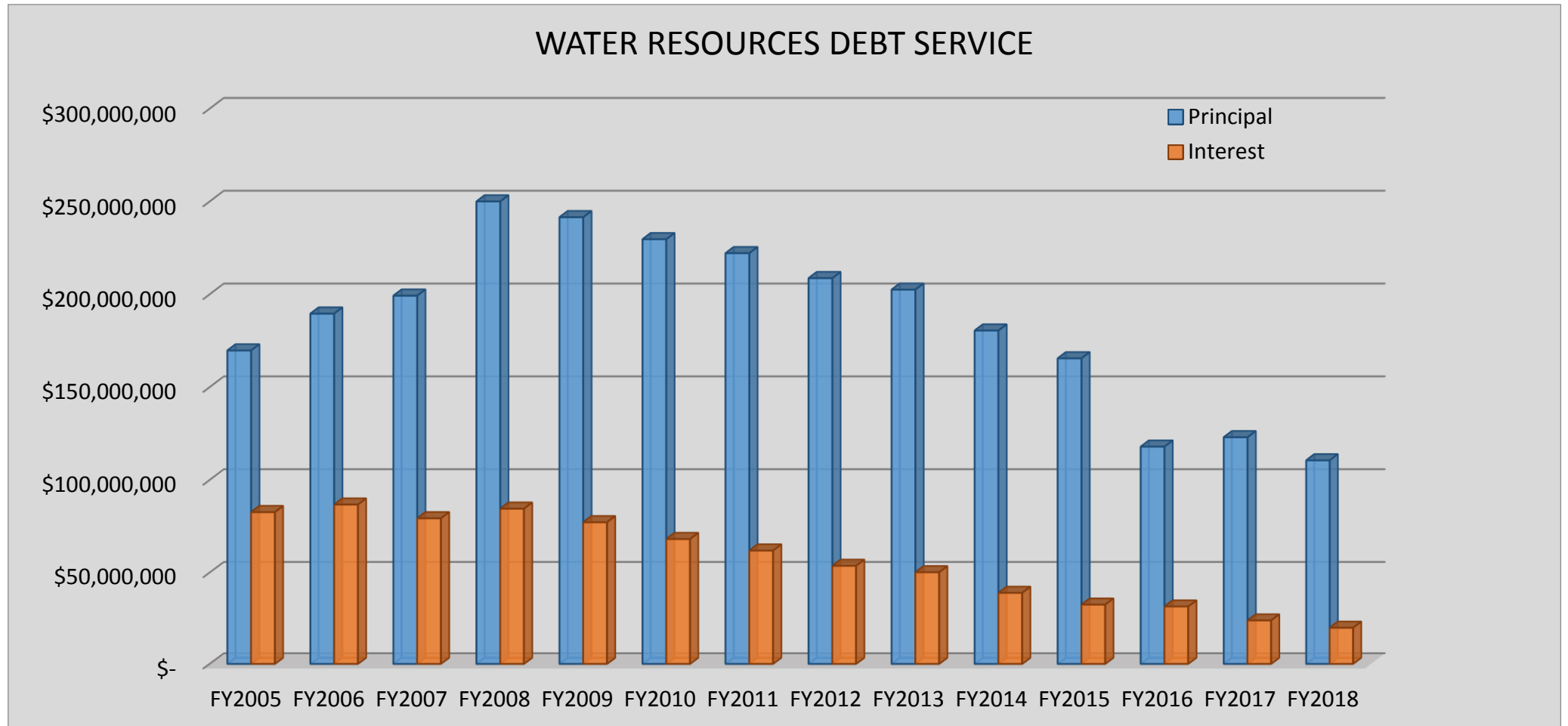
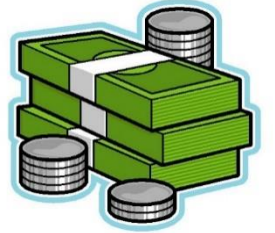
Current Debt Instruments



Note: Balance after FY2018 debt payment

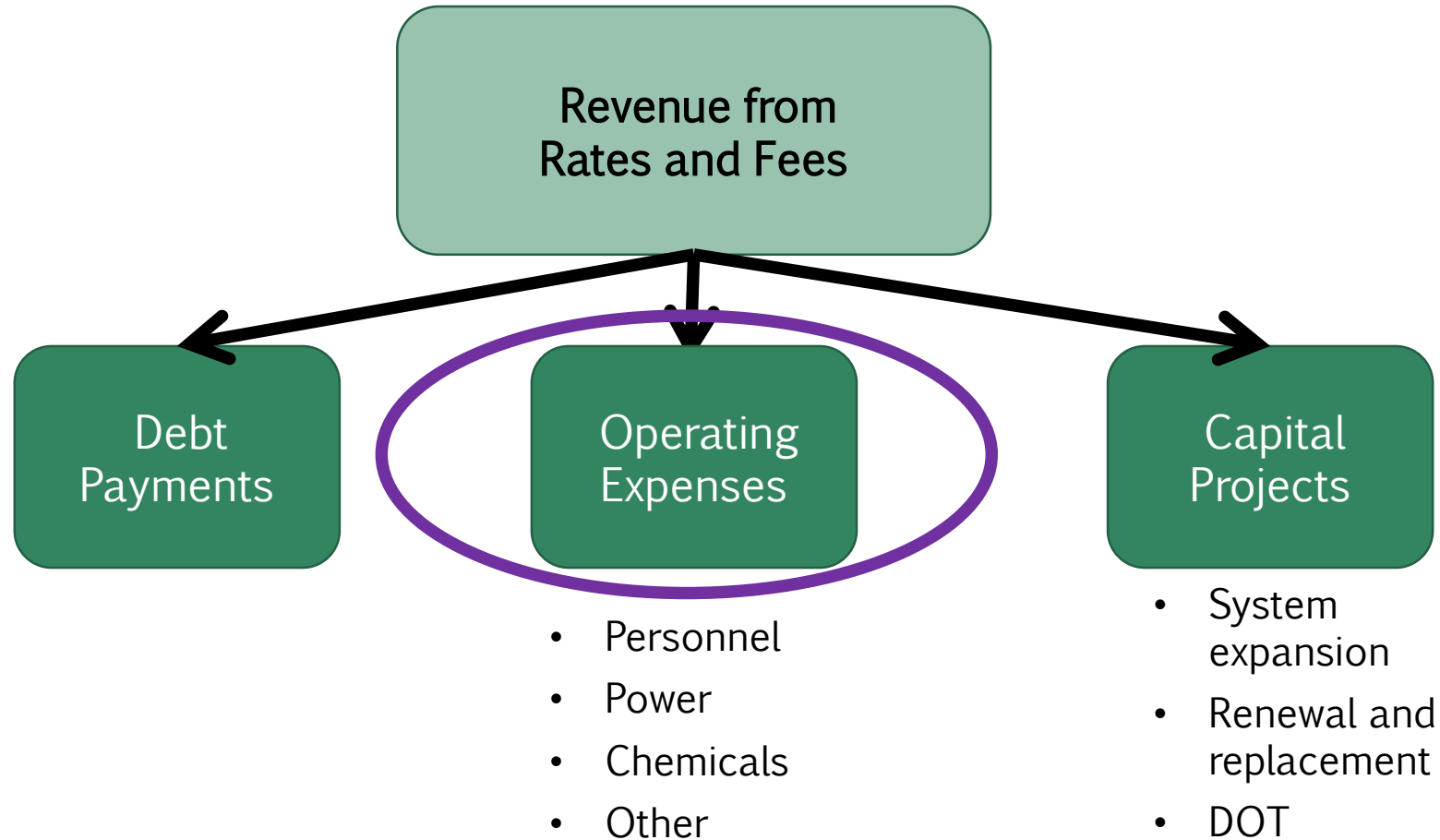


Declining Debt Balance





Water and Sewer Funds





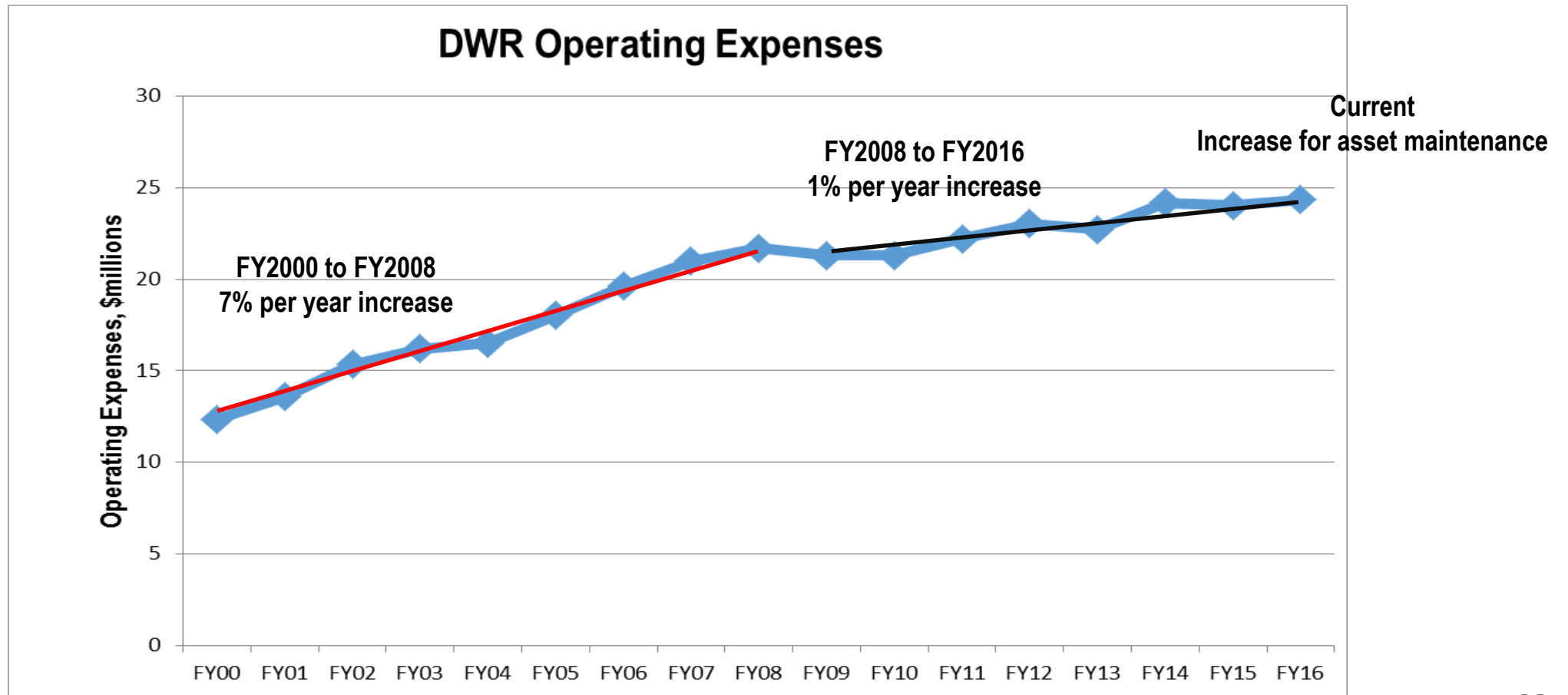
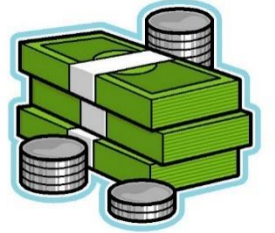
Operating Expenses



- › Trends
- › Basic assumptions
- › Top 3 expenses: personnel, power, chemicals

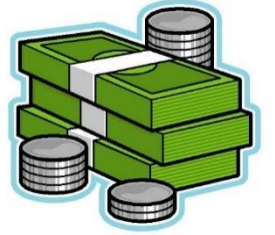


DWR Operating Expenses





Water and Sewer Operating Budget



› Details

- Higher flows increase power, chemicals, solids removal costs
- Maintenance and replacements included in operating budget
- Optimize spare parts for reliability
- Expand leak detection network for water and sewer
- Energy efficiency improvements

› Staffing

- No additional full time positions
- Add 4 interns/apprentice positions



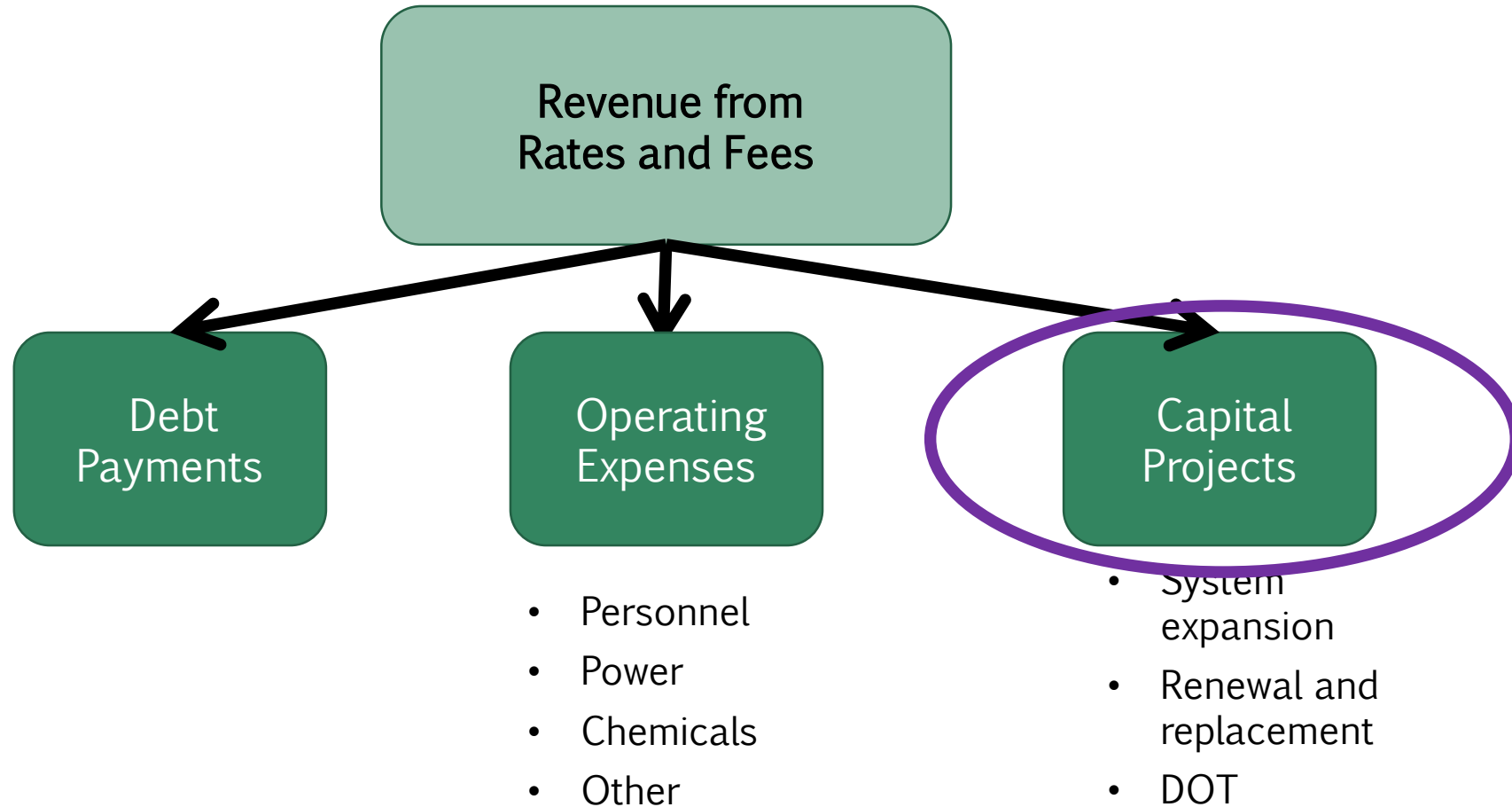
Expenses



	FY2018 Projected YE	FY2019 Proposed Budget
Operating Expenses		
Water Works	\$ 5,336,514	\$ 6,028,890
Water Distribution	\$ 4,619,988	\$ 5,254,791
Water Reclamation	\$ 7,197,854	\$ 8,335,460
Sanitary Sewer	\$ 2,856,716	\$ 3,080,302
Maintenance	\$ 3,144,210	\$ 3,449,796
Environmental Compliance	\$ 1,787,945	\$ 1,939,490
Engineering & Construction Services	\$ 2,456,478	\$ 2,743,313
Customer Account Services	\$ 3,301,255	\$ 3,404,621
Finance & Administration	\$ 2,189,992	\$ 2,246,669
Subtotal	\$ 32,890,952	\$ 36,483,332
Non-Operating Expense		
Debt	\$ 19,598,820	\$ 19,342,934
Transfers Out	\$ 23,820,303	\$ 16,052,039
Subtotal	\$ 43,419,123	\$ 35,394,973
Total Expenses	\$ 76,310,075	\$ 71,878,305



Water and Sewer Funds





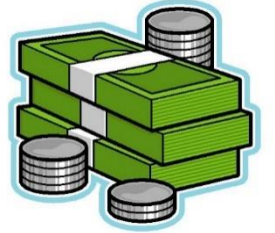
Capital Projects



- › Projects to support economic development
- › Projects to maintain/replace assets
- › System expansion
- › DOT projects
- › Studies to plan for future
- › Projects to control operating costs

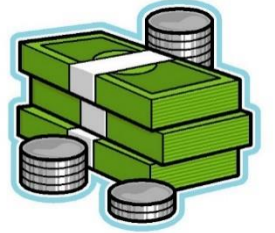


Water CIP

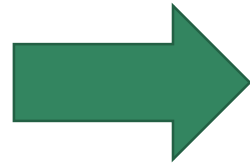




High Street Booster Station

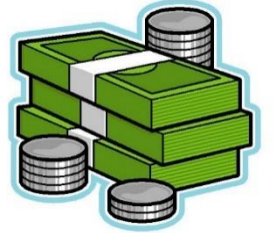


- › Replace pumps, motors & electrical components

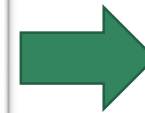
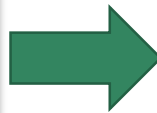




Riverside Water Quality Building

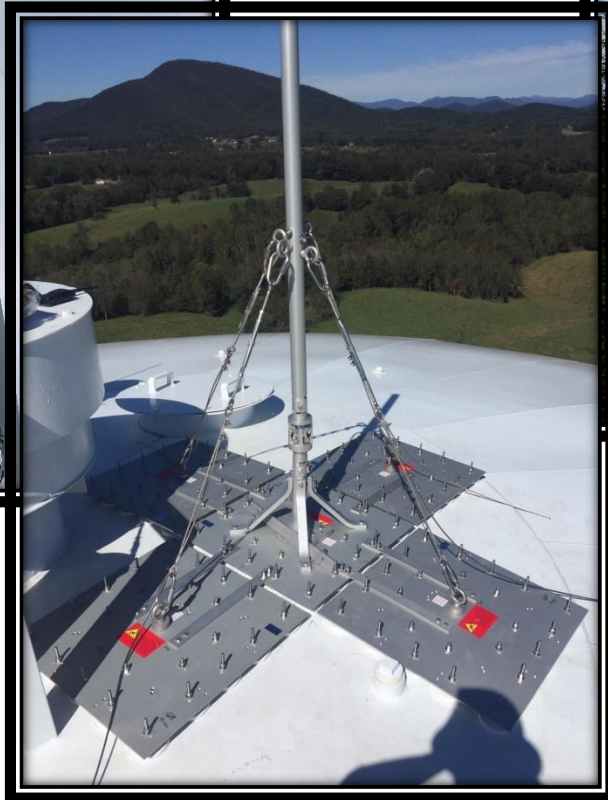
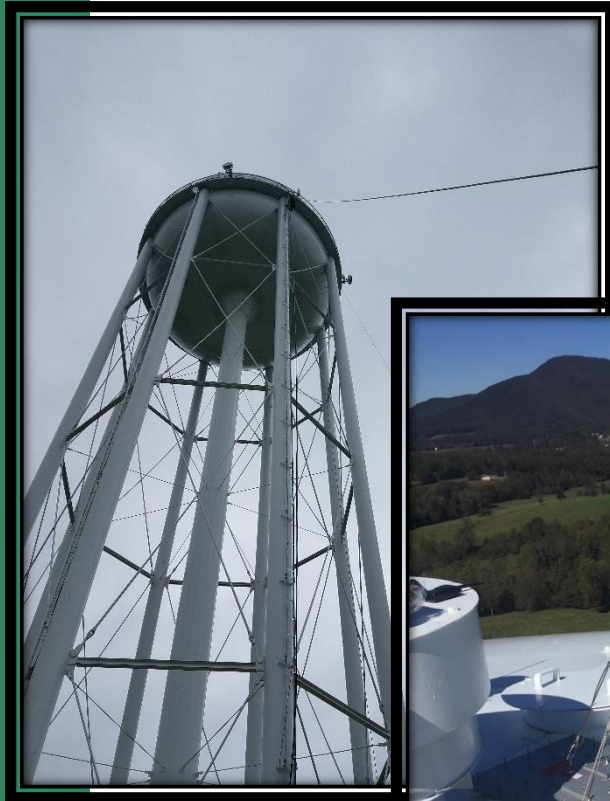
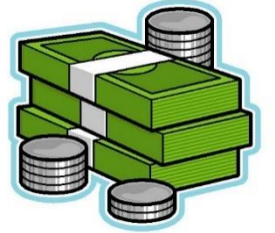


- › Modern and safe chemical handling

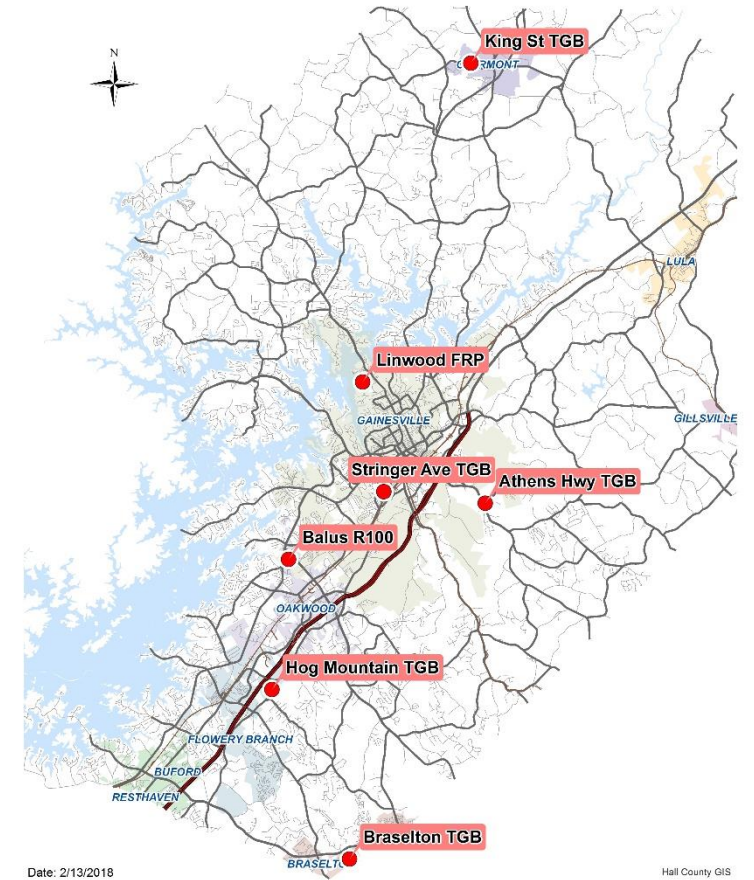




Increase Remote Meter Readings

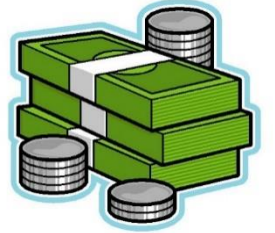


FlexNet TGB Locations





Wastewater CIP

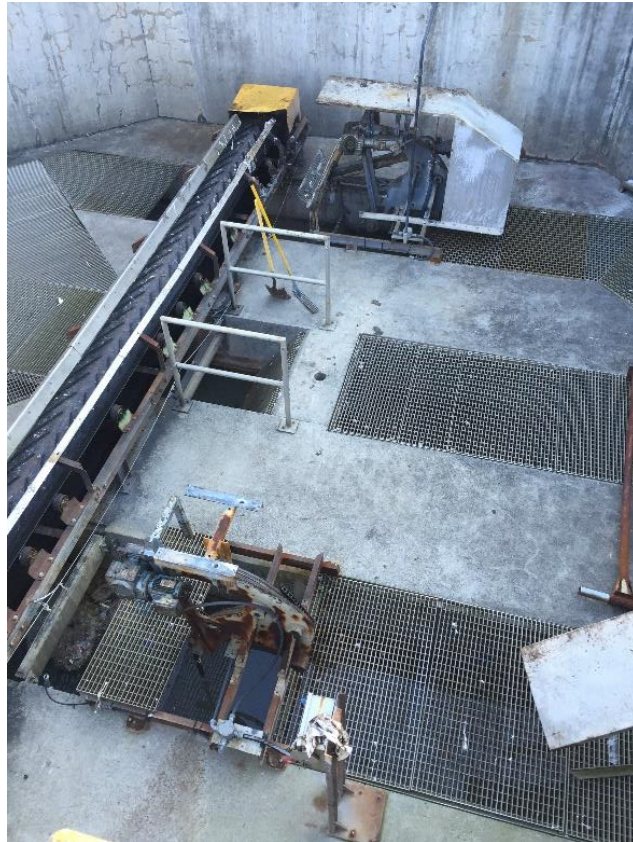




Flat Creek WRF



› Bar Screen, Grit Removal System, Electrical Upgrades

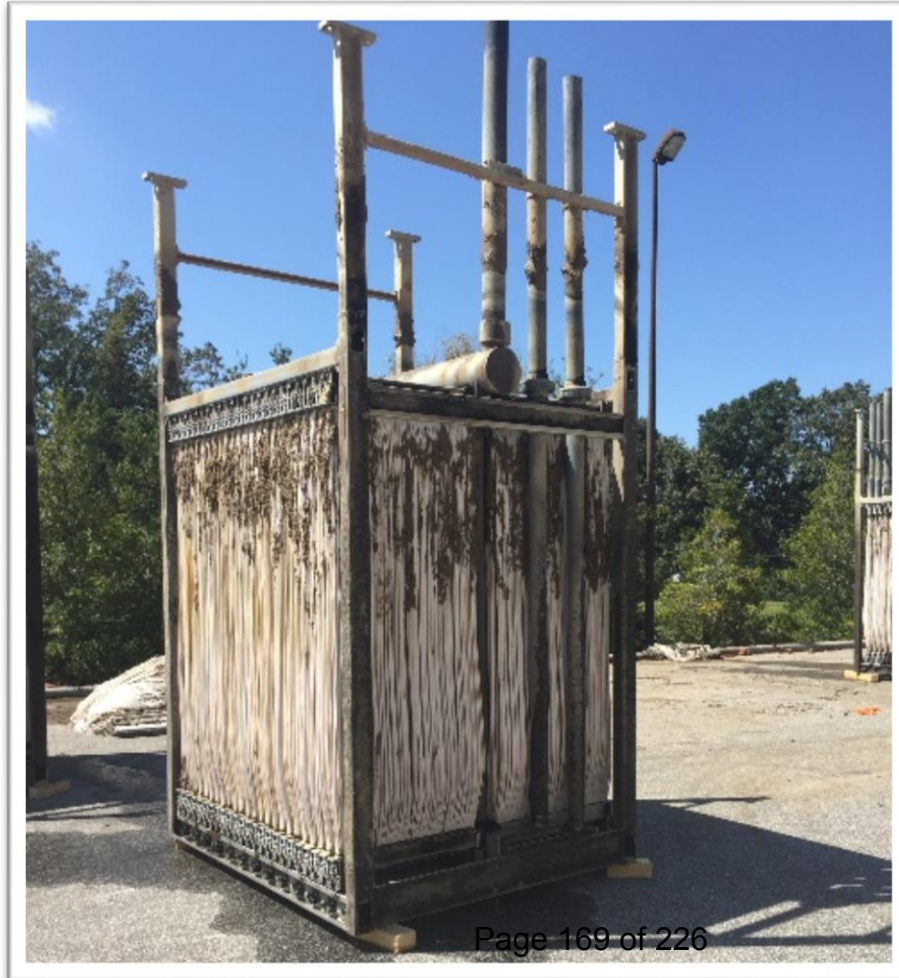




Membrane Replacement Project

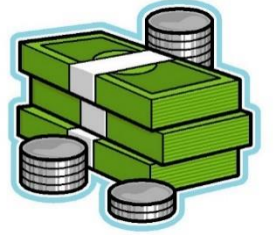


- › Linwood Water Reclamation Facility





Odor / Corrosion Control



› Bioxide added to Lift Stations





Solids Handling Test



› Flat Creek, Mobile Dewatering Equipment





Stormwater CIP



› Detention Pond Maintenance

- \$100,000
- Existing funds available

› FY 2018 SPLOST Projects

- Golf Course drainage improvements
- Boone Street Outfall Phase I
- Robinhood culvert replacement
- Elephant Trail culvert replacement
- Intersection of Boulevard and Brenau

› FY 2019 SPLOST Projects

- Thompson Place drainage improvements
- Boone Street Outfall Phase 2



“Before”: Pipe is more than 50% obstructed.

- City personnel replaced 60 LF of 24” reinforced concrete pipe
- Replaced 2 catch basins and associated curb, gutter, pavement
- Work between July 10 and July 20, 2017



“After”: Head wall and stone installation.

Elephant Trail





Water and Sewer – FY 2019



Type of Water/Sewer Project	Projects Underway	FY 2019 CIP	Total
Treatment Plants	\$ 8.7	\$ 13.5	\$ 22.2
Distribution and Collection	\$ 2.2	\$ 16.5	\$ 18.7
DOT Projects	\$ 4.1	\$ 1.2	\$ 5.3
Other	\$ 1.2	\$ 5.7	\$ 6.9
Total	\$ 16.3	\$ 36.9	\$ 53.1

Note: FY 2019 CIP projects may be multi-year projects. Draft CIP as of March 5, 2018.



Develop a World Class Workforce



- › Interns/apprentice program
- › Recruiting
- › Retention





Intern/Apprentice



- › 4 part-time interns in FY2019 budget
 - High school
 - College

- › Work-Based Learning Program used by manufacturing companies



Recruiting



- › Tight labor market
- › Using temporary agencies for recruiting
- › Considering Second Chance Program
- › Recruiting across all demographics



Retaining



- › Pay
- › Career advancement
- › Recognition
- › Fun and rewarding





City Council Workshop

DWR Update
March 10, 2018





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Position DWR for the Future



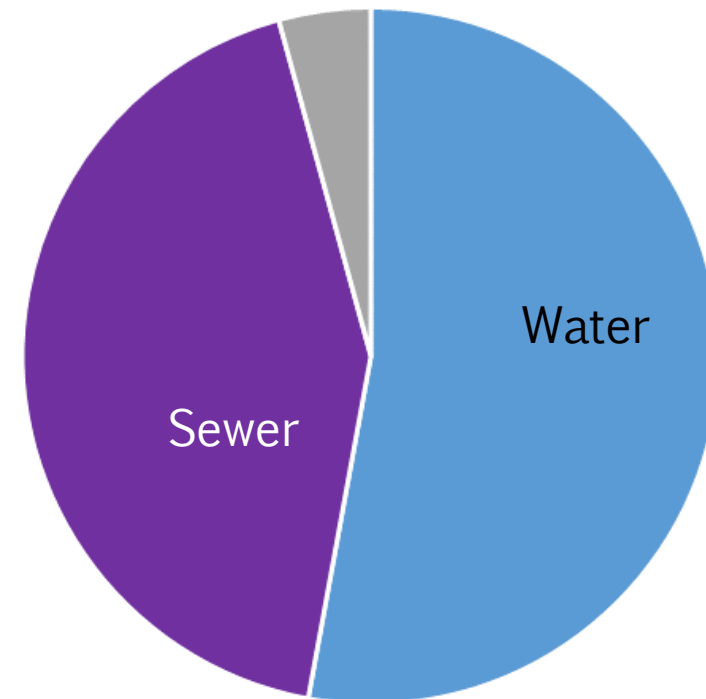
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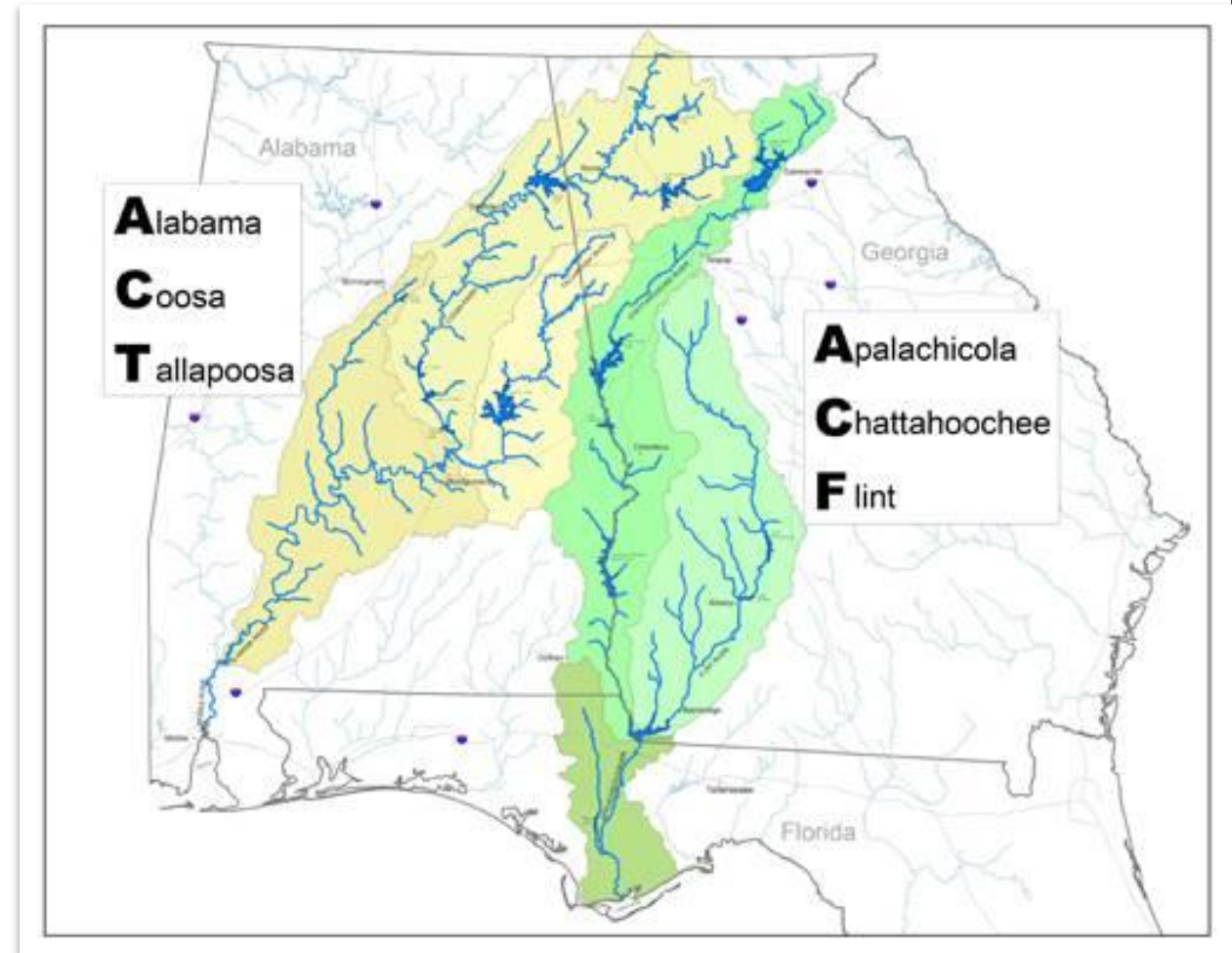
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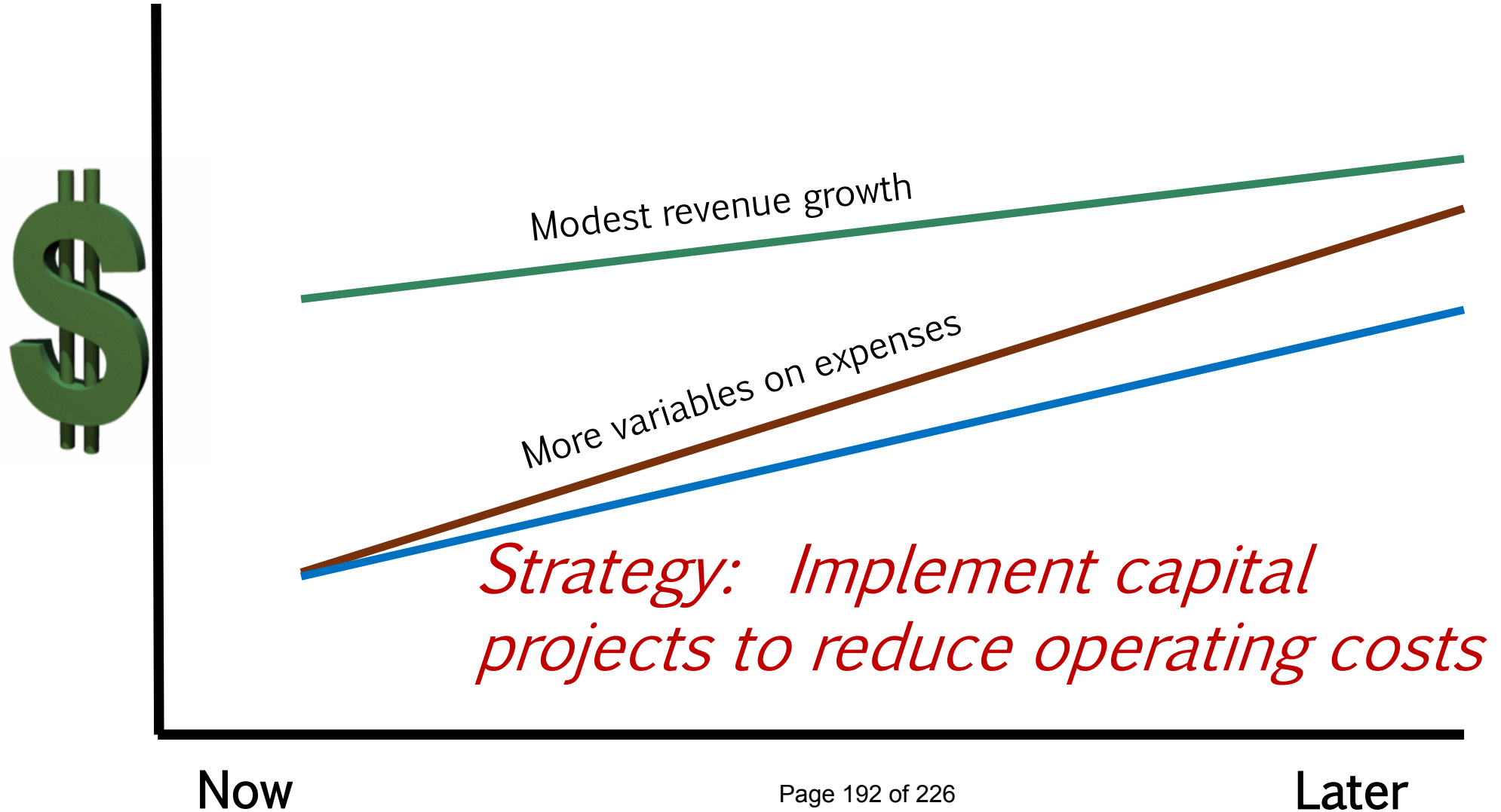
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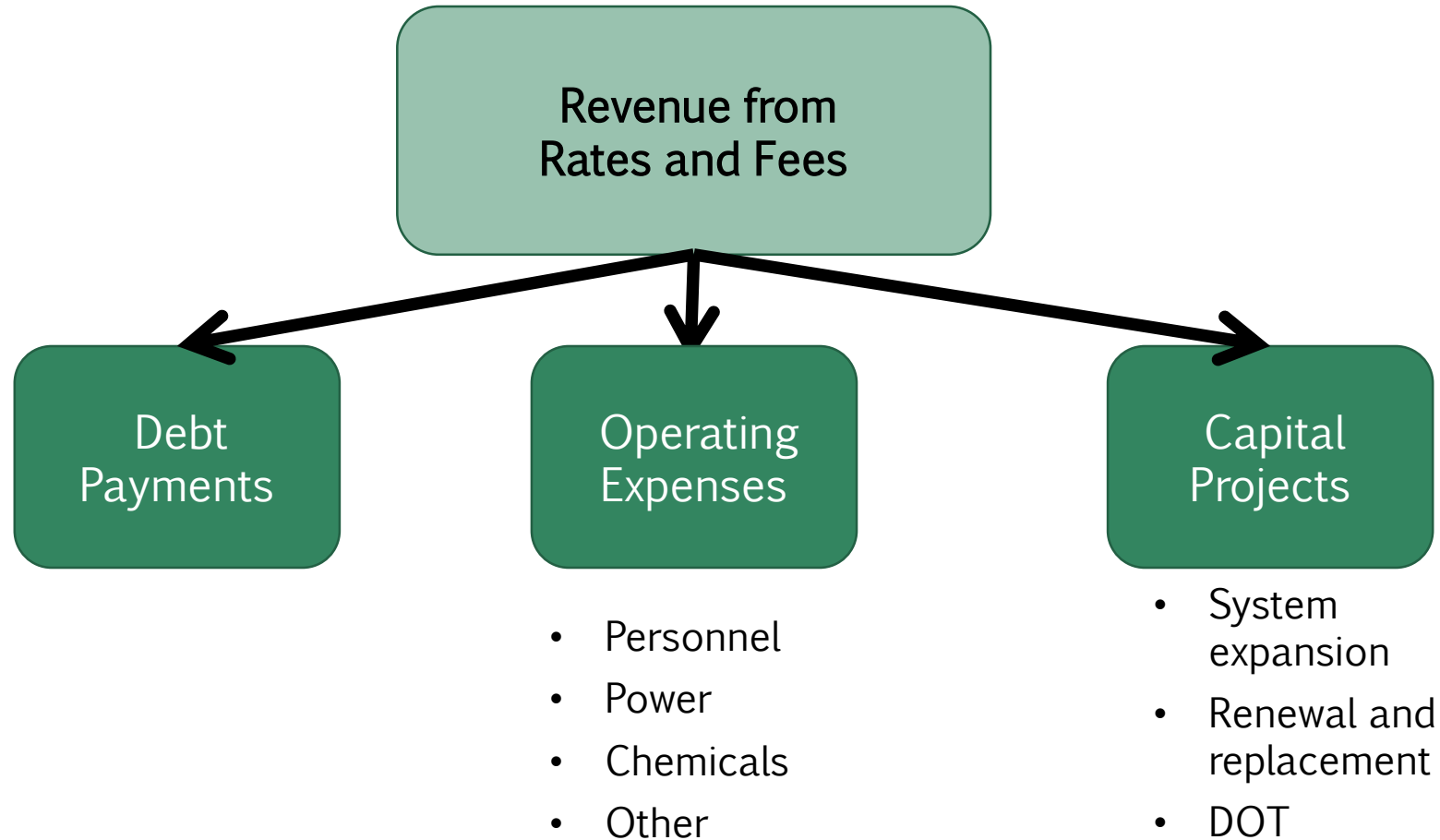
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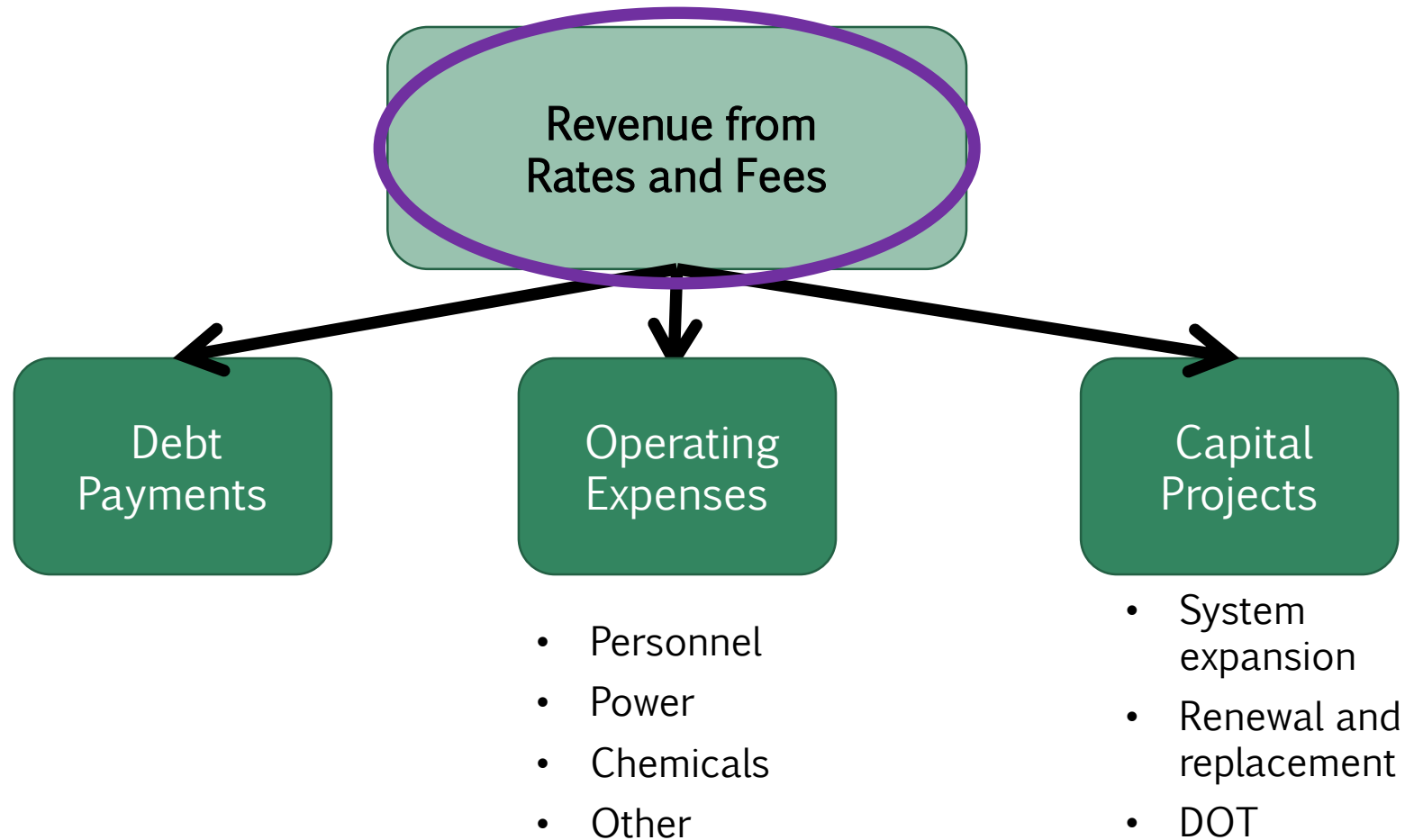
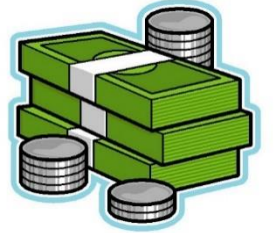


Water and Sewer Funds



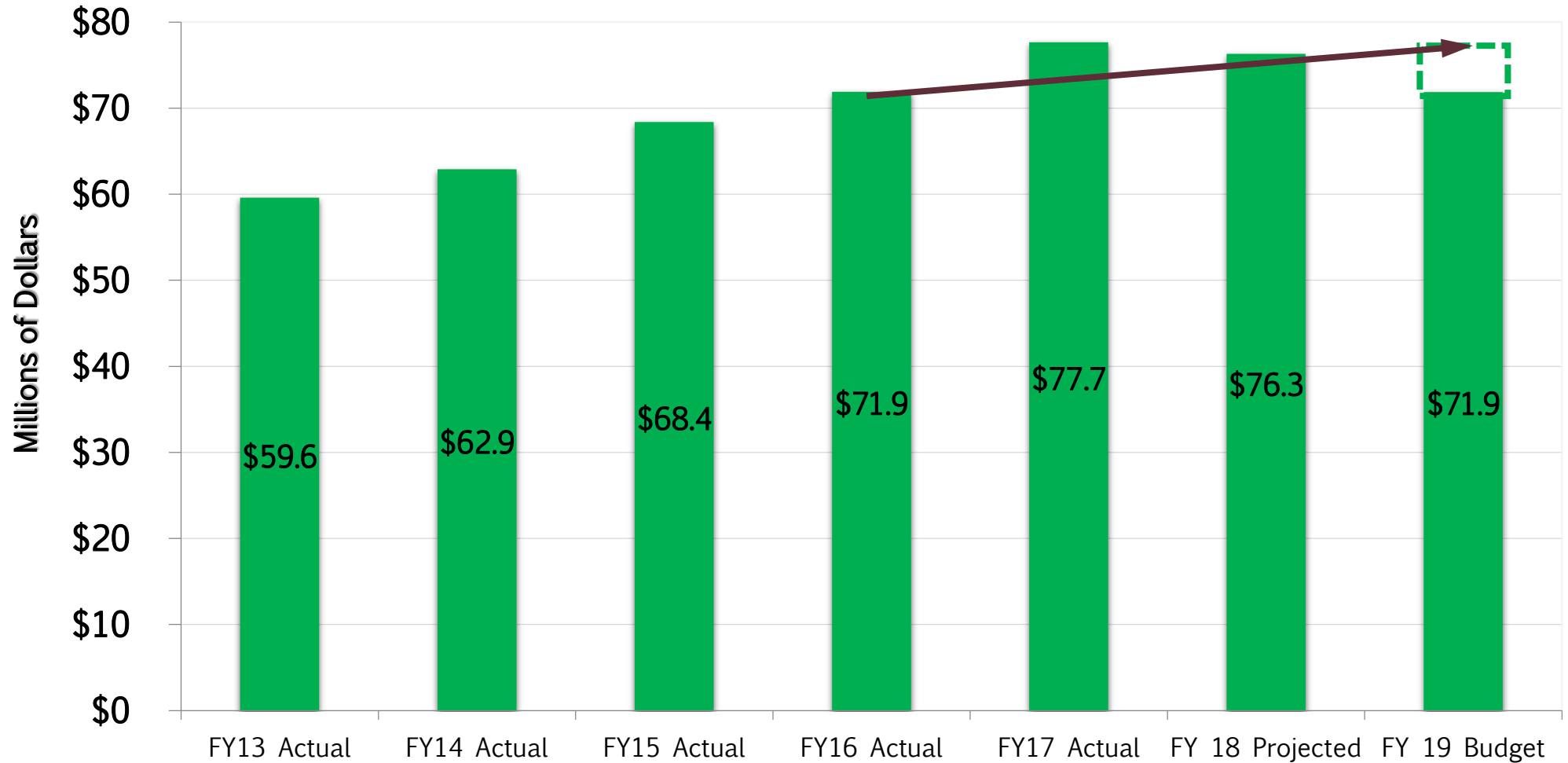
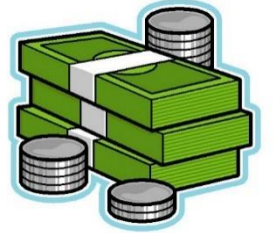


Water and Sewer Funds





Revenue Trends





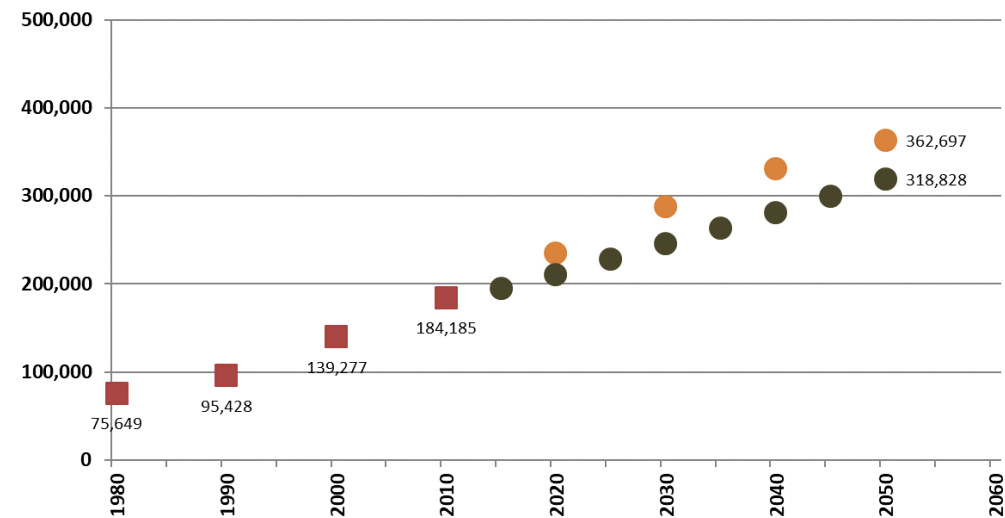
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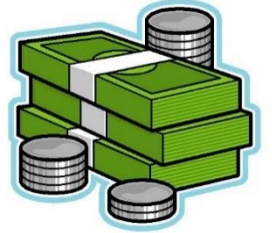


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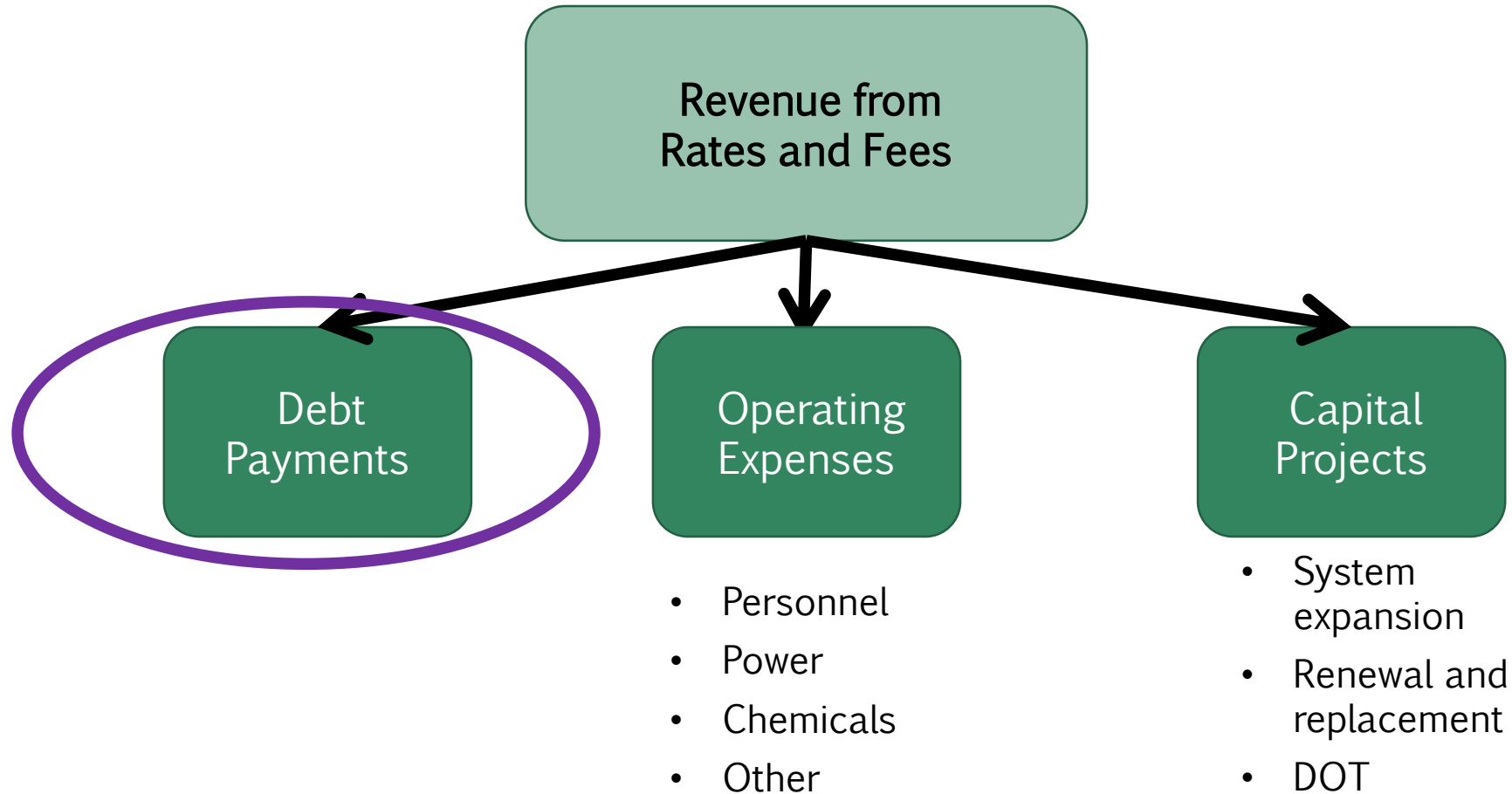
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Service Fees	\$ 310,783	\$ 303,174
Account Servicing Fees	\$ 3,891,845	\$ 3,690,565
Miscellaneous	\$ 890,293	\$ 825,439
Subtotal	\$ 72,092,944	\$ 68,141,606
<u>Non-Operating Income</u>		
Water Connection & Administration Fees	\$ 2,672,791	\$ 2,185,740
Sewer Connection & Administration Fees	\$ 1,544,340	\$ 1,550,959
Subtotal	\$ 4,217,131	\$ 3,736,699
Total Income	\$ 76,310,075	\$ 71,878,305

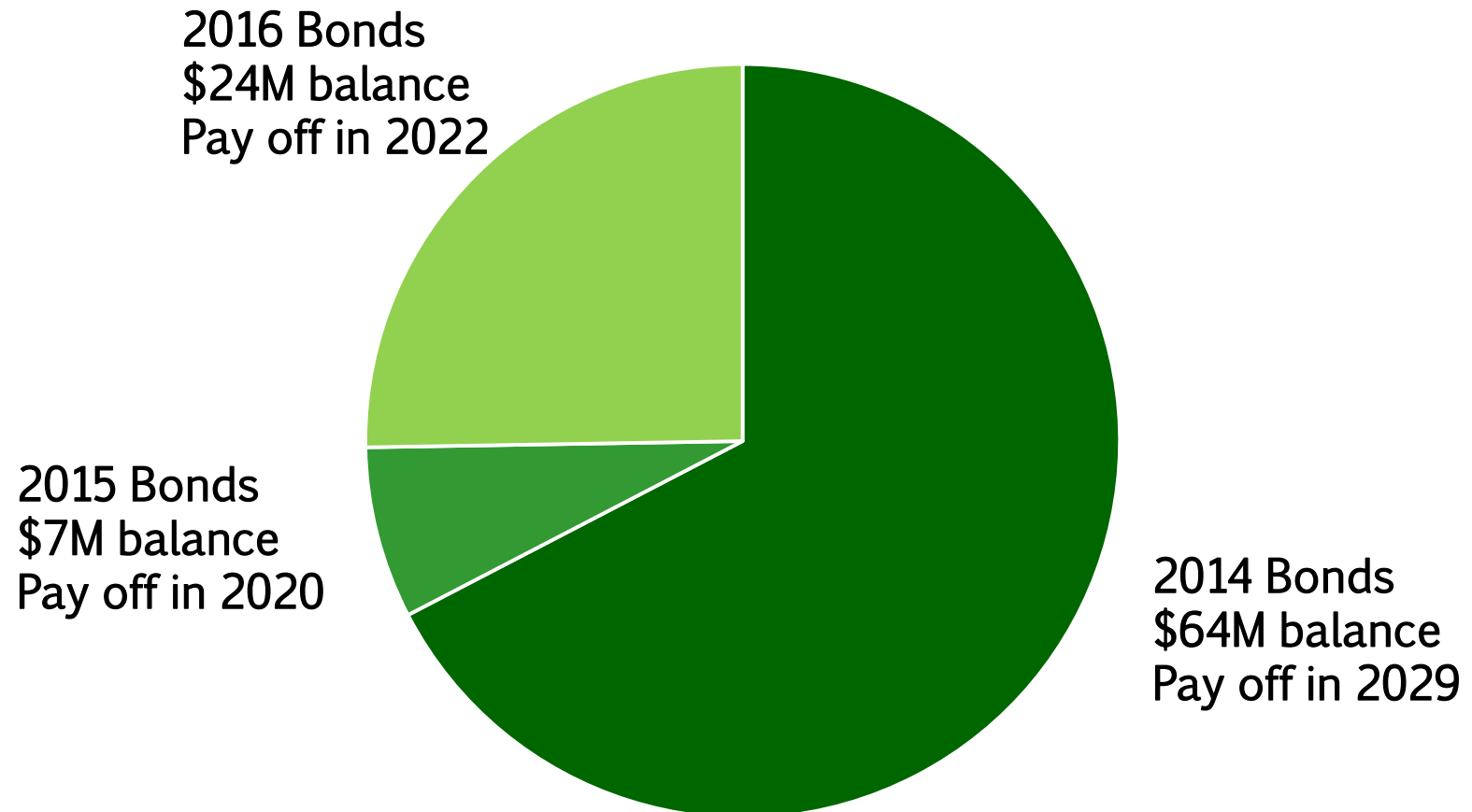


Water and Sewer Funds





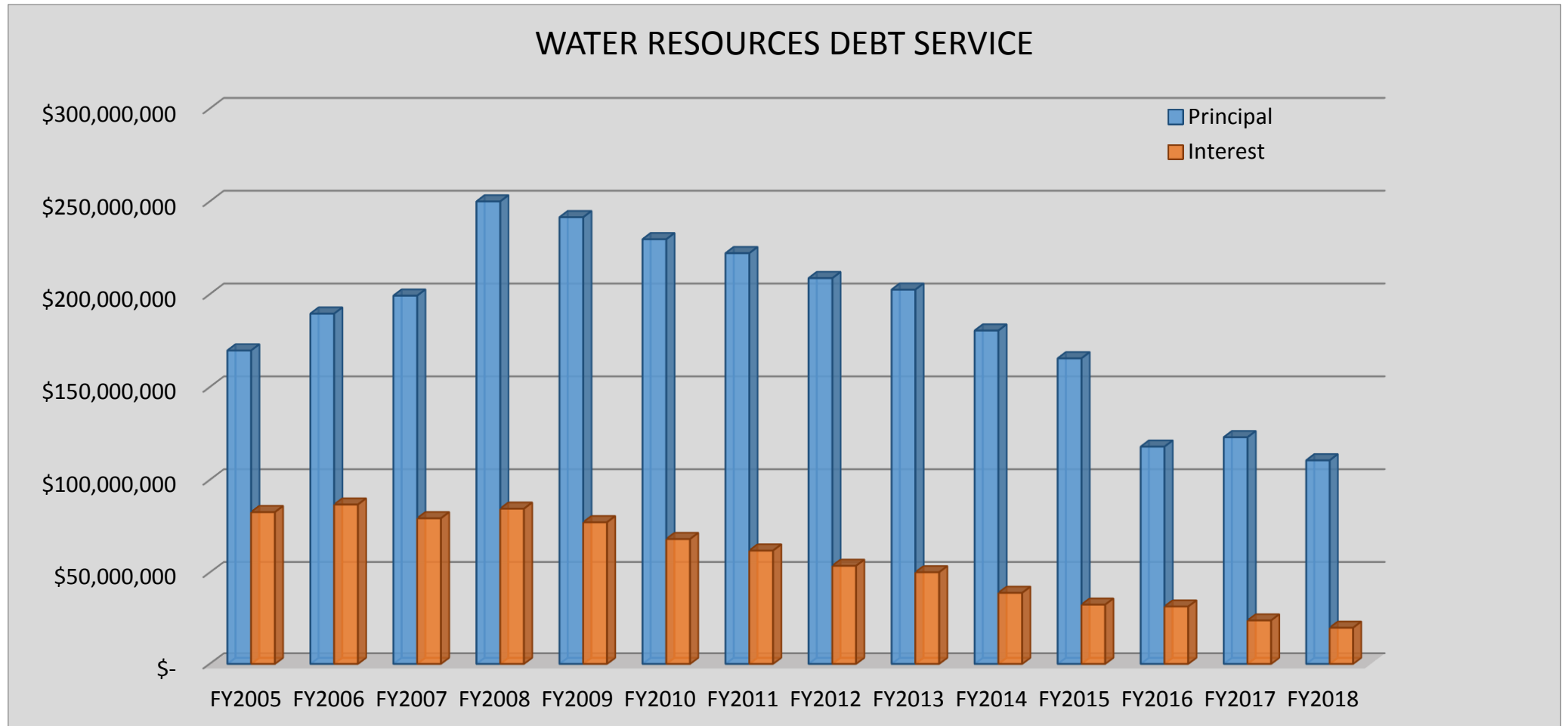
Current Debt Instruments



Note: Balance after FY2018 debt payment

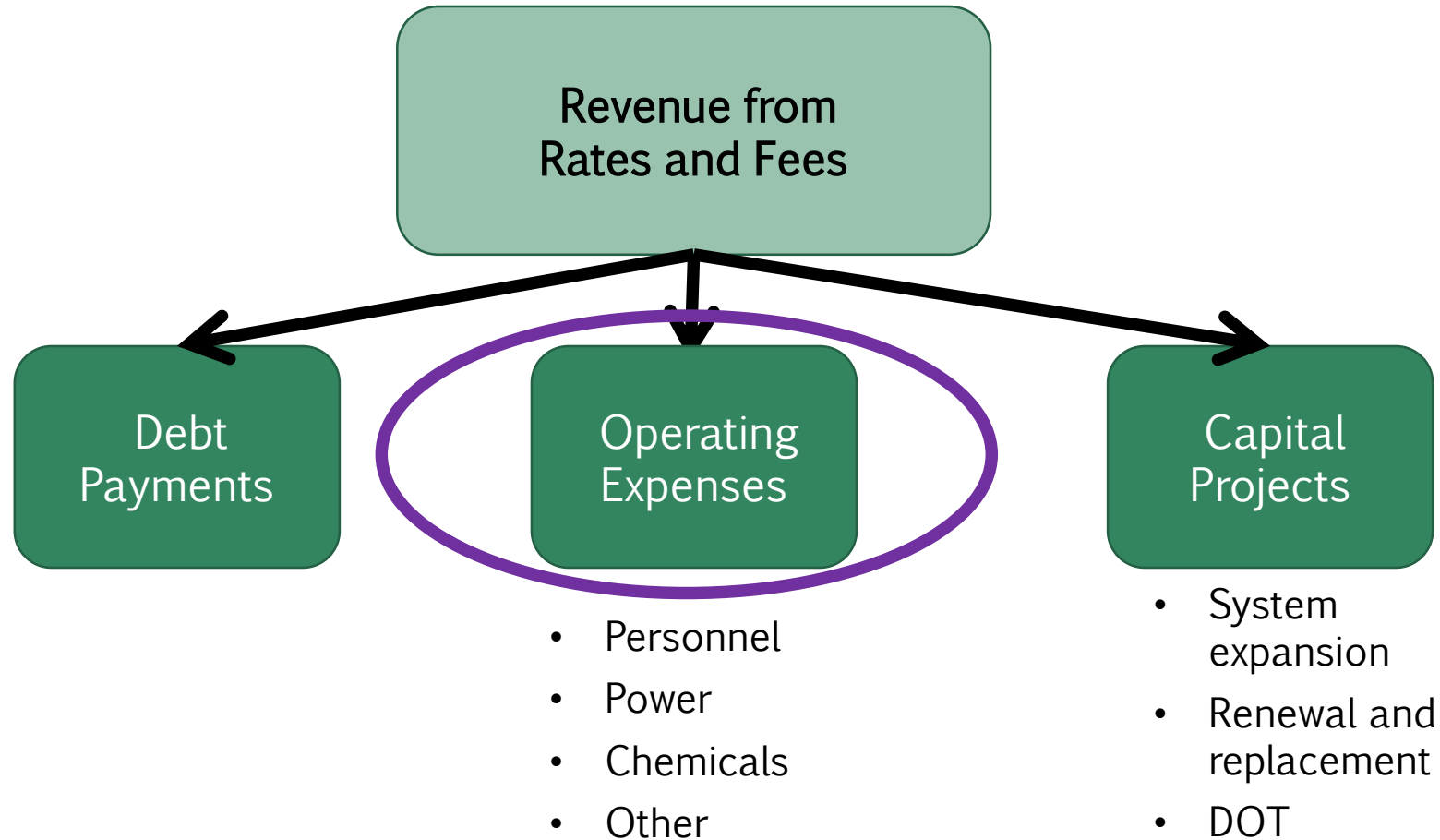
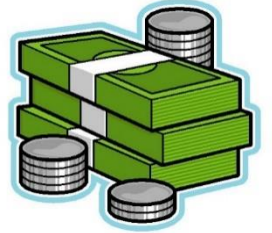


Declining Debt Balance





Water and Sewer Funds





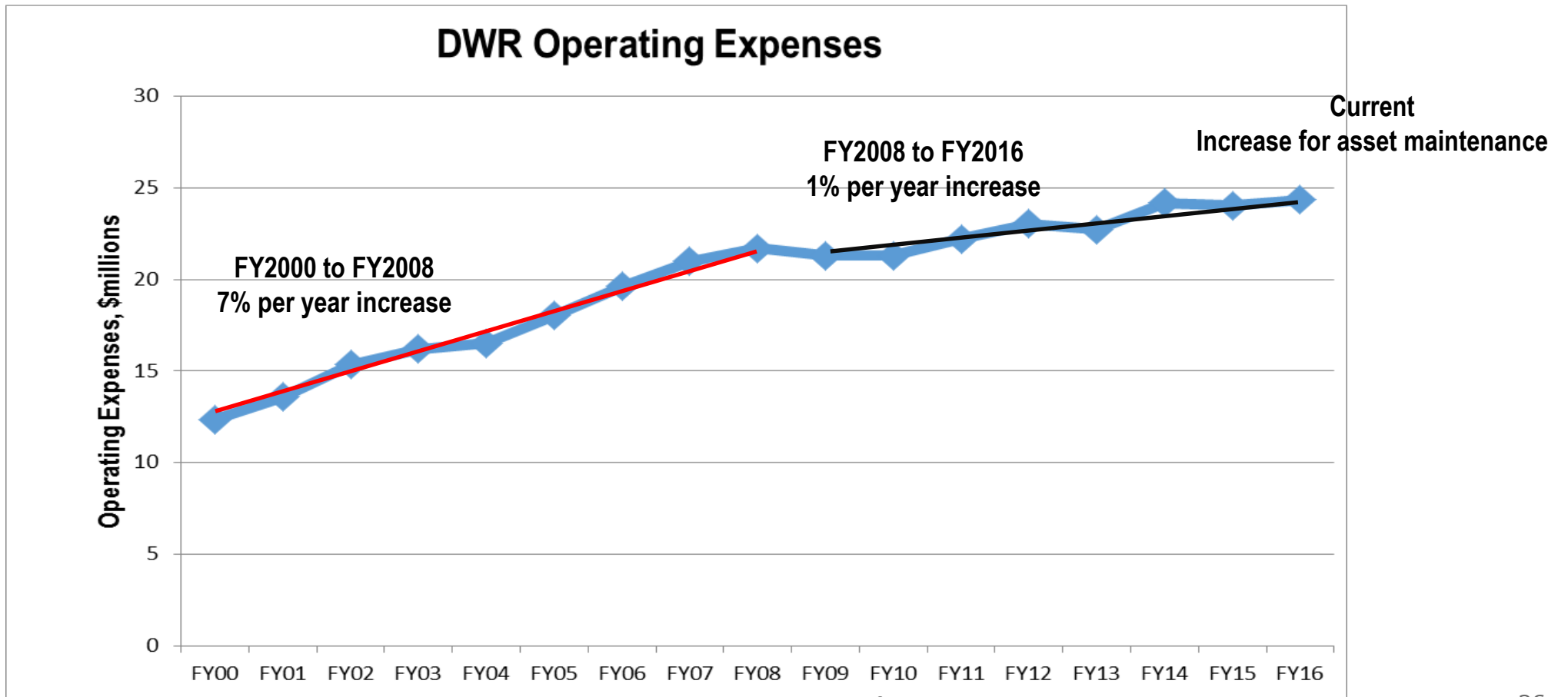
Operating Expenses



- › Trends
- › Basic assumptions
- › Top 3 expenses: personnel, power, chemicals



DWR Operating Expenses





Water and Sewer Operating Budget



› Details

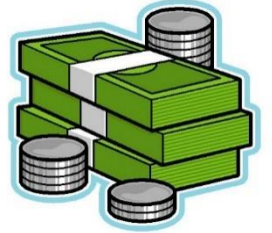
- Higher flows increase power, chemicals, solids removal costs
- Maintenance and replacements included in operating budget
- Optimize spare parts for reliability
- Expand leak detection network for water and sewer
- Energy efficiency improvements

› Staffing

- No additional full time positions
- Add 4 interns/apprentice positions



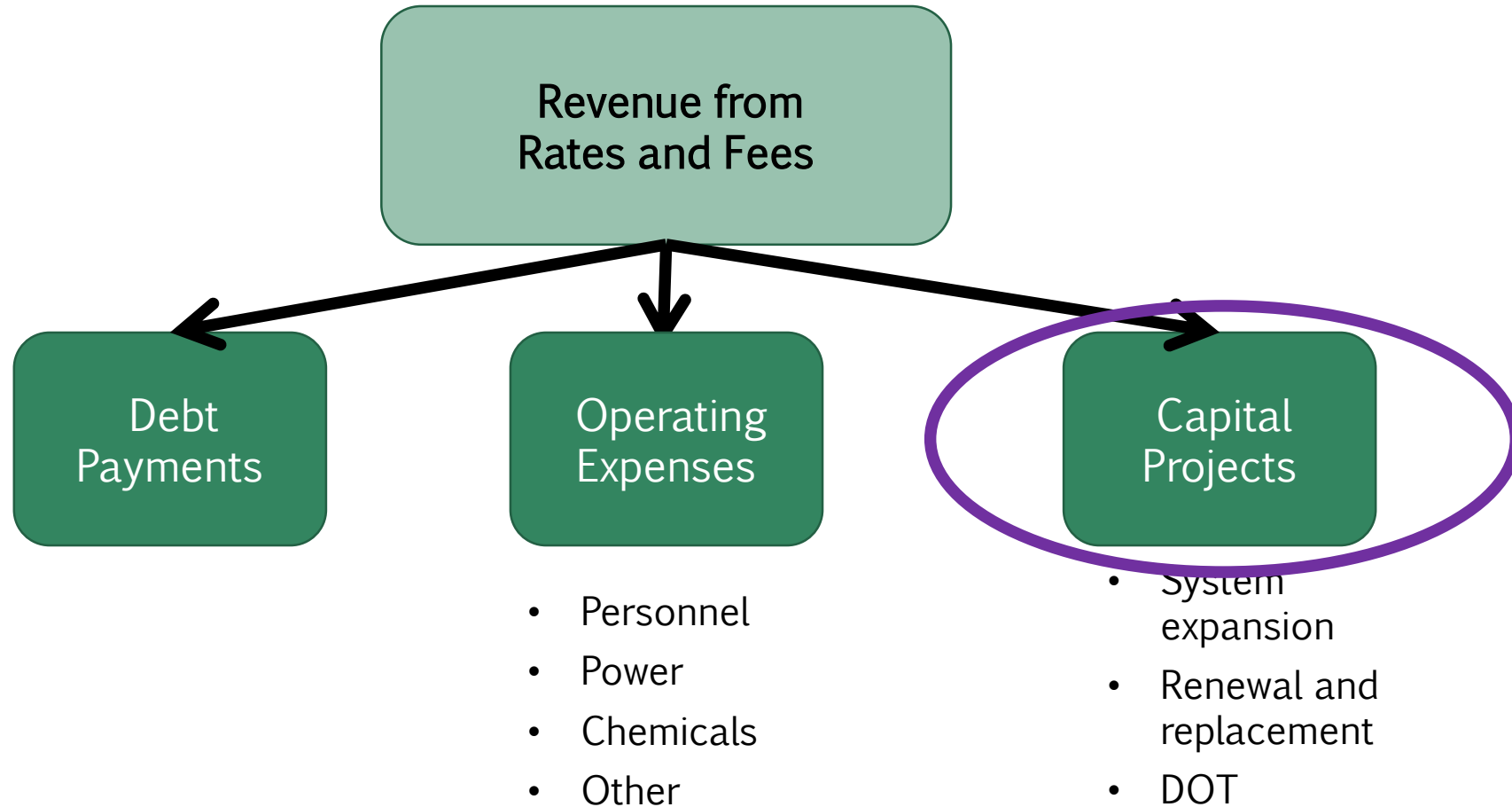
Expenses



	FY2018 Projected YE	FY2019 Proposed Budget
<u>Operating Expenses</u>		
Water Works	\$ 5,336,514	\$ 6,028,890
Water Distribution	\$ 4,619,988	\$ 5,254,791
Water Reclamation	\$ 7,197,854	\$ 8,335,460
Sanitary Sewer	\$ 2,856,716	\$ 3,080,302
Maintenance	\$ 3,144,210	\$ 3,449,796
Environmental Compliance	\$ 1,787,945	\$ 1,939,490
Engineering & Construction Services	\$ 2,456,478	\$ 2,743,313
Customer Account Services	\$ 3,301,255	\$ 3,404,621
Finance & Administration	\$ 2,189,992	\$ 2,246,669
<i>Subtotal</i>	\$ 32,890,952	\$ 36,483,332
<u>Non-Operating Expense</u>		
Debt	\$ 19,598,820	\$ 19,342,934
Transfers Out	\$ 23,820,303	\$ 16,052,039
<i>Subtotal</i>	\$ 43,419,123	\$ 35,394,973
<i>Total Expenses</i>	\$ 76,310,075	\$ 71,878,305



Water and Sewer Funds





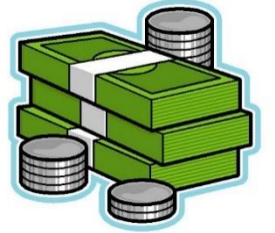
Capital Projects



- › Projects to support economic development
- › Projects to maintain/replace assets
- › System expansion
- › DOT projects
- › Studies to plan for future
- › Projects to control operating costs



Water CIP

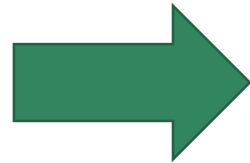
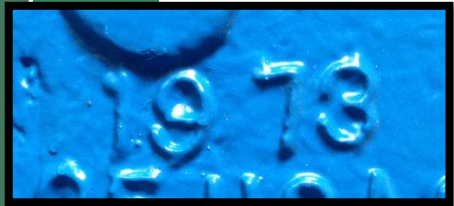




High Street Booster Station



- › Replace pumps, motors & electrical components

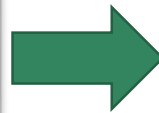




Riverside Water Quality Building

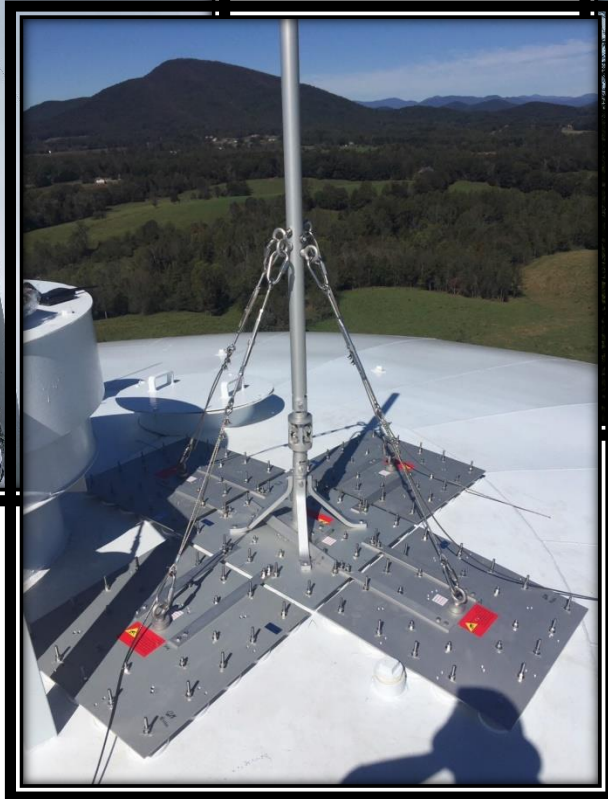
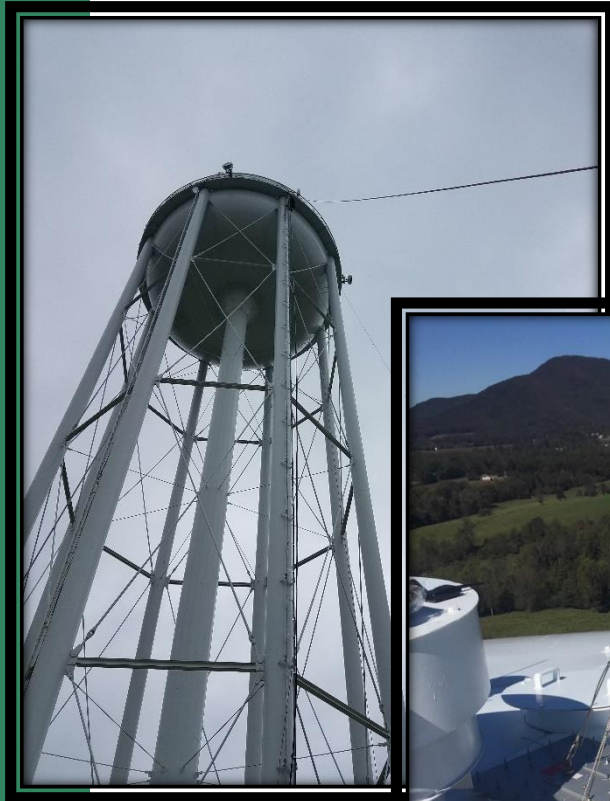


- › Modern and safe chemical handling

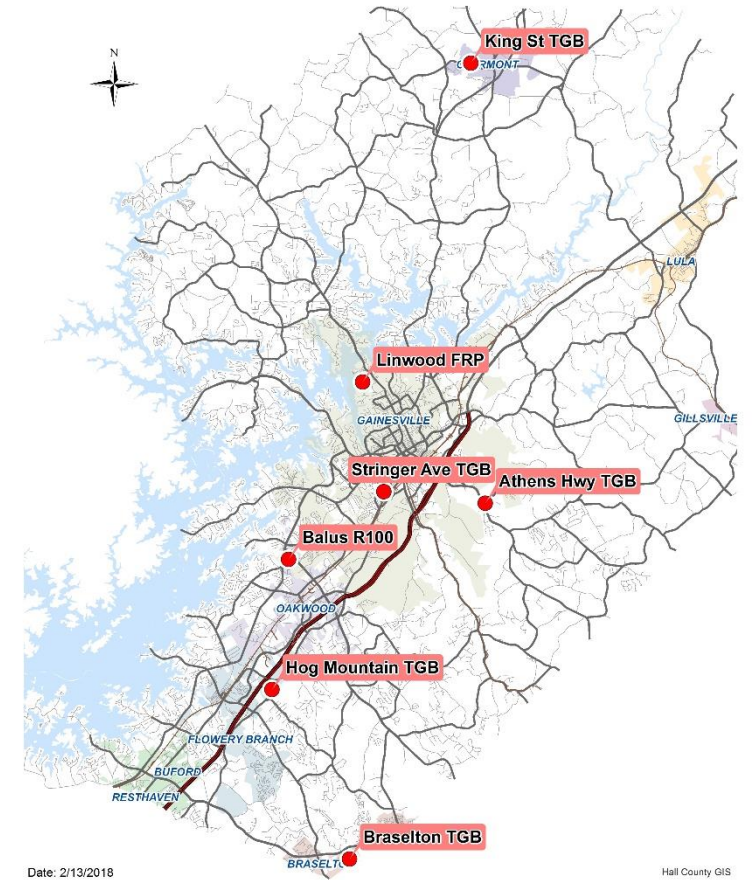




Increase Remote Meter Readings

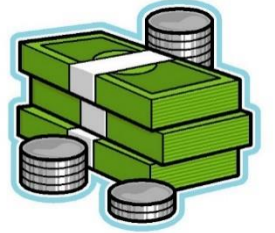


FlexNet TGB Locations





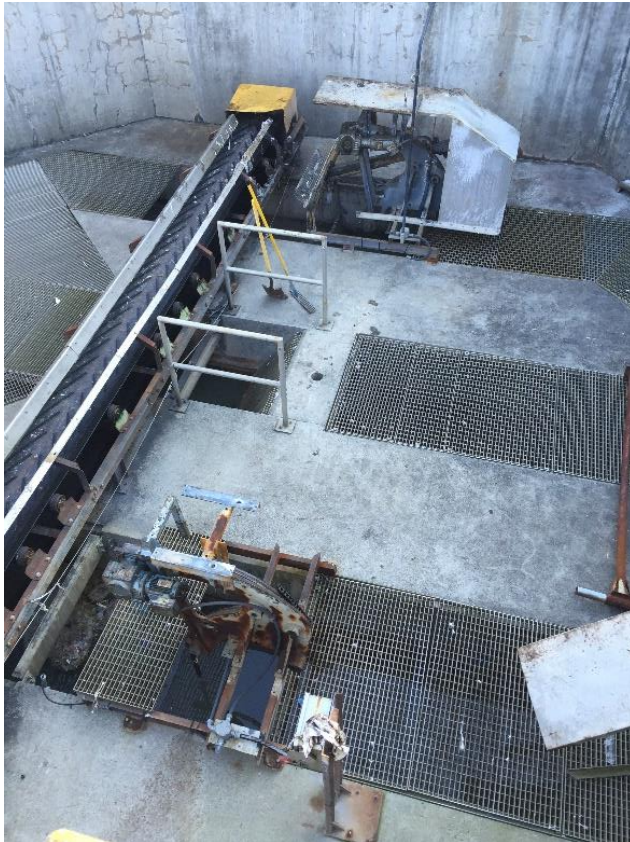
Wastewater CIP



Flat Creek WRF

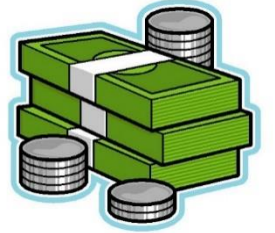


- › Bar Screen, Grit Removal System, Electrical Upgrades

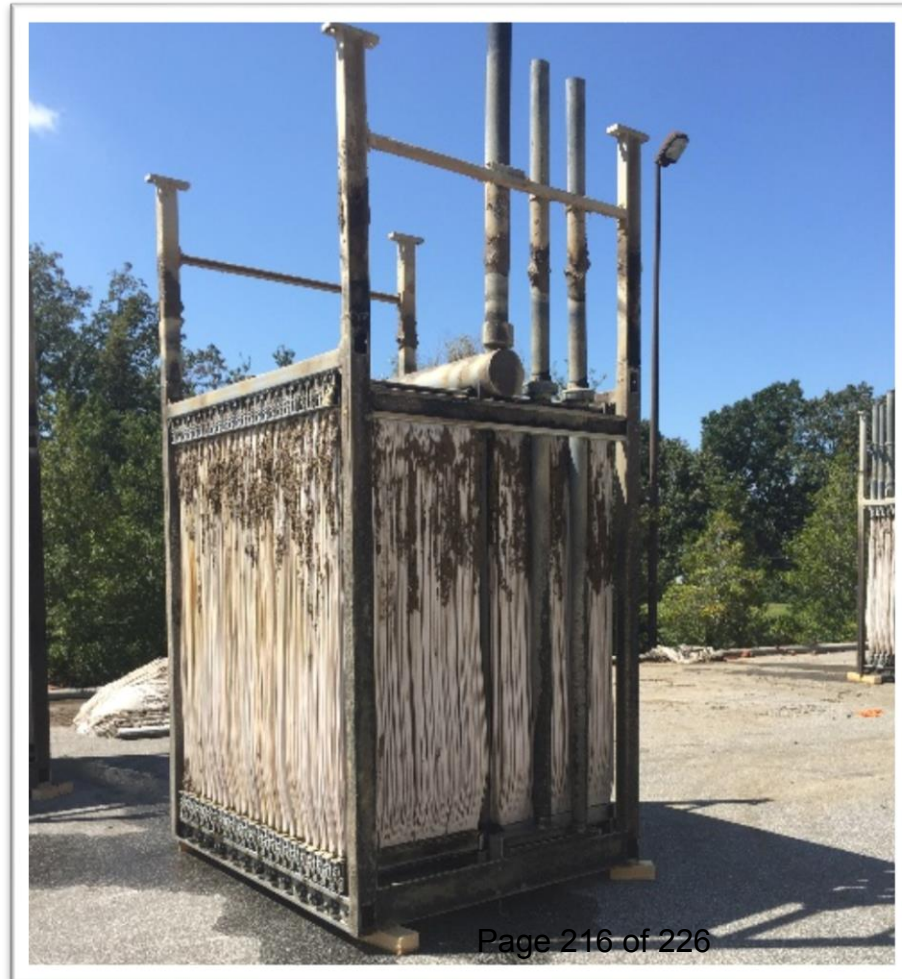




Membrane Replacement Project

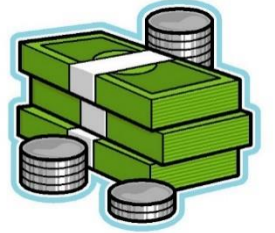


- › Linwood Water Reclamation Facility





Odor / Corrosion Control

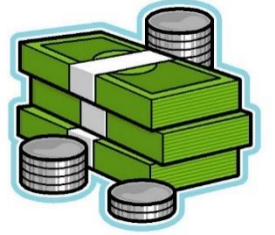


› Bioxide added to Lift Stations





Solids Handling Test

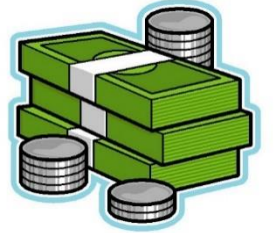


› Flat Creek, Mobile Dewatering Equipment





Stormwater CIP



› Detention Pond Maintenance

- \$100,000
- Existing funds available

› FY 2018 SPLOST Projects

- Golf Course drainage improvements
- Boone Street Outfall Phase I
- Robinhood culvert replacement
- Elephant Trail culvert replacement
- Intersection of Boulevard and Brenau

› FY 2019 SPLOST Projects

- Thompson Place drainage improvements
- Boone Street Outfall Phase 2



“Before”: Pipe is more than 50% obstructed.

- City personnel replaced 60 LF of 24” reinforced concrete pipe
- Replaced 2 catch basins and associated curb, gutter, pavement
- Work between July 10 and July 20, 2017



“After”: Head wall and stone installation.

Elephant Trail





Water and Sewer – FY 2019



Type of Water/Sewer Project	Projects Underway	FY 2019 CIP	Total
Treatment Plants	\$ 8.7	\$ 13.5	\$ 22.2
Distribution and Collection	\$ 2.2	\$ 16.5	\$ 18.7
DOT Projects	\$ 4.1	\$ 1.2	\$ 5.3
Other	\$ 1.2	\$ 5.7	\$ 6.9
Total	\$ 16.3	\$ 36.9	\$ 53.1

Note: FY 2019 CIP projects may be multi-year projects. Draft CIP as of March 5, 2018.



Develop a World Class Workforce



- › Interns/apprentice program
- › Recruiting
- › Retention





Intern/Apprentice



- › 4 part-time interns in FY2019 budget
 - High school
 - College

- › Work-Based Learning Program used by manufacturing companies



Recruiting



- › Tight labor market
- › Using temporary agencies for recruiting
- › Considering Second Chance Program
- › Recruiting across all demographics



Retaining



- › Pay
- › Career advancement
- › Recognition
- › Fun and rewarding



