

Infrastructure & Economic Development - Council Workshop

- **Water Resources**
- **Public Works**
- **Community & Economic Development**
- **Recap and Discussions**
- **FY2023 Look Ahead & Wrap Up**
- **Adjournment**

Final: Monday, March 24, 2022, 9:08 AM

Date Submitted: 3/28/2022
Presenter: Linda MacGregor / Chris Hamilton / Myron Bennett
Item of Business: • Water Resources
Meeting Date: 3/25/2022

Purpose of Request:

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

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"/> 3/25/2022 Retreat DWR Presentation	Powerpoint Presentation



Water Resources

March 2022
Brasstown



Big Things Ahead !!!

- ✓ Technical
- ✓ Team
- ✓ Financial



Gainesville's Smart Bold Actions

Yesterday

- Automated Meter Infrastructure
- Rebuilding Linwood
- Lakeside Water Plant
- Replacing pipe

Tomorrow

- Rebuild Flat Creek
- Improve Solids Handling
- Expand Lakeside Water Plant
- Risk based maintenance



Water Resources

- DWR Business Update
- Project Updates
- Litigation Update
- Regional Activities
- Sewer Lift Stations
- Future Water Sources
- Rebuild Flat Creek WRF
- Solids Handling and Disposal
- Funding Large Capital Projects

10-YEAR PLAN DETAILS

1. Ten year structure
 - modest 1.9% increase to water rates, sewer rates, and account services fee
2. Focus on water and wastewater
3. Address affordability and conservation
4. Change from \$/ccf to \$/1000 gallons
5. Update other fees to more closely reflect real costs
6. Accelerate short-term capital program through low interest loans



ASSISTANCE TO CUSTOMERS

Lifeline rate:

- Establish a lifeline rate for the first 2,000 gallons of water use
- Meets basic needs
- Provides low cost option

10-Year Plan:

- Predictable rates
- Modest increase



Expand Help 2 Others (H2O) Program:

- Change Round-up Program to Opt-Out
- Expand eligible services for funds
 - Bill payment assistance
 - Assist in resolving meter issues
 - Develop program to assist with issues on the customer side of the water meter, such as leaks or water quality
 - Develop program to assist with customer sewer issues
 - Develop program to assist with private water quality issues, including ponds and erosion



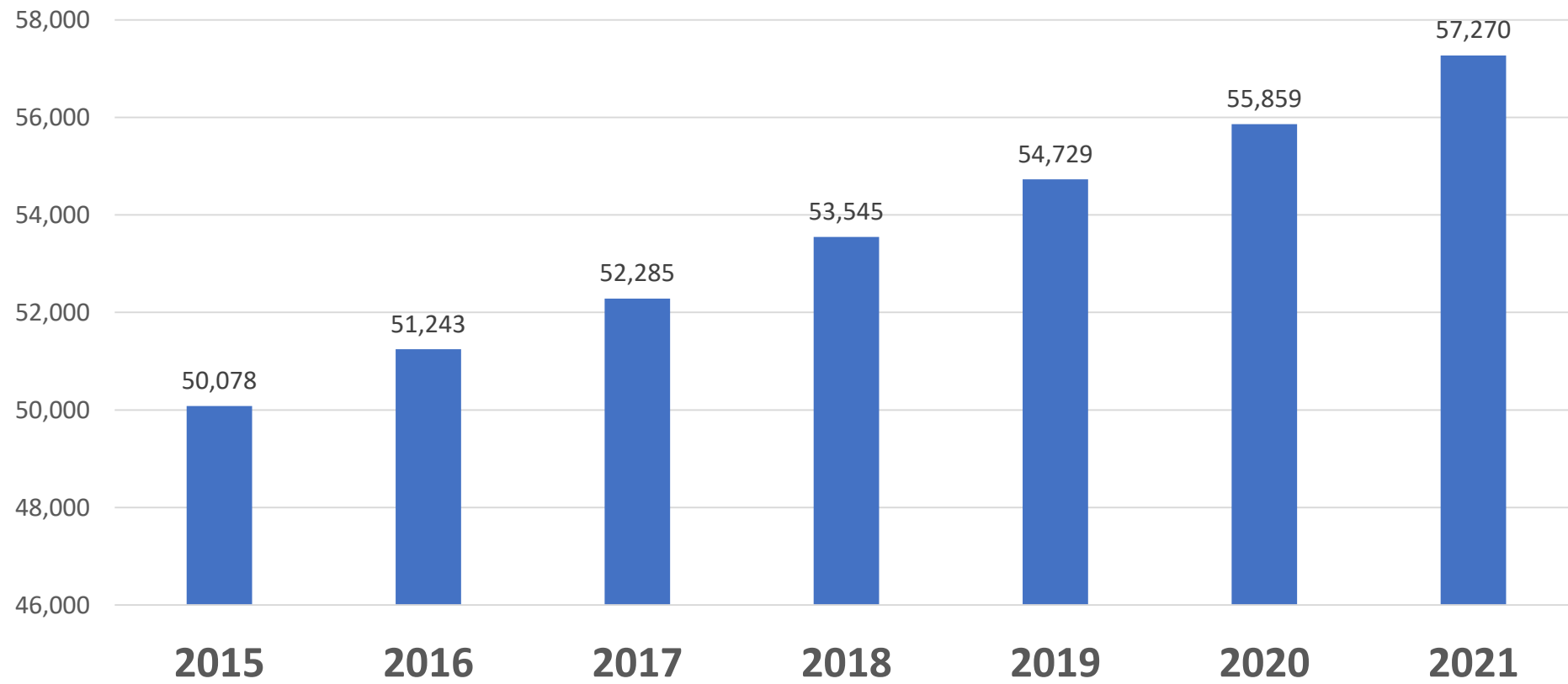
DWR Business Update



Meters Sold

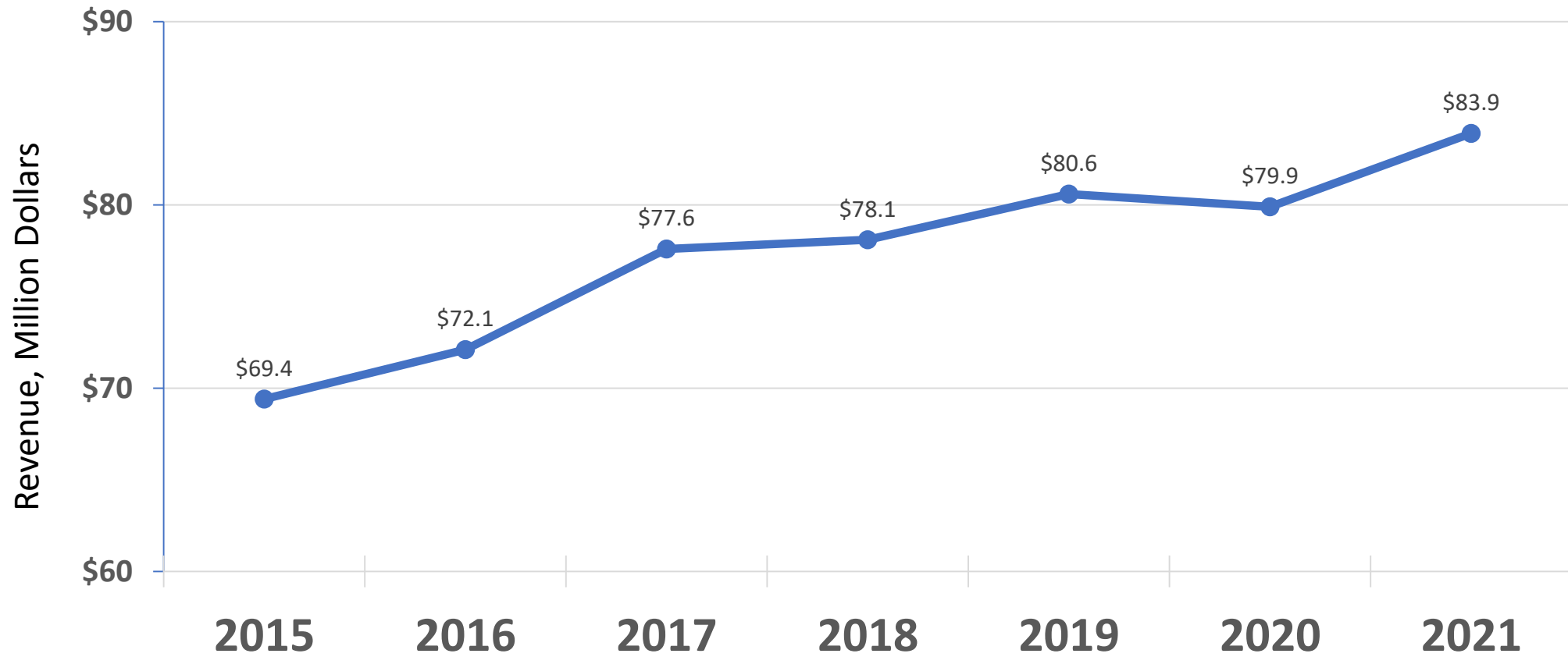


Active Water Accounts



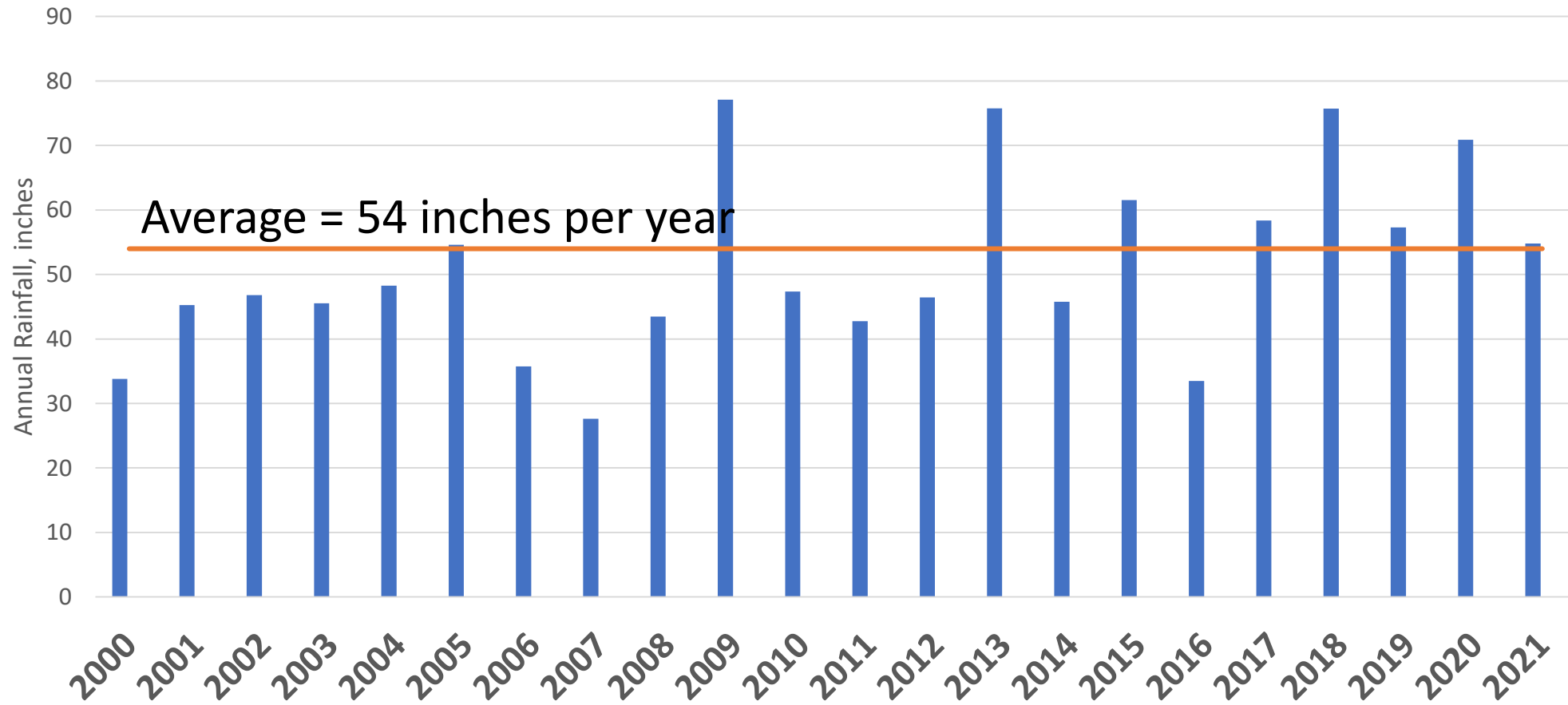


DWR Revenue





Annual Rainfall

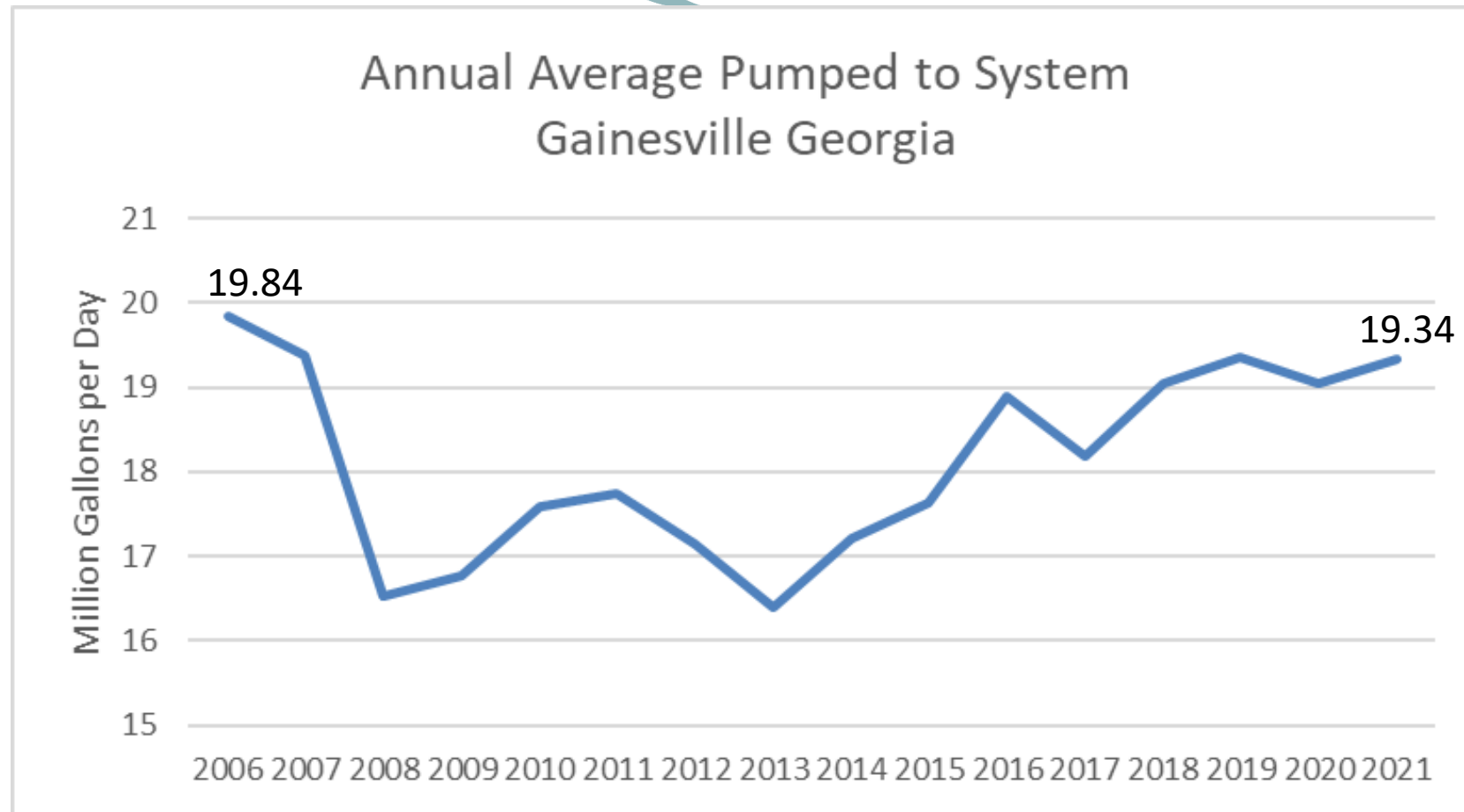


Recent Lake Lanier Levels





Water Use





Project Updates



Flat Creek Clarifier Rehab

- Replacement of 30 year old equipment
- Project cost \$1.1 Million





Flat Creek Clarifier Rehab





Riverside Pump Upgrades

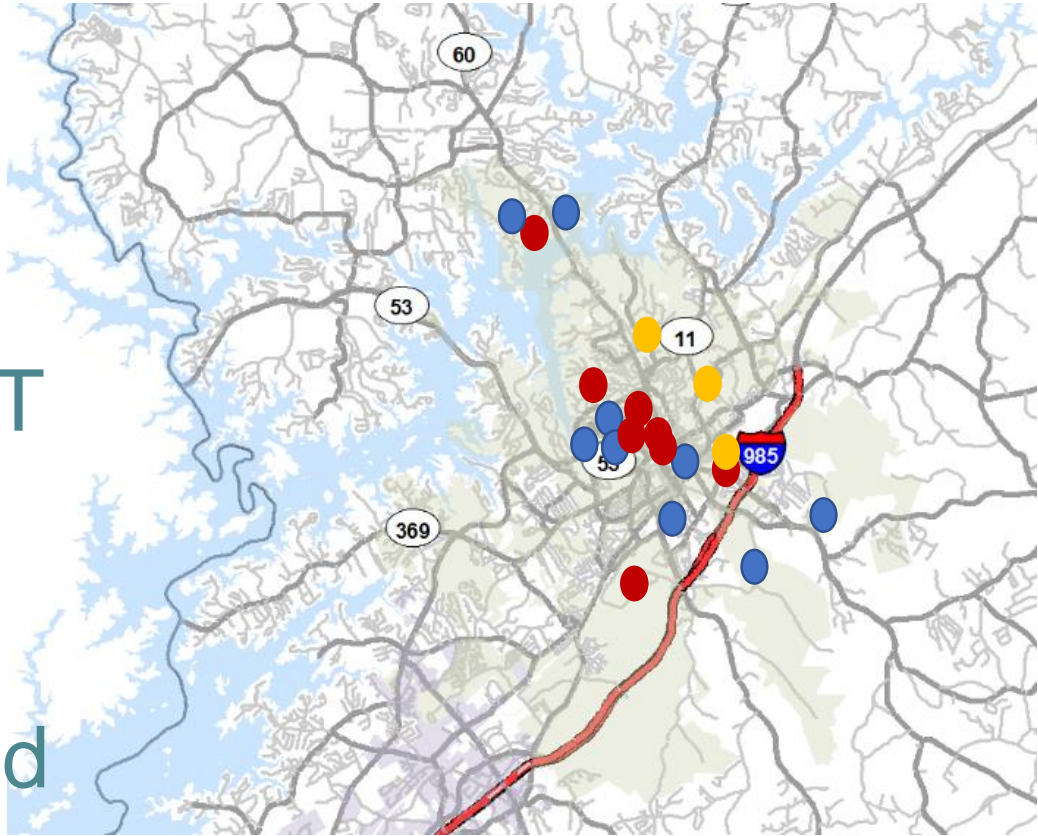
- New High Service Pump #7
- Project Cost \$2.4 Million





Stormwater Capital Program

- Since 2017, \$1M per year SPLOST
- 12 projects complete ●
- 5 in design/bidding/construction ●
- More planned for FY23 ● and beyond ●





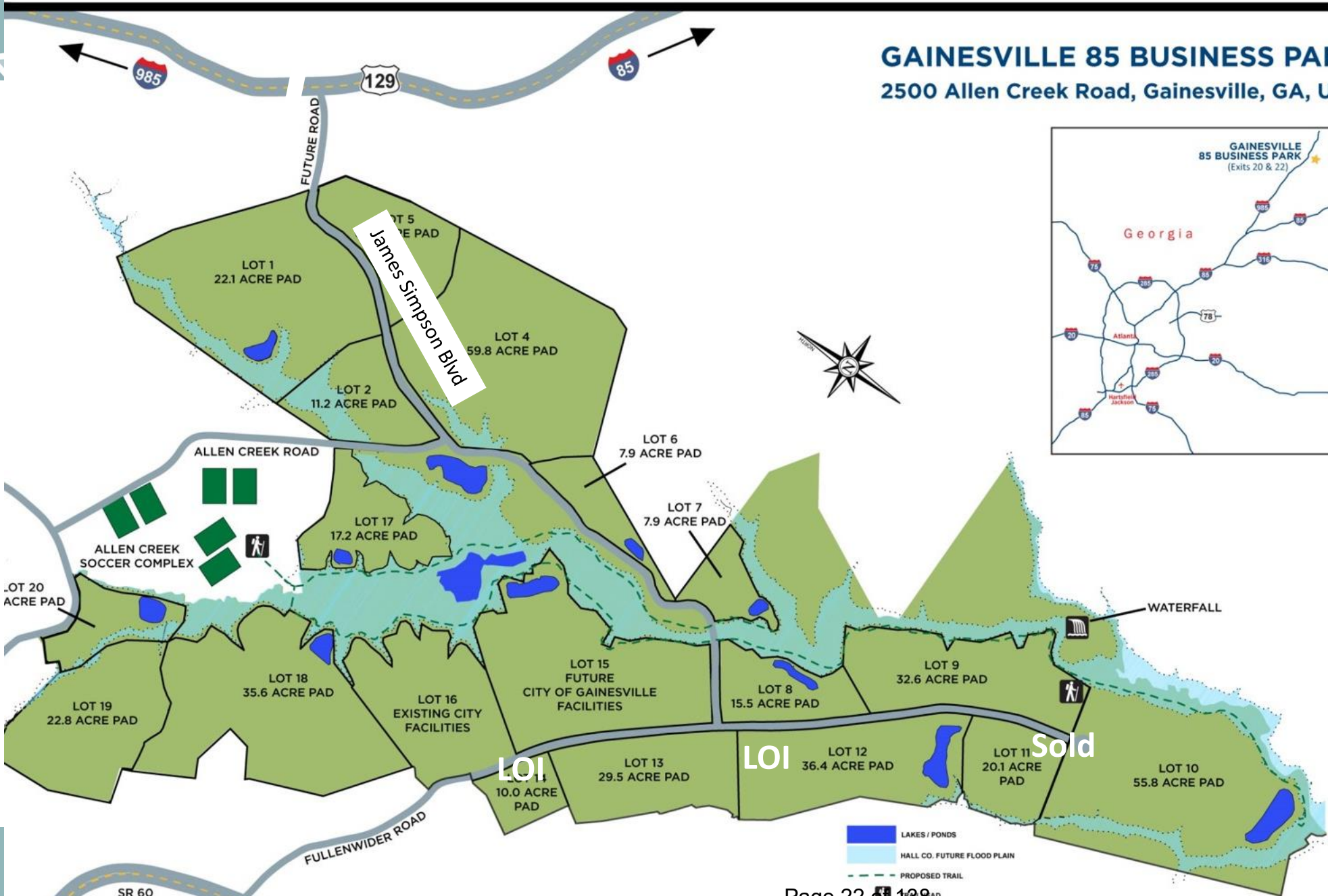
Boone Street

- Replacing old infrastructure
- \$2.2M stormwater investment
- Multi-phase construction
- Phase 1 complete



GAINESVILLE 85 BUSINESS PARK

2500 Allen Creek Road, Gainesville, GA, USA

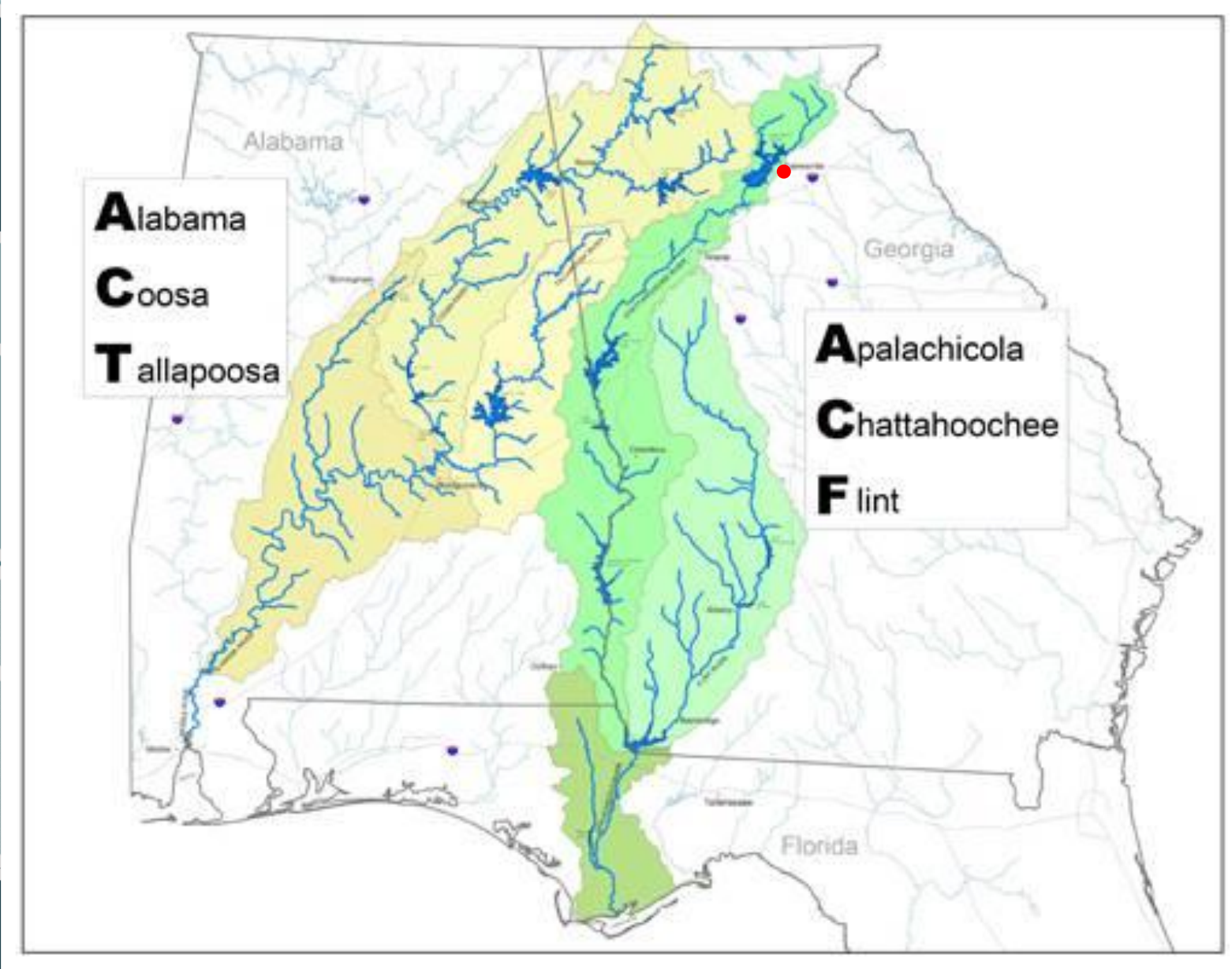


- LAKES / PONDS
- HALL CO. FUTURE FLOOD PLAIN
- PROPOSED TRAIL
- WATERFALL

LOI

LOI

Sold



Litigation Update



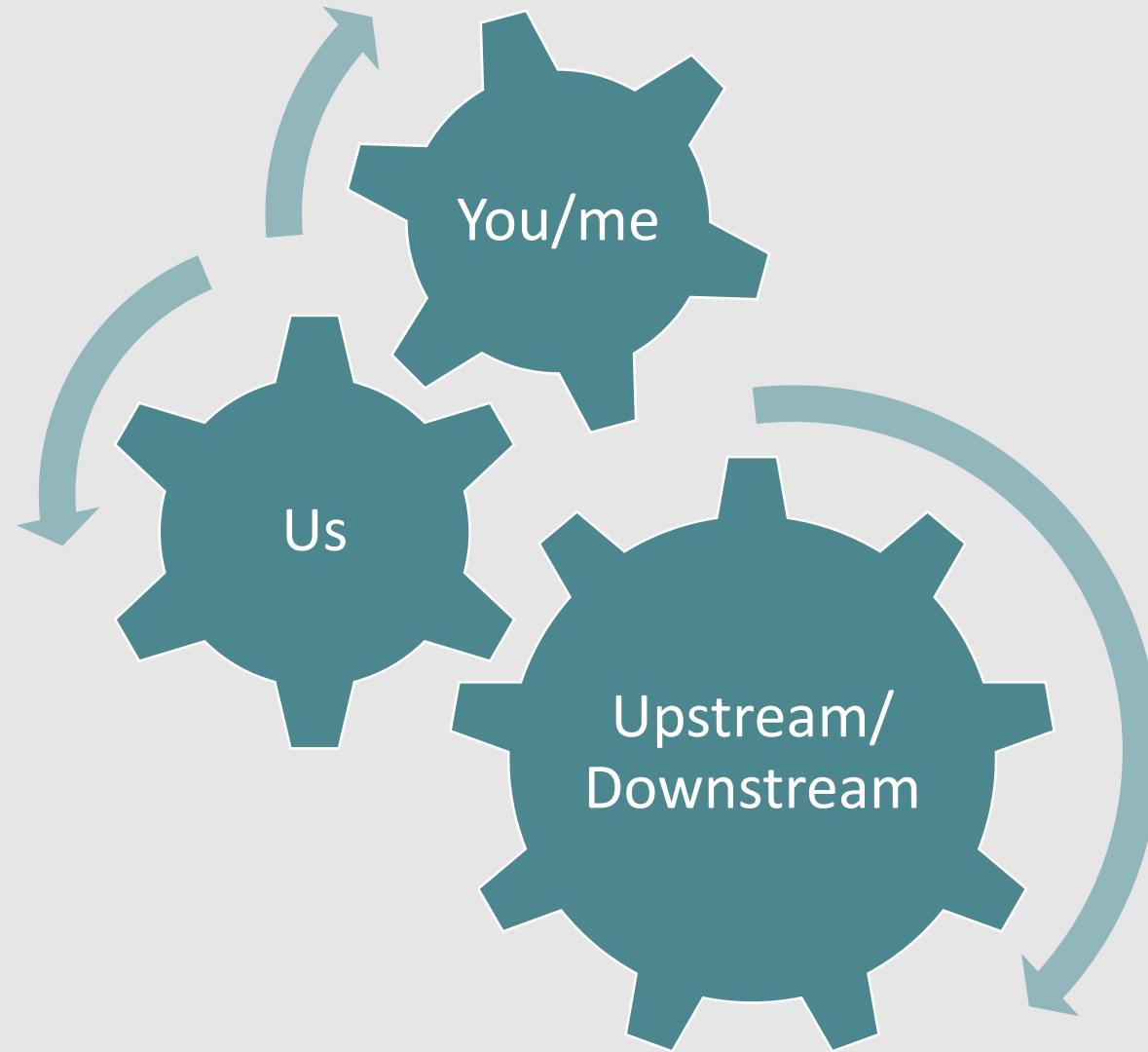
Litigation Successes

- ✓ Supreme Court resolution
- ✓ ACT return flow decision
- ✓ Judge Thrash decision



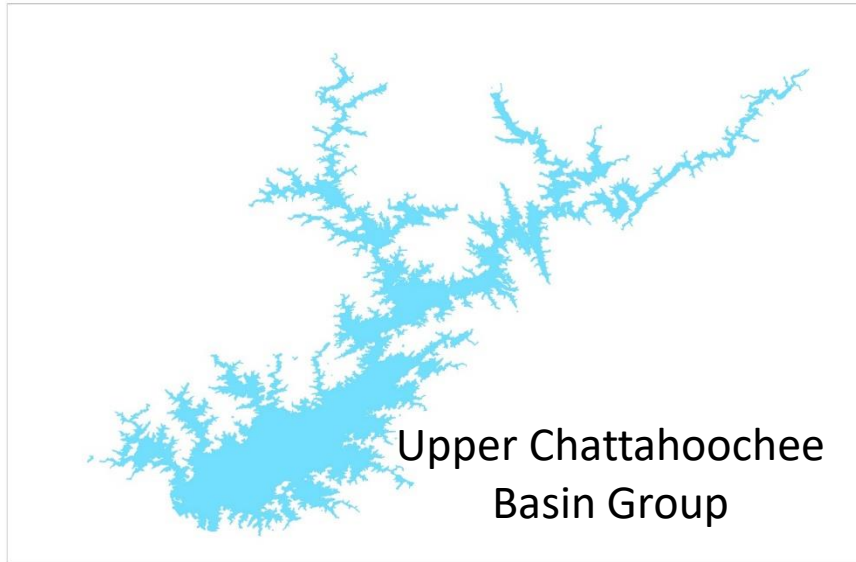
Litigation Activities in 2022 and beyond

- Storage sub-contracts
- Appeal of Judge Thrash
- Implementation of return flows

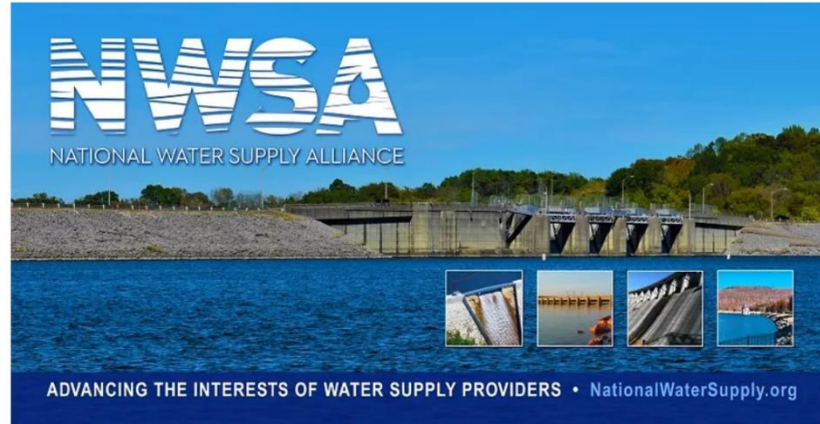


Regional activities

Regional Activities



Upper Chattahoochee Basin Group



ACF Stakeholders





Sewer Lift Stations





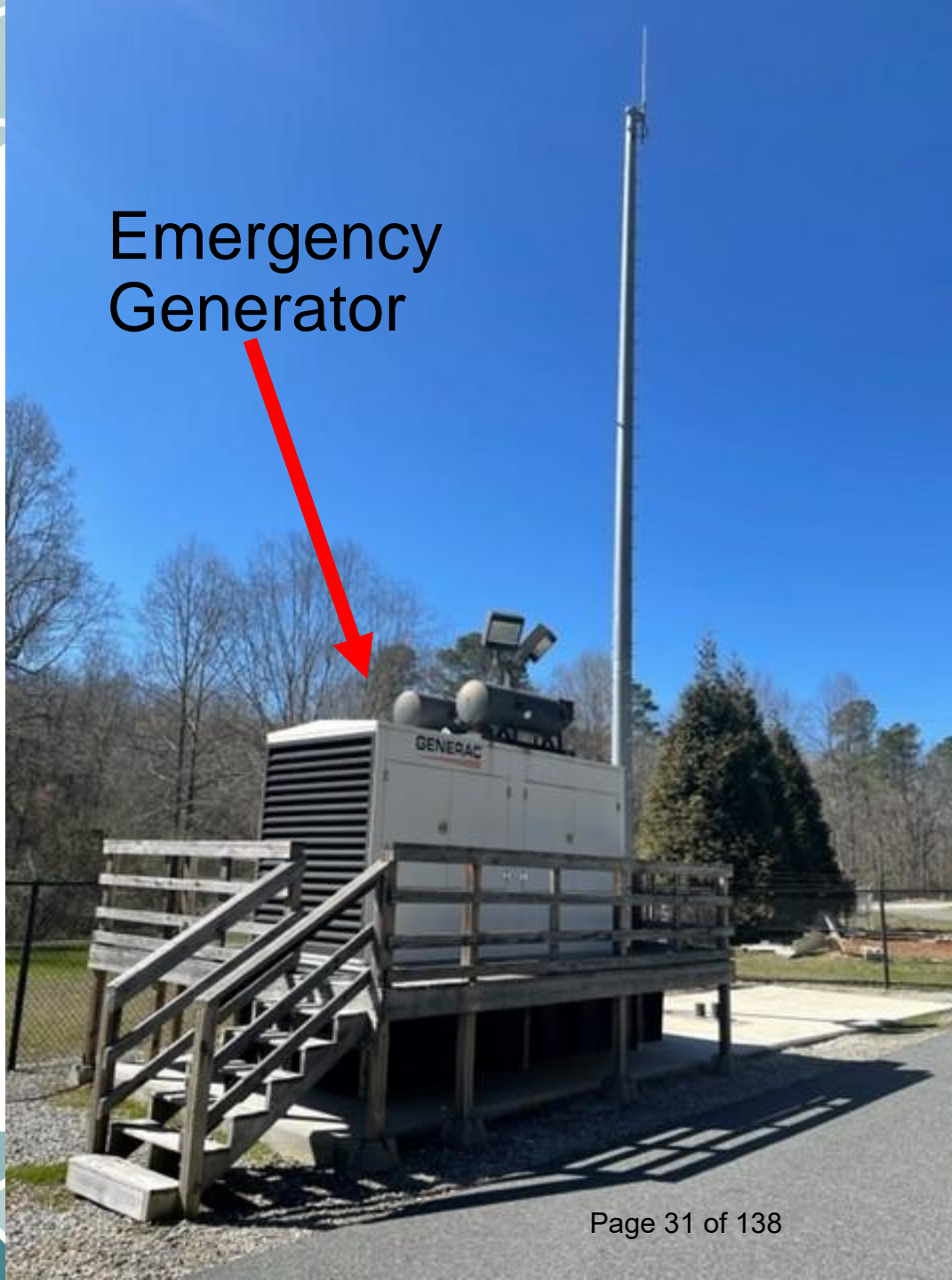
Electrical

Controls

Pumps (Mechanical)



Emergency
Generator





SCADA Telemetry

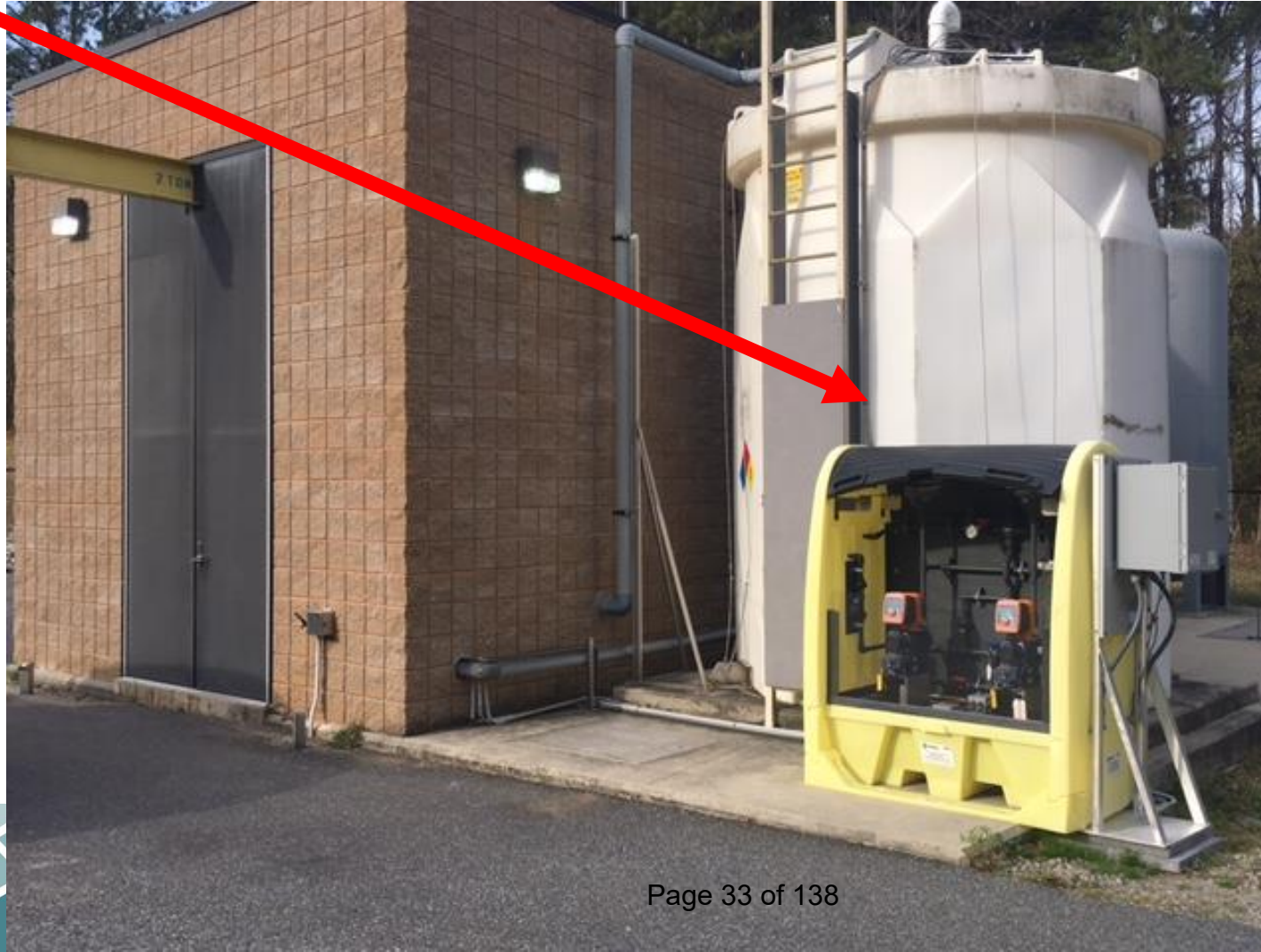
What is SCADA ?

Supervisory Control and
Data Acquisition





Odor and Corrosion Control

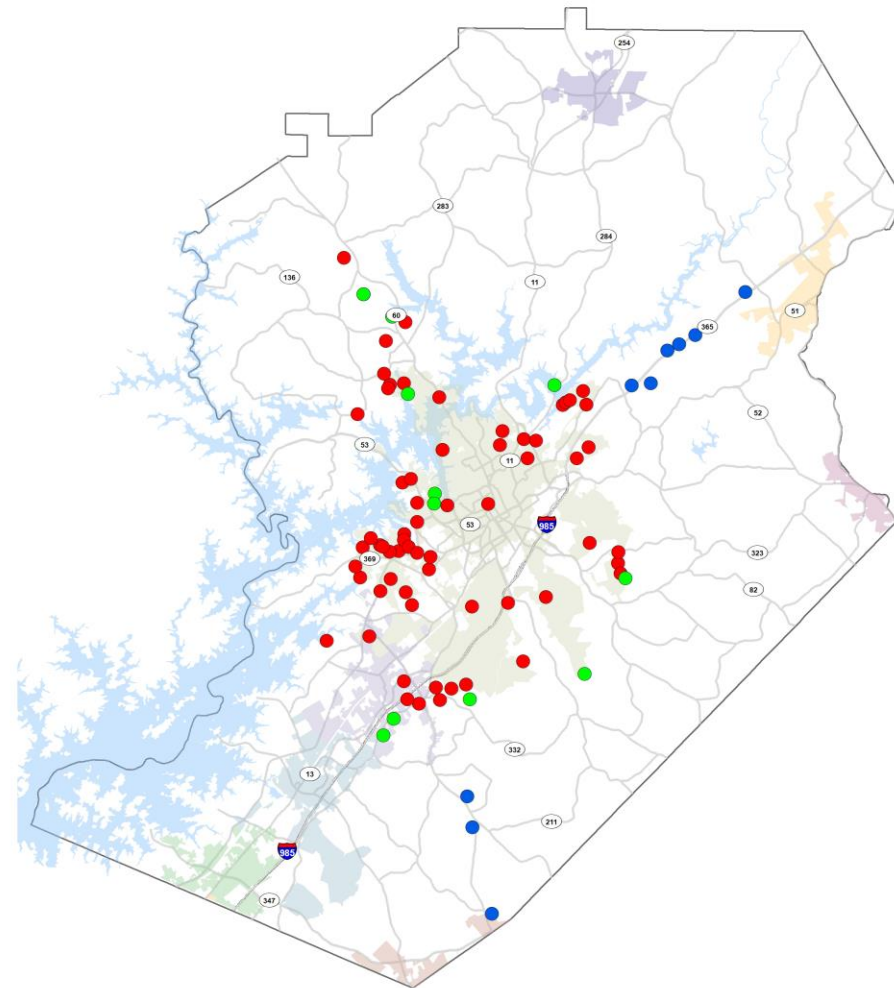
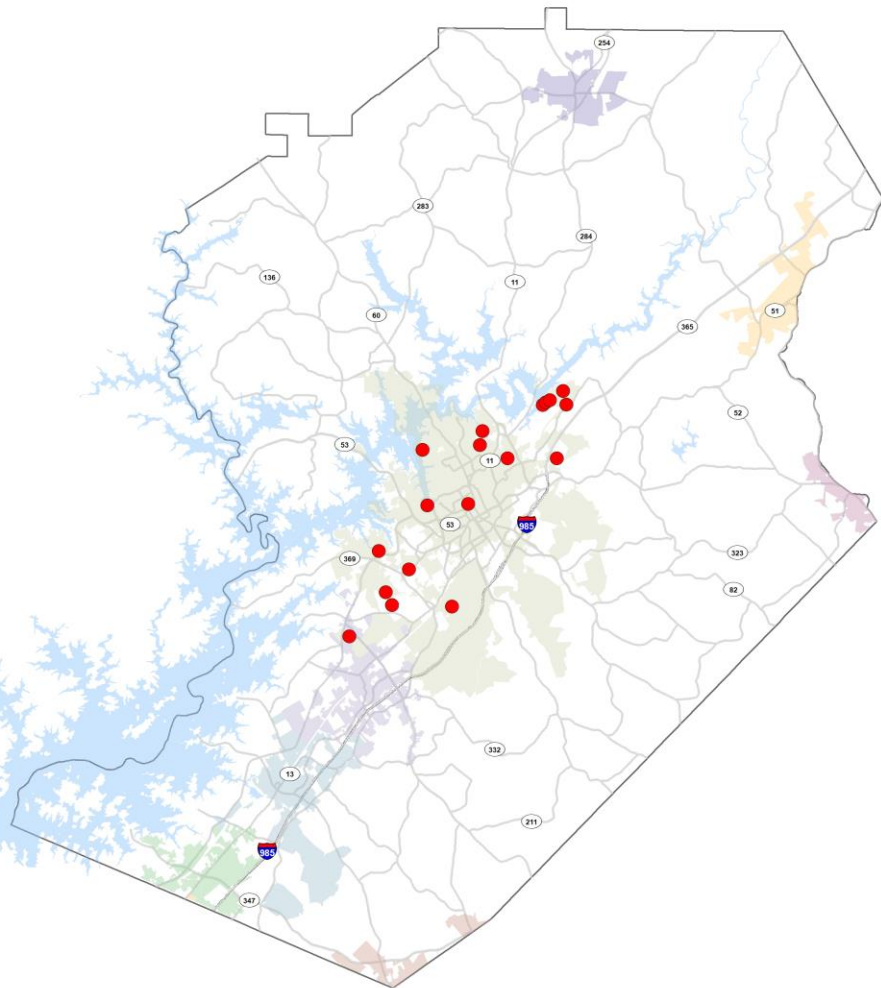




1980's

Future

- Current Lift Stations = 69
- Future Lift Stations = 11
- Hall County Lift Stations = 9



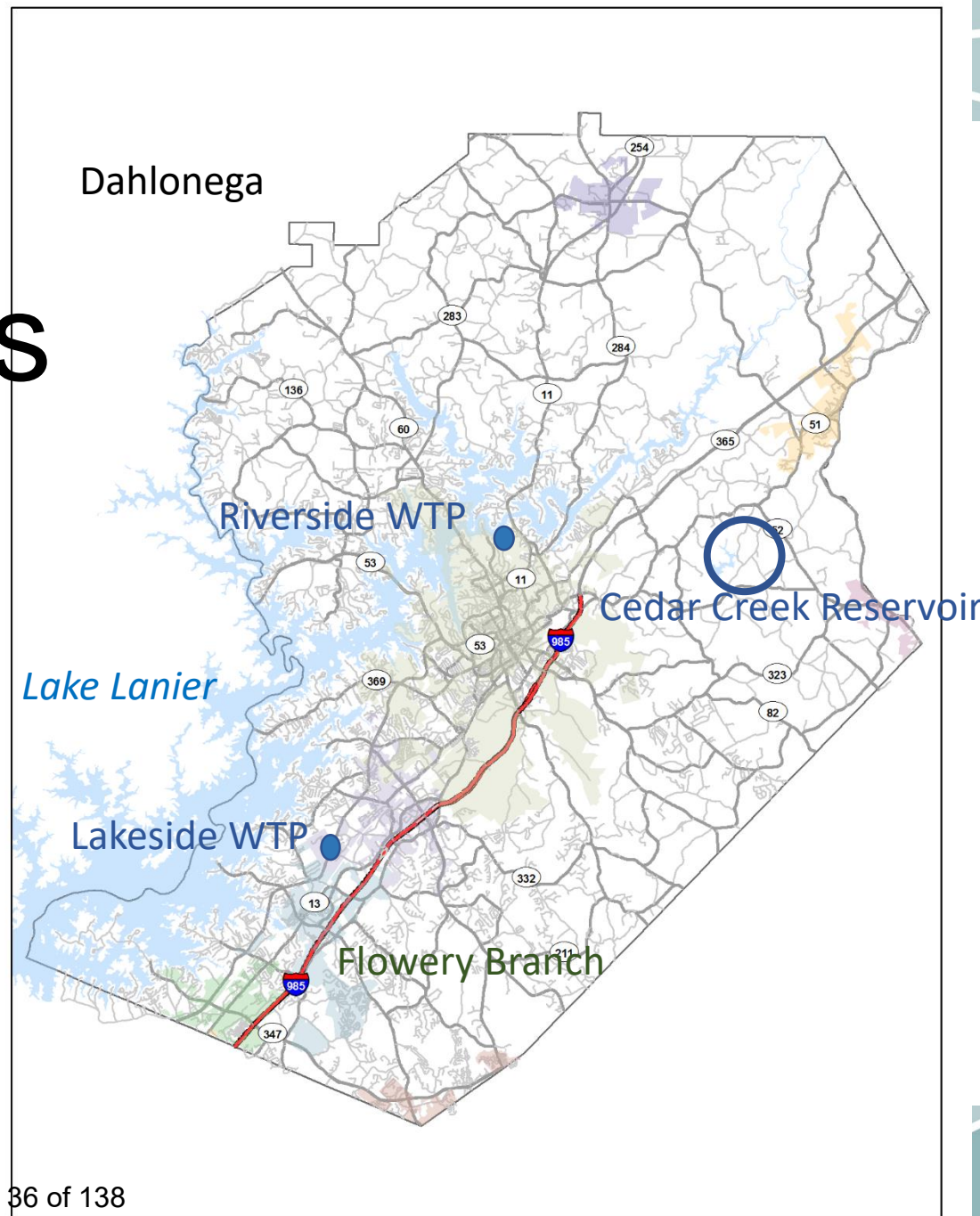


Future Water Sources



Future Water Supplies

- Lake Lanier
- Cedar Creek Reservoir
- Dahlonega
- Other?





Rebuild Flat Creek WRF



Linwood Rebuild 2005

- Upgraded from trickling filters to membranes
- New plant constructed adjacent to existing plant



Flat Creek Rebuild for 2050



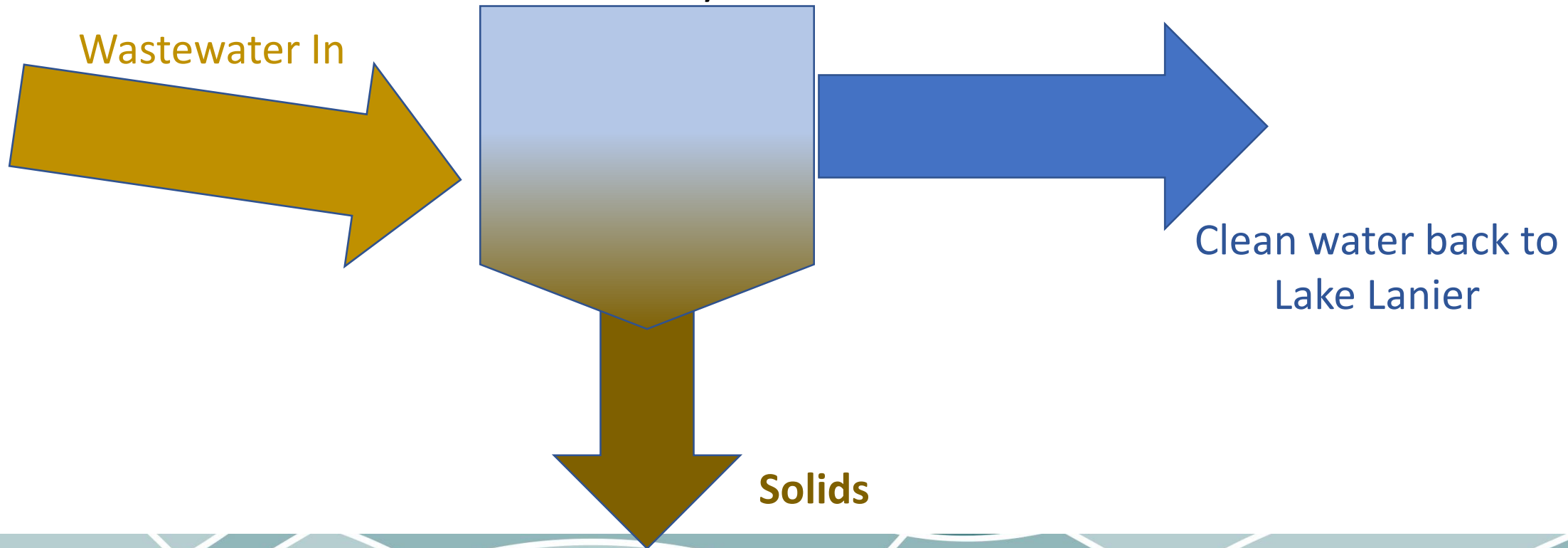
- Construct in the middle of ongoing operations
- Phase for operations and financing
- Some large unit processes



Solids Handling and Disposal

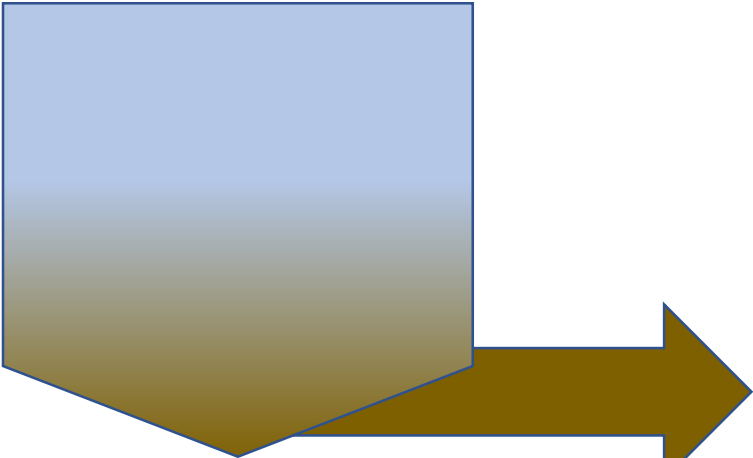


Water Reclamation Facility

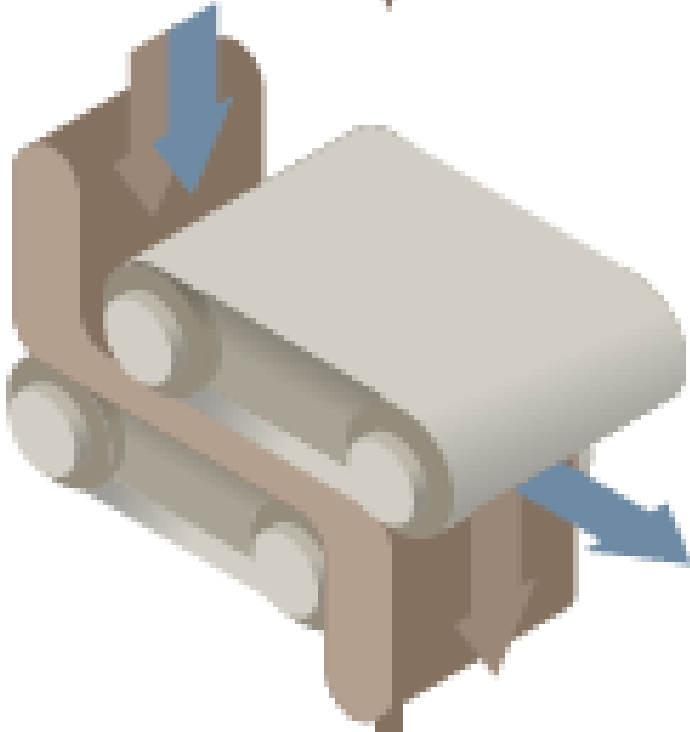




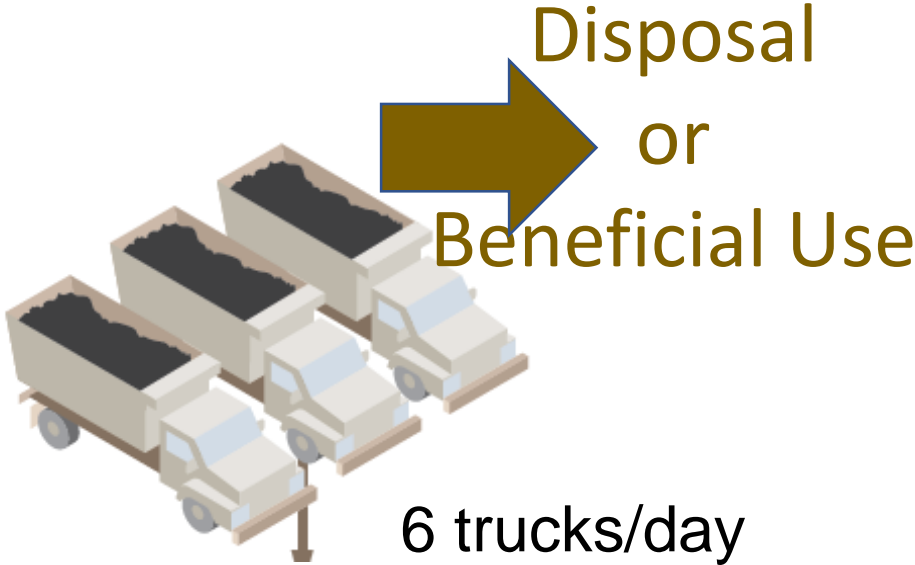
Solids Today



Liquid Sludge
3% solids



Dewatered Cake
25% solids

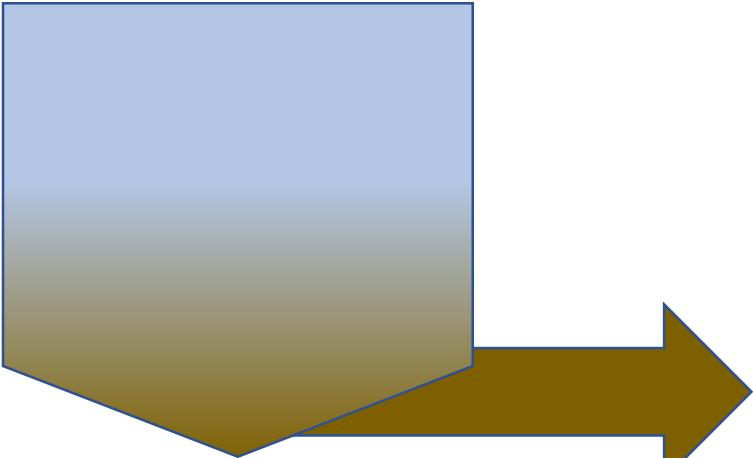


6 trucks/day

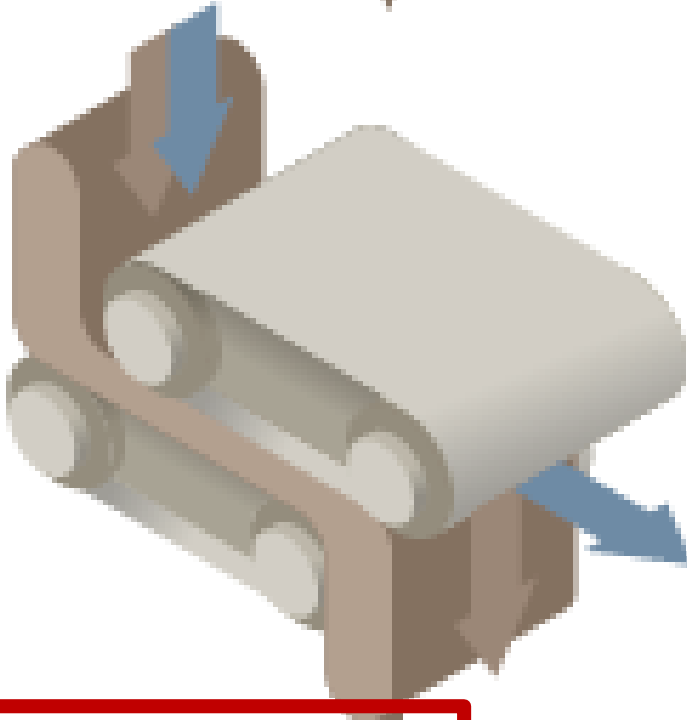
Disposal
or
Beneficial Use



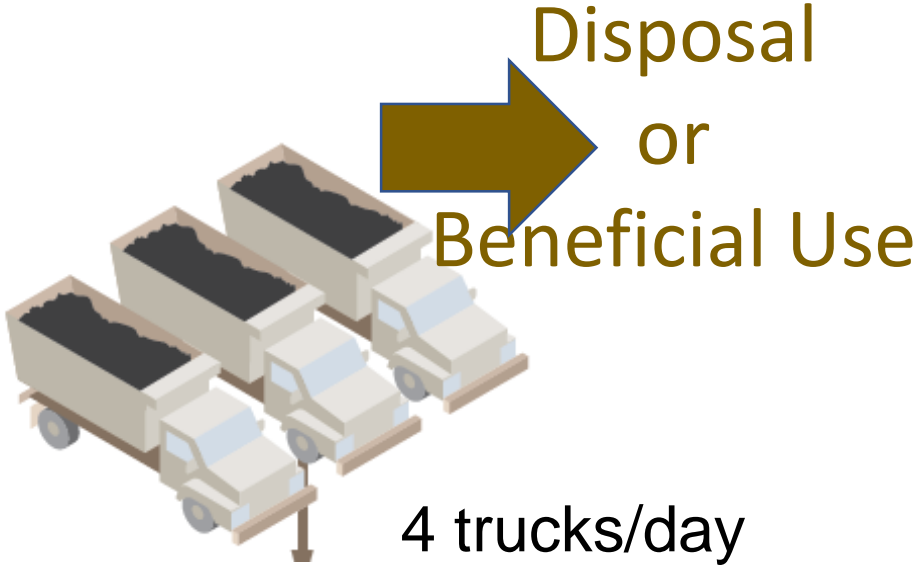
Solids In Progress



Liquid Sludge
3% solids



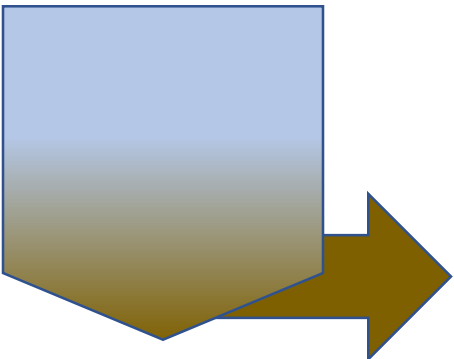
Dewatered Cake
40% solids



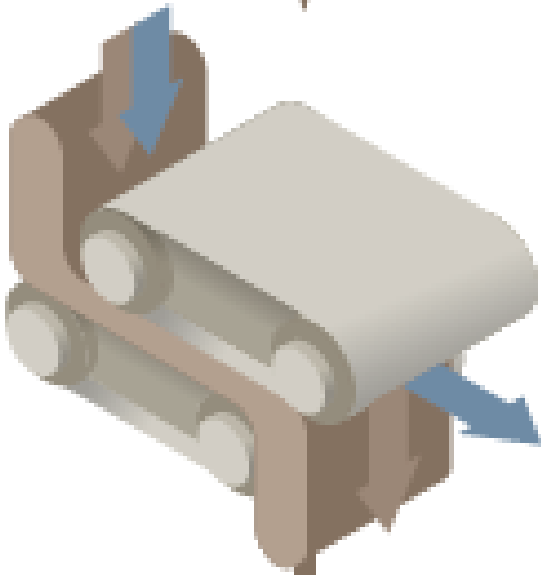
4 trucks/day



Solids - Future



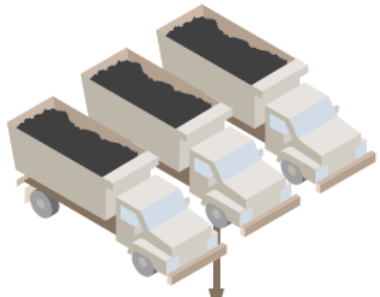
Liquid Sludge
3% solids



Dewatered Cake
40% solids



Dried Biosolids
90% solids



Disposal or
Beneficial Use
3 trucks/day
with more flow



Solids Issues to be Addressed

Technical

- Energy use
- Market assessment
- Technical operations

Regional ???

- Truck traffic
- Chain of custody liabilities
- Operational considerations

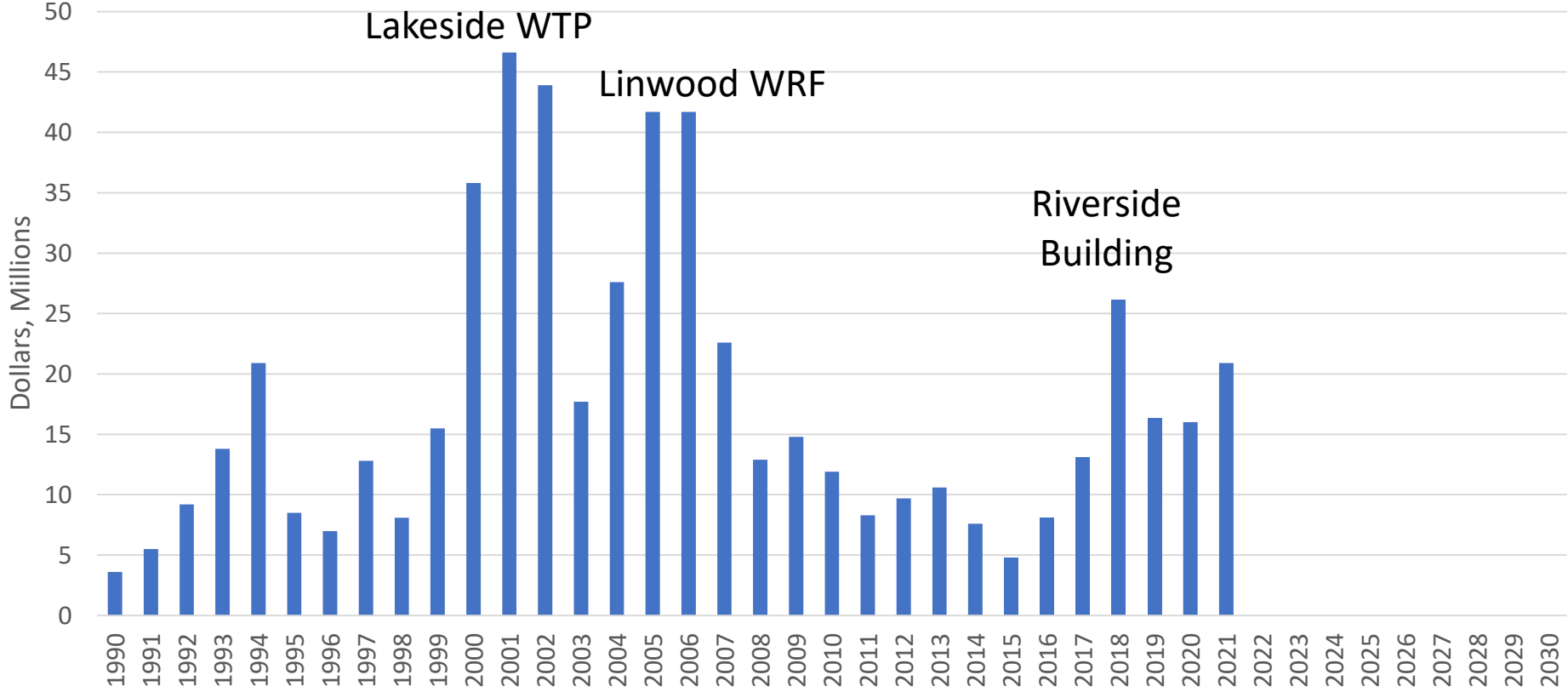
Capital and Operating Costs



Funding Large Future Capital Projects

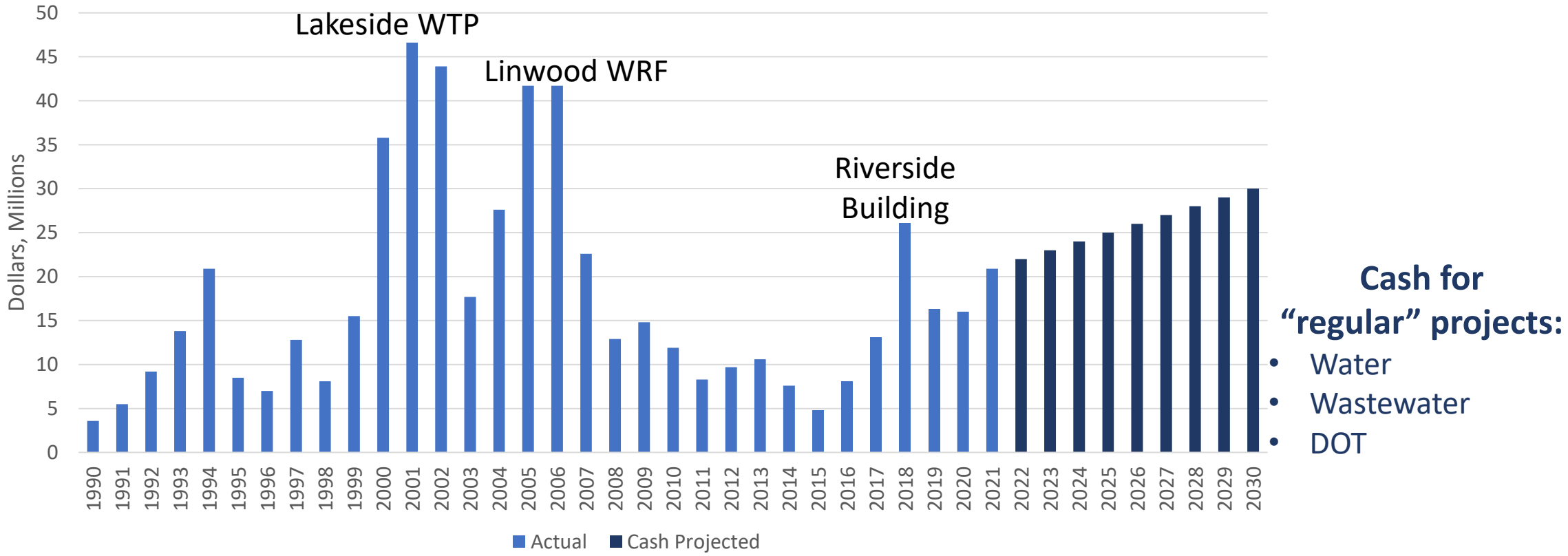


Capital Project Funding





Capital Project Funding

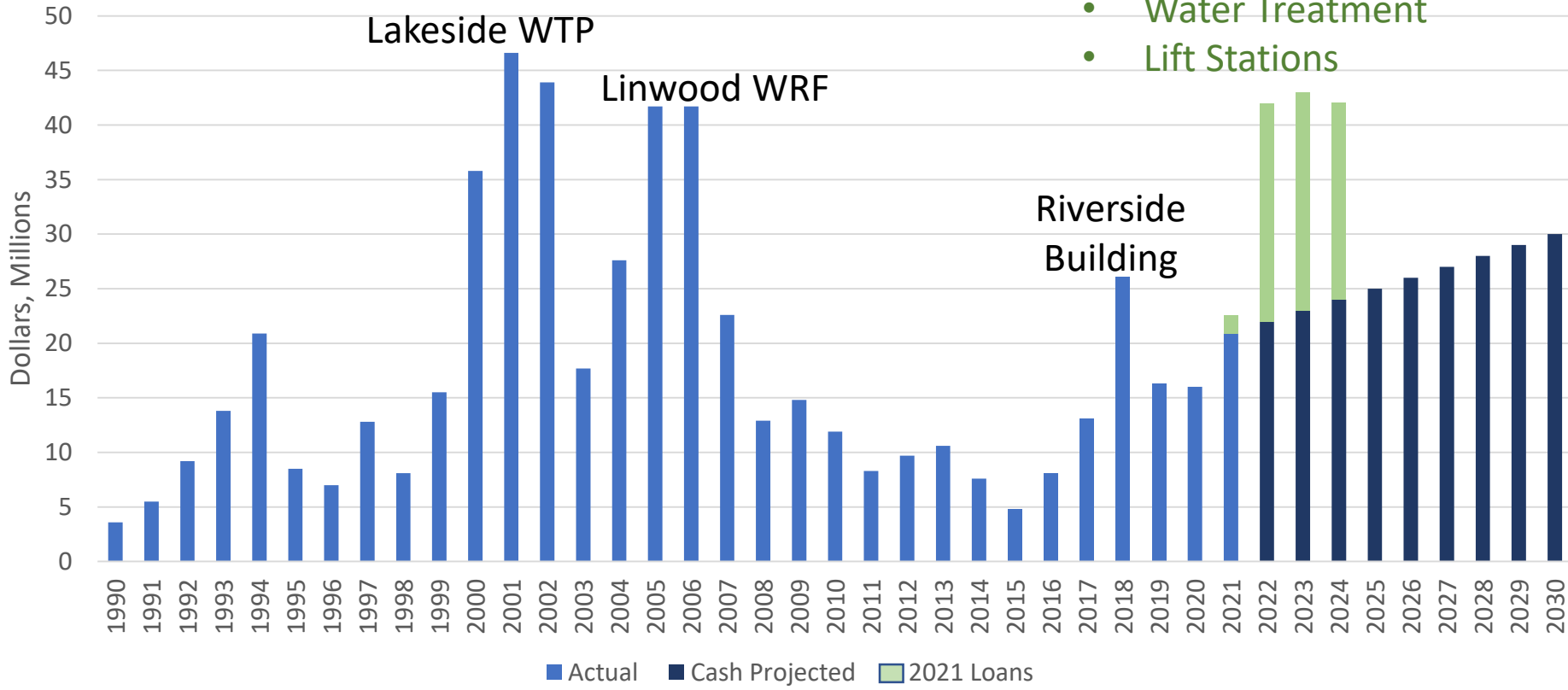




Capital Project Funding

2021 loans:

- Dewatering
- Water Treatment
- Lift Stations



Cash for "regular" projects:

- Water
- Wastewater
- DOT



Capital Project Funding

2021 loans:

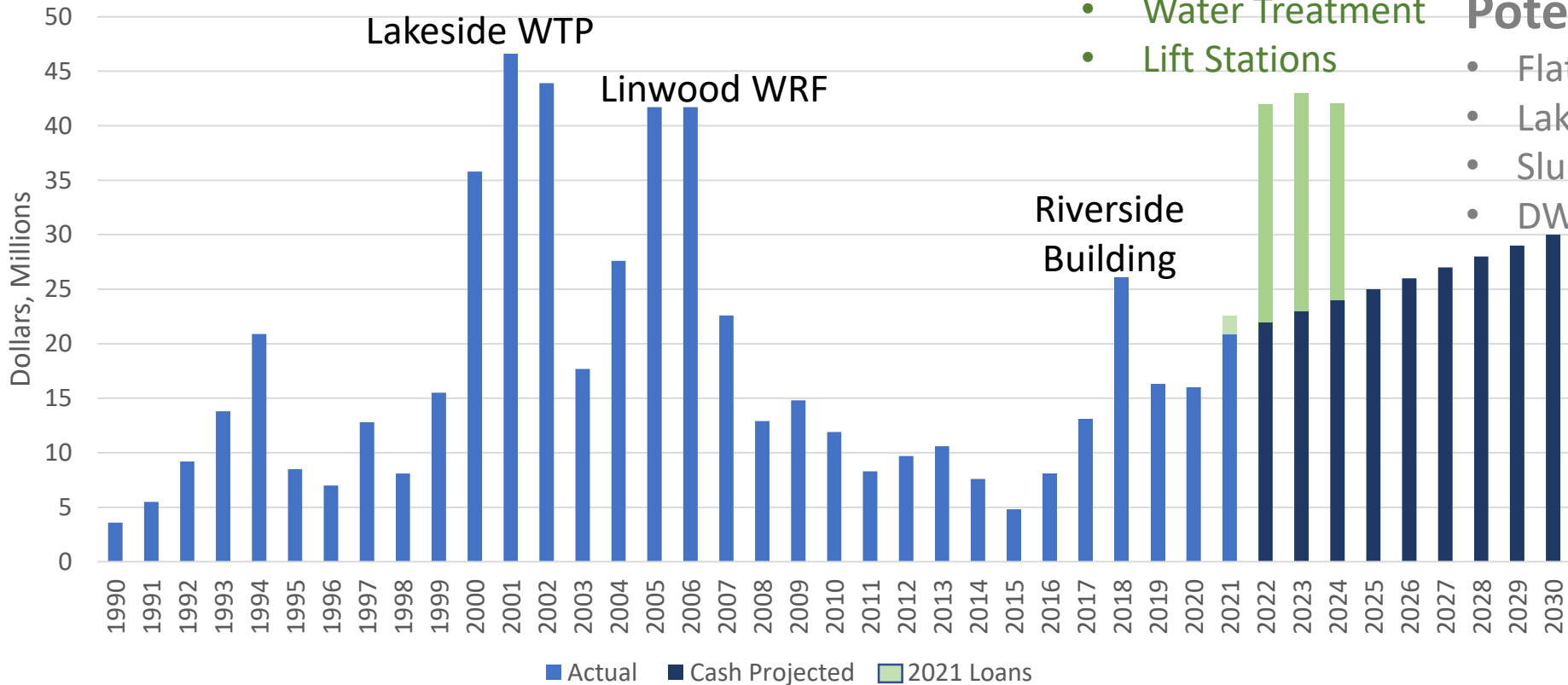
- Dewatering
- Water Treatment
- Lift Stations

Potential Future Loans:

- Flat Creek Membranes
- Lakeside expansion
- Sludge Drying
- DWR Maintenance move

Cash for "regular" projects:

- Water
- Wastewater
- DOT





Big Things Ahead !!!

- ✓ Technical
- ✓ Team
- ✓ Financial

Gainessville is well positioned to address upcoming needs!



Water Resources

March 2022
Brasstown

Date Submitted: 3/28/2022
Presenter: Chris Rotalsky
Item of Business: • Public Works
Meeting Date: 3/25/2022

Purpose of Request:

History/Background:

Facts & Issues for Consideration:

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Description	Type
<input type="checkbox"/> 3/25/2022 PW Retreat Presentation Fina PDF	Powerpoint Presentation



Public Works Department



Transportation Update

Current Projects

- Green Street & GDOT Roundabout
- Downtown Streetscape
- Prior Street turn lanes
- City Park Roundabout
- Greenhill Circle extension

Downey / South Enota RAB



T-SPLOST – Potential Projects

- Dawsonville Highway/McEver Intersection Improvements GH-104
- Park Hill Drive Improvements, including Park Hill Drive/Enota Intersection Improvements (\$3,100,000)
- EE Butler Pkwy at MLK Jr Blvd.; Athens Street at MLK Jr Blvd Operations – Intersection Improvement (#10 TMP) (\$1,350,000)
- Atlanta Highway Streetscaping and Pedestrian Improvements (\$1,000 / Linear Foot)
- Greenway/Highlands to Islands Trail Connector (Industrial Blvd. to Airport/Palmour Dr.) (\$3,000,000)
- Sidewalk Construction- Pearl Nix from Jones St. to Longwood Park (\$70 / Linear Foot)
- Bike lane Additions
- Lee Gilmer Airport Improvements (\$10,000,000)
- Aviation Blvd. Extension

T-SPLOST – Potential Projects

- School Bus Safety Improvements – Pull Off Lanes for Buses (\$75,000 / Pull Off)
- Intersection Improvements (\$3,000,000)
- 985 Interchange Improvements @ Exits 20, 22 & 24
- Jesse Jewell Widening TMP 29/GH 112
- SR 60 @ Fullenwider Intersection Improvements GH 128
- White Sulfur Rd Improvements
 - (36) White Sulfur Corridor improvement (\$27,000,000)
 - (17) White Sulfur /Ramsey Rd intersection improvement (\$300,000)
 - (26) White Sulfur/Pine Valley Rd. intersection improvement (\$4,000,000)
 - (27) White Sulfur/Beverly Rd. intersection improvement (\$4,000,000)
 - (37) White Sulfur/Beverly Rd./ Pine Valley/ RR crossing (\$8,000,000)

T-SPLOST – Potential Projects

- Gaines Mill Realignment to Smallwood Road
- Oconee Circle to Lanier Tech Drive Connector (Let the County call this one for their own before we claim it)
- Oconee Circle/Old Cornelia Highway Intersection Improvements
- Memorial Park Drive Extension to Shallowford
- Purina Drive / East Ridge Road improvements and extension to Jesse Jewell
- MLK widening through midtown



Solid Waste

Solid Waste Current Services

- 2x week at the House- City provided 96 gallon cart
- 1x week recycling- City provided 35 gallon cart
- 1x week curbside refuse- 1 cubic yard/week
- 1x week landscape debris- 1 cubic yard/week
- Special pick-up as needed for additional fee



Solid Waste Services- Current Rate

Household Solid Waste Fee- \$32.10/Month

Rate established by Ordinance in 2010

Service modifications in 12 years:

- City provided 35 gallon recycling carts
- City provided 96 gallon garbage carts

Prior Solid Waste Fee- \$25.10/Month

Landfill Charges increase in 2021

- Hall County

- Tipping Fee increase October 2021- \$33.00/ton to \$60.00/ton
- Mattress etc.. Extra Charge

- Crystal Creek

- Leaf and Limb- increased from \$50 per load to \$100 per load

- Gainesville Waste and Recycling

- Curbside rubbish- increased from \$29.50/ton- \$40/ton

Local Landfill Comparison

<u>Location</u>		<u>Distance (1 way)</u>	<u>Travel Time (1 way)</u>
Hall County		6 miles	13 minutes
R&B Banks County (Now WM)		33 miles	51 minutes
Habersham County	County residents only	33 miles	43 minutes
Jackson County	County residents only	25 miles	41 minutes
400 N Landfill		19 miles	30 minutes
Richland Creek Landfill (Rep. Serv. Buford)		20 miles	30 minutes

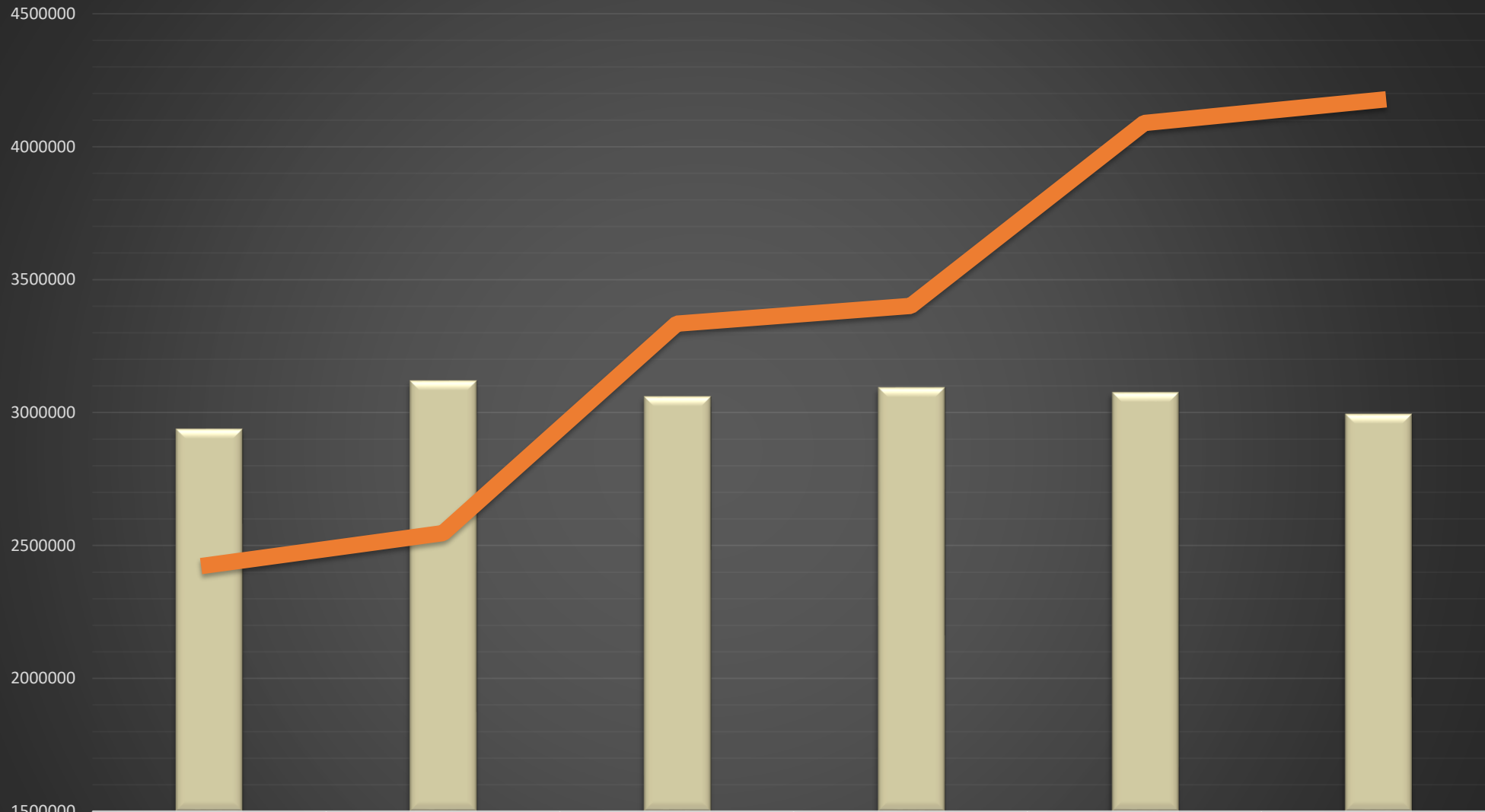
Local Landfill Comparison

- Hall County \$60 per ton
- Waste Management- Banks County \$75 per ton
- Habersham County \$48 per ton*
- Jackson County \$58 per ton*
- 400 North Landfill \$50 per ton
- Richland Creek (Buford) \$58 per ton

Equipment Cost Increase

	<u>2009</u>	<u>2022</u>
Scooter truck -	\$22,000	\$50,000
Garbage packer truck-	\$150,000	\$300,000
Knuckle boom loader-	\$120,000	\$275,000
Automated truck-		\$400,000

Financial Impacts



	FY2018 ACTUAL	FY2019 ACTUAL	FY2020 ACTUAL	FY2021 ACTUAL	FY2022 BUDGET	FY2023 BUDGET
Total Revenues	2938182	3119249	3059818	3093576	3075200	2994460
Total Expenses	2426143	2546501	3334041	3400904	4089386	4175182

Significant Financial Impact Cost Centers

- Equipment Costs- 67% average increase in 5 years
- Tipping Fees- 82% increase since October 2021
- Fuel Costs- 30% increase since January

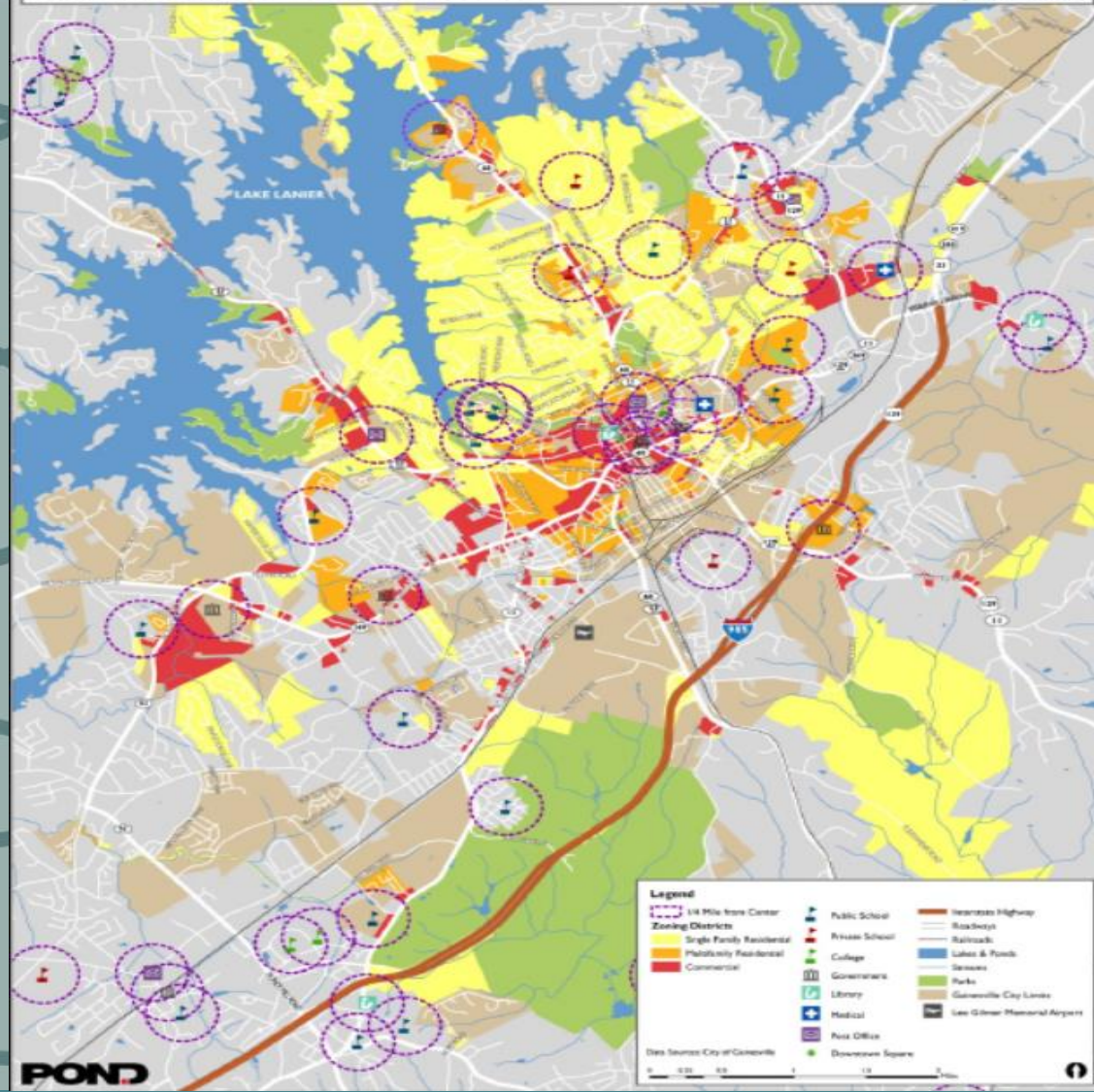


Solid Waste Services

NEXT STEPS:

- Exploration of Options
- Additional Meetings for Discussion June-September
- Implementation of Option- January 1, 2023

Gainesville Transportation Master Plan
Walking Distance to Community Facilities



SIDEWALK PROGRAM

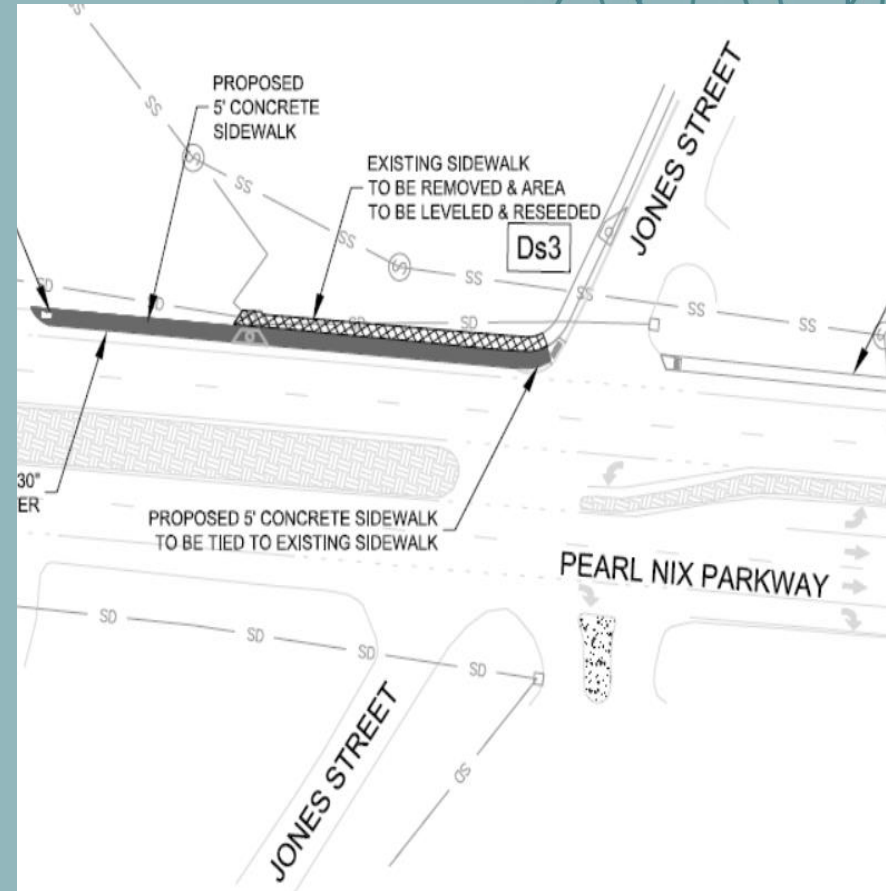
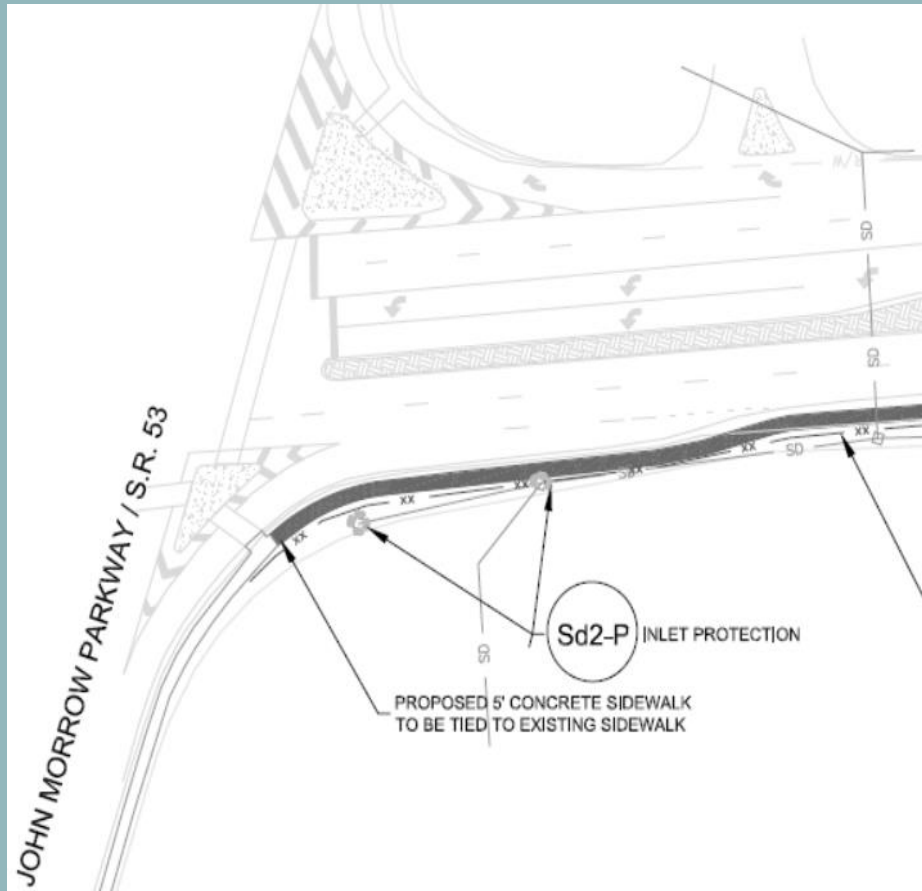
SIDEWALK SYSTEM IMPROVEMENT PROGRAM

Access Prioritization

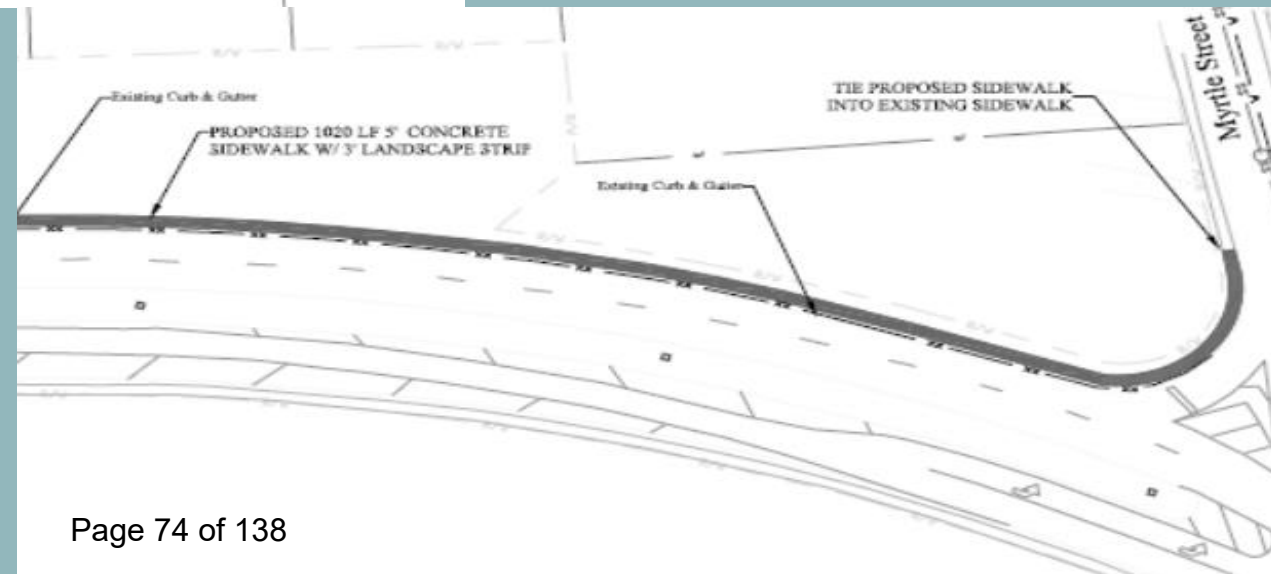
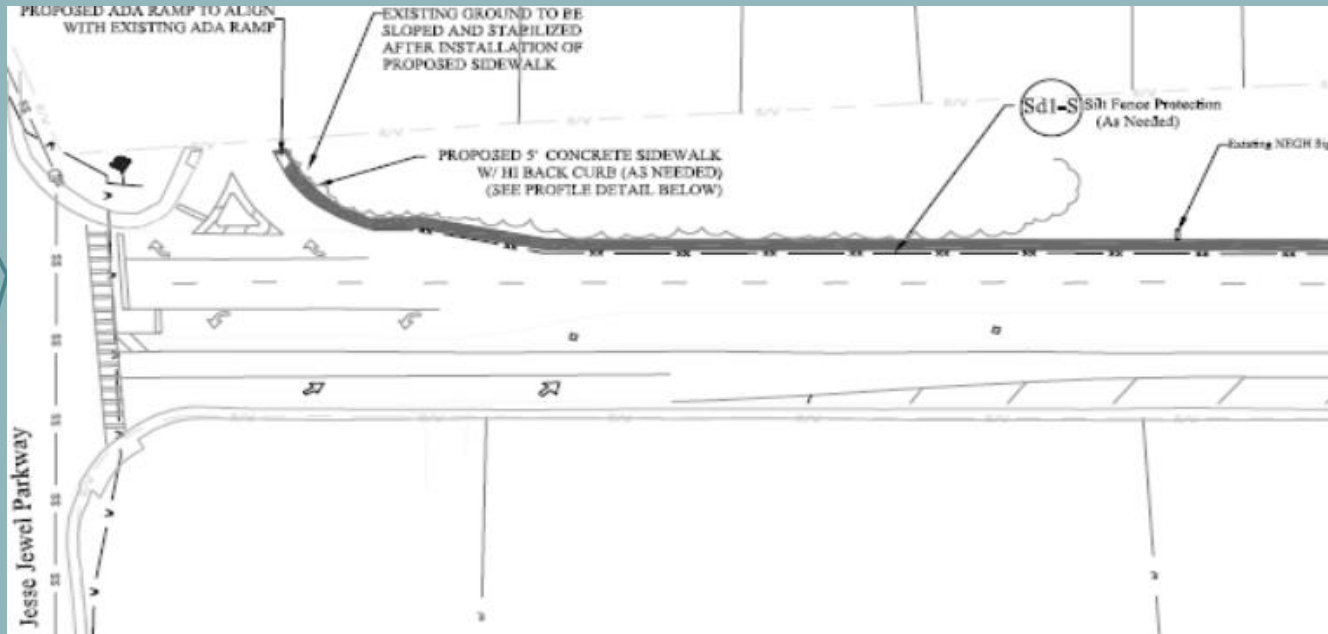
- Medical
- Schools
- Government facilities
- Shopping
- Parks and Recreation



PEARL NIX SIDEWALK IMPROVEMENT



DOWNNEY BLVD SIDEWALK IMPROVEMENT



SIDEWALK SYSTEM IMPROVEMENT PROGRAM

In-House Crews

- Repair/Construct Sidewalks
- Repair/Construct Curbing
- Complete average 1600 ft/year



SIDEWALK SYSTEM IMPROVEMENT PROGRAM

ATHENS STREET



SIDEWALK SYSTEM IMPROVEMENT PROGRAM

Other Priorities?



Public Works Department

8 DIVISIONS
1 PUBLIC WORKS

Date Submitted: 3/28/2022
Presenter: Angela Sheppard / Rusty Ligon
Item of Business: • Community & Economic Development
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Description	Type
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<input type="checkbox"/> 3/25/2022 Housing Presentation	Powerpoint Presentation



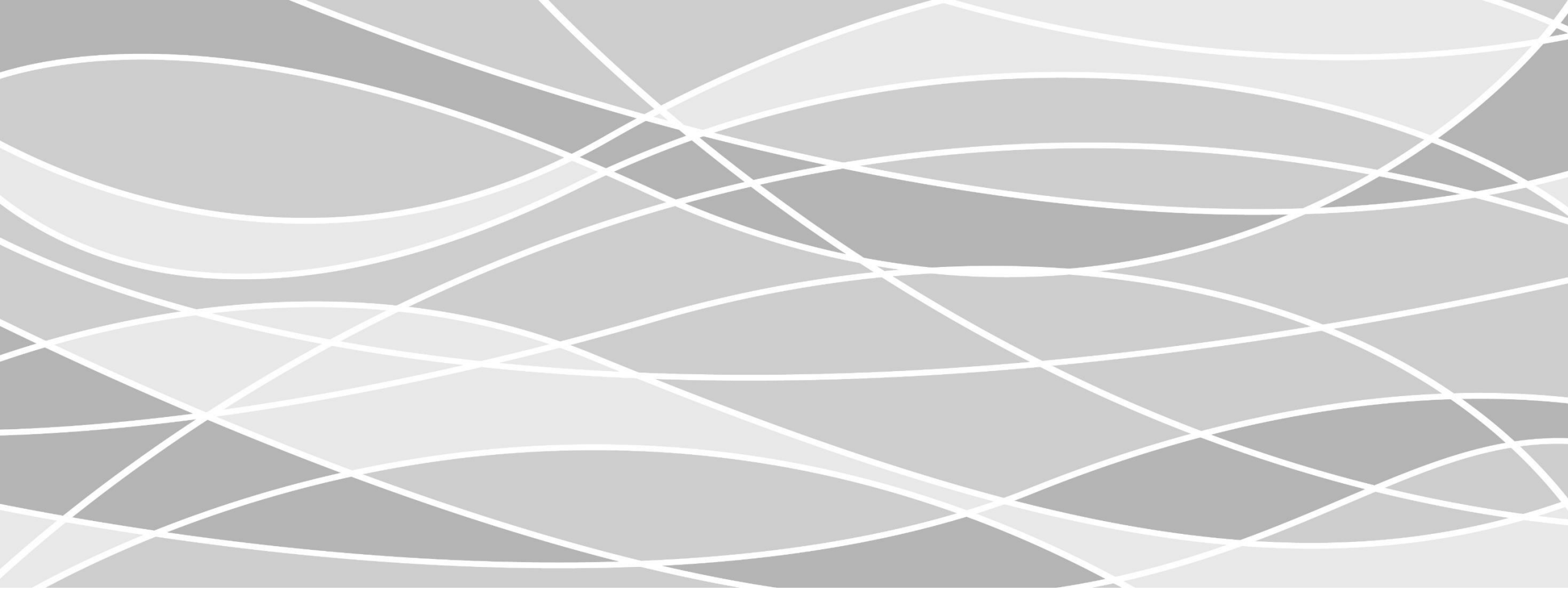
CITY OF
GAINESVILLE

TAD DISCUSSION

MIDTOWN TAX ALLOCATION DISTRICT

- Created in 2006
- First project occurred in 2009
- Projects completed/approved to date : 19
- Total estimated investment of approved projects : \$120 Million
- Total commitment of TAD Funds : \$25,898,924.81
- Pending/interested projects currently : 6





PROJECT EXAMPLES

THE ENCLAVE

Residential Redevelopment

BEFORE



AFTER



BANKS STREET TRAILHEAD

Public Redevelopment

BEFORE

AFTER



THE NATIONAL

Commercial/Mixed-Use Redevelopment

BEFORE

CURRENT





TAD OBLIGATIONS

TAD Payouts

- TAD payments have changed over time as projects have increased in size
 - Lump sum payments for large projects are not possible because of cash flow
 - Payout occurs annually, based on years approved
- Payout based on actual TAD Increment, rather than projection
 - Steve Watson provides estimate for application process and applicant is approved up to certain amount
 - Approval is given for the Increment actually generated over time
- TAD Funds are reimbursed after:
 - Funds are Spent
 - Project is Complete
 - A Certificate of Occupancy has been obtained

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Liberty Midtown	Active	Active	Active	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Main Street Parking Deck	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Completed	Completed	Completed	Completed	Completed
The Enclave	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Gainesville Renaissance	Completed	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Completed	Completed
Enclave Phase 2	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Completed	Completed	Completed	Completed
G4 Development	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Completed	Completed
Peach State Bank	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Completed	Completed
K-Table	Completed	Completed	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Completed

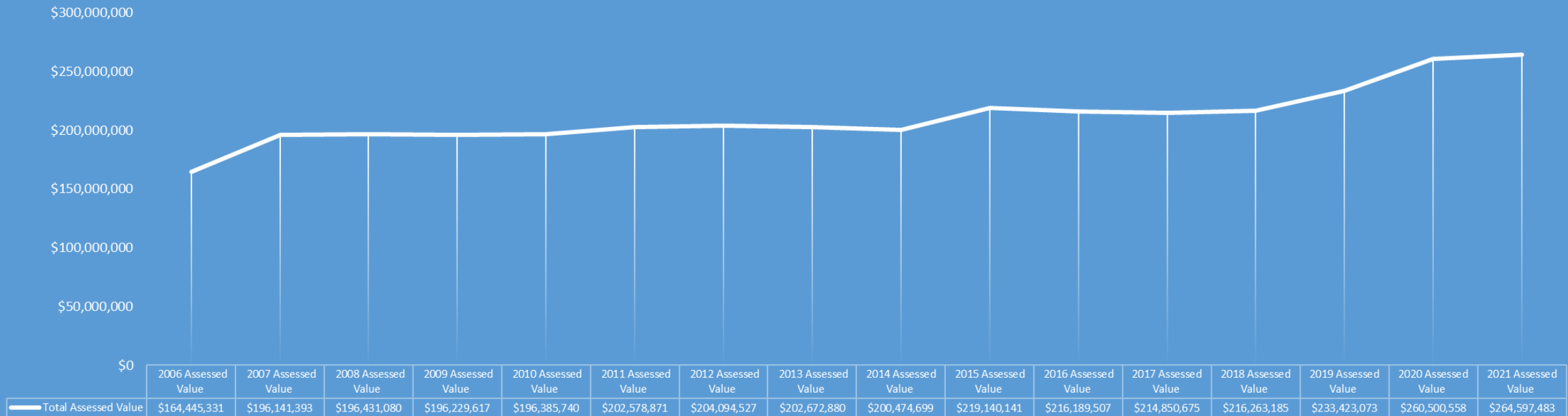
TAD Projects Approved by Council

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
The National																		
Bourbon Brothers																		
Gainesville Midland																		

TAD Projects Approved by Council

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Solis Phase 2																		
Kellys Tavern																		
Chair Factory																		
819 Bradford St.																		
Grubs Market																		
Ferguson																		
Future Applications																		

TAD Projects being Discussed



61% Increase in 15 years

TAD History

Good News!

TAD Achieved
It's Purpose!



Considerations on Ending the TAD

- Pick a date that covers any obligations made to date
 - Or pay out to finish earlier?
 - If earlier may pay more than increment generated
- We have no control when a project starts
- Resolution to dissolve can only be passed after all redevelopment costs have been paid (O.C.G.A. 36-44-12)
- How to Handle Future Applications

Options For How To End

- Option 1
 - Continue to accept applications until the end date and gradually reduce the number of years eligible to receive benefit
- Option 2
 - Don't accept new applications after a date certain (December 31, 2022 or 2023) and focus on paying off current obligations and/or use TAD fund balance toward downtown square renovations
- Option 3 (Hybrid)
 - No new applications after a date certain unless they meet select criteria such as location, investment amount, or use. These projects will only be eligible for the years of benefit left in the TAD



CITY OF
GAINESVILLE

FEEDBACK |

Single-Family Units Under Development

Map #	Name	Location	# of Lots	Permits Issued	Remaining Lots	% Build-Out
1	Clarendon Commons	Oak Street	20	4	14	20%
2	Forrest Vue	Forrest Avenue	5	5	0	100%
3	Gainesville Non-Profit	Summit Street	6	0	6	0%
4	Gates at Limestone Creek	Limestone Creek Dr	40	33	7	83%
5	Heritage Pointe	Gaines Mill Road	390	292	98	75%
6	Lakeview Springs	Sawgrass Cove	17	14	3	82%
7	Liberty Lakeview	Liberty Park Drive	49	20	29	41%
8	Liberty Midland	Grove St. SW	14	10	7	71%
9	Lost River Cove Homes	Lost River Drive	50	21	29	42%
10	Mundy Mill	Millside Parkway	1,190	1,017	173	86%
11	Oak Tree Hollow	Riverside Drive	22	4	18	15%
12	Riverside and Blueridge	Riverside Drive	6	2	4	34%
13	The Estates at Riverside	Estates Drive	7	6	1	86%
14	The Gardens	Hartwell Crossing	31	25	6	80%
15	The Reserve at Wilson Drive	Rosemary Way	55	25	30	45%
16	Windsor Forest	Ledan Road	90	41	49	45%
	TOTAL		1,992	1,519	474	76%

To Be Built Single-Family Units

17	Blue Ridge Estates	Blue Ridge Drive	14	0	14	0%
18	Country Club Lots	East Lake Drive	13	0	13	0%
19	Gainesville Township	Old Cornelia Hwy	1,414	0	1,414	0
20	Gillsville Highway	Gillsville Highway	375	0	375	0%
21	Lenox Walk	Floyd Road	100	0	100	0%
22	Oak Hall Properties (Age Restricted)	Ahaluna Drive	508	0	508	0%
23	Oconee Circle	Oconee Circle	125	0	125	0%
24	Ramsey Place	Goetz Circle	16	0	16	0%
25	Shallowford Station	Shallowford Road	240	0	240	0%
26	Sylvan Wood	Sylvan Wood Lane	30	0	30	0%
27	The Bluffs at Gaines Mill Road	Gaines Mill Rd	253	0	253	0%
28	Walker-Lanier Duplexes	Lanier Ave	4	0	4	0%
29	Wood Avenue	Wood Avenue	11	0	11	0%
	TOTAL		3,103	0	3,103	0%

Multi-Family Units Under Development

Map #	Name	Location	# of Units	Permits Issued	Remaining Units	% Build-Out
1	Athens Street Duplexes	Athens Street	10	4	6	40%
2	Midland Apartments	Banks Street	214	0	214	0%
3	Mundy Mill Apt./Townhomes	Mountain View Road	1,235	866	369	70%
4	Solis - Phase 1	Bradford Street	220	220	0	100%
5	The National Apartments	Green Street	143	0	143	0%
6	Walton Harbor (Hsg. Authority)	Tower Heights Road	166	166	0	100%
7	Washington Street Duplexes	Washington Street	10	0	10	0%
8	Waterside Oaks Apartments	Browns Bridge Road	197	0	197	0%
	TOTAL		2,195	1,256	939	57%

To Be Built Multi-Family Units

9	High Vista Condos	High Vista Point	34	0	34	0%
10	Lake 53, LLC Condos	Dawsonville Hwy.	79	0	79	0%
11	Limestone Greenway Apts.	Limestone Pkwy.	252	0	252	0%
12	Limestone Townhomes	Cleveland Highway	36	0	36	0%
13	Lost River Cove Condos	Winding Lake Drive	540	0	540	0%
14	Oak Hall (Age Restricted)	Ahaluna Dr.	170	0	170	0%
15	Riverpoint Townhomes	Thompson Bridge	44	0	44	0%
16	Solis - Phase 2	Main St. SW	180	0	180	0%
17	Spring Rd. Village (Age Restricted)	Spring Rd.	110	0	110	0%
18	G'ville Township (Apts. & Towns)	Old Cornelia Highway	951	0	951	0%
19	Wood Creek Village Townhomes	Enota Ave.	41	0	41	0%
20	Woodland on Lanier Condos	Pemmican Run	56	0	56	0%
	TOTAL		2,493	0	2,493	0%





GAINESVILLE

RESIDENTIAL • DESIGN • GUIDE



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13 | AMENITIES

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26 | UNWANTED EXAMPLES



DETACHED





DETACHED





DETACHED - INFILL





DETACHED - INFILL





DETACHED - DUPLEX





DETACHED - QUADPLEX





ATTACHED



REAR VIEW



FRONT VIEW



ATTACHED





ATTACHED

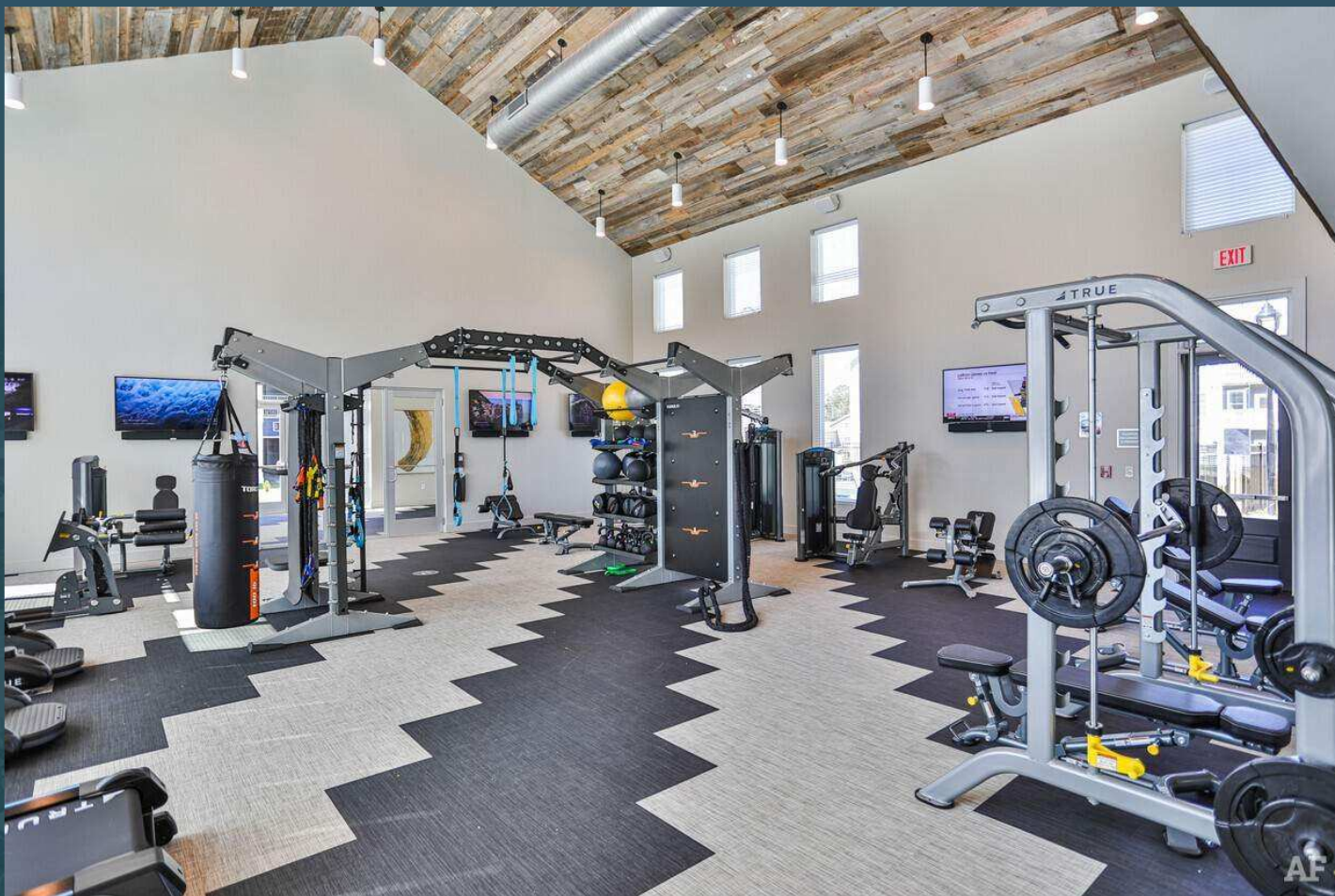




ATTACHED



AMENITIES



AMENITIES





PROJECT EXAMPLES



THE COTTAGES AT OLD MONROVIA

HUNTSVILLE, AL (275 UNITS - 25 AC)



GREEN SPACE



2 BR TOWNHOUSE



2 BR COTTAGE



AMENITY AREA



1BR CARRIAGE



2 BR COTTAGE



SHALLOWFORD STATION

GAINESVILLE, GA (240 UNITS - 24.80 AC)



CONCEPTUAL DEVELOPMENT SUMMARY:

OVERALL SITE AREA: +/- 24.80 ACRES

RETAIL: 12,500 SF

RETAIL PARKING: 110 SPACES
 RESTAURANT REQUIREMENT: 1 SPACE/125 SF MIN
 RETAIL REQUIREMENT: 1 SPACE/275 SF MIN

APARTMENTS (FLATS): 184 UNITS
 4-STORY BUILDINGS (TYPE VA CONSTRUCTION)
 900 NRSF/UNIT AVG | 165,600 NRSF TOTAL

CLUBHOUSE: 8,000 SF (DBL HT)

PROPOSED UNIT MIX:

UNIT TYPE	# OF UNITS	UNIT MIX
STUDIO/1BR	110	60%
2BR	74	40%
TOTAL	184 UNITS	100%

APARTMENT PARKING: 290 SPACES
 PARKING RATIO: 1.58 SPACES/UNIT

SINGLE FAMILY RENTAL: 67 UNITS

SFR PARKING: 87 SPACES
 PARKING RATIO: 1.3 SPACES/UNIT

AMENITY BUILDING: 5,000 SF

TOWNHOMES: 85 UNITS

TOWNHOUSE PARKING: 170 SPACES
 PARKING RATIO: 2 SPACES/UNIT

OVERALL UNIT COUNT: 336 UNITS



SHALLOWFORD STATION

GAINESVILLE, GA (240 UNITS - 24.80 AC)



TOWNHOMES



CORE GREENSPACE/AMENITY



SINGLE FAMILY



ARRIVAL EXPERIENCE



RETAIL



THE VILLAS AT NEXTON

SUMMERVILLE, SC (282 UNITS - 27 AC)





THE VILLAS AT NEXTON

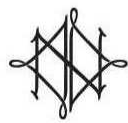
SUMMERVILLE, SC (282 UNITS - 27 AC)





COTTAGES AT RIVERLIGHTS

WILMINGTON, NC (279 UNITS - 21 AC)



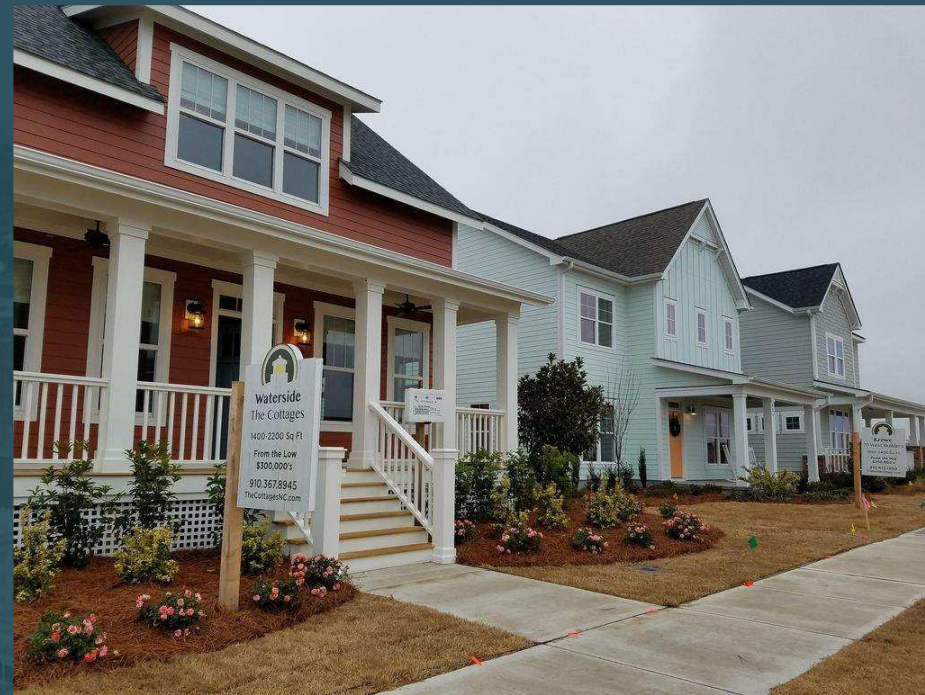
NEQUETTE
ARCHITECTURE & DESIGN

- | | |
|---------------------|------------|
| CLUBHOUSE / AMENITY | 1 BED "S" |
| 1 BED CARRIAGE UNIT | 2 BED UNIT |
| STUDIO LOFT | 3 BED UNIT |
| 1 BED "L" | |



COTTAGES AT RIVERLIGHTS

WILMINGTON, NC (279 UNITS - 21 AC)





COTTAGES AT VAUGHAN

CLARKSTON, GA (8 UNITS - 0.5 AC)





COTTAGES AT VAUGHAN

CLARKSTON, GA (8 UNITS - 0.5 AC)





UNWANTED EXAMPLES





UNWANTED EXAMPLES





UNWANTED EXAMPLES





Date Submitted: 3/28/2022
Presenter: Bryan Lackey
Item of Business:

- Recap and Discussions

Meeting Date: 3/25/2022

Purpose of Request:

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

Date Submitted: 3/28/2022
Presenter: Jeremy Perry
Item of Business: • FY2023 Look Ahead & Wrap Up
Meeting Date: 3/25/2022

Purpose of Request:

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

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

Amount Requested: **Source of Funds:**

Finance Comments:

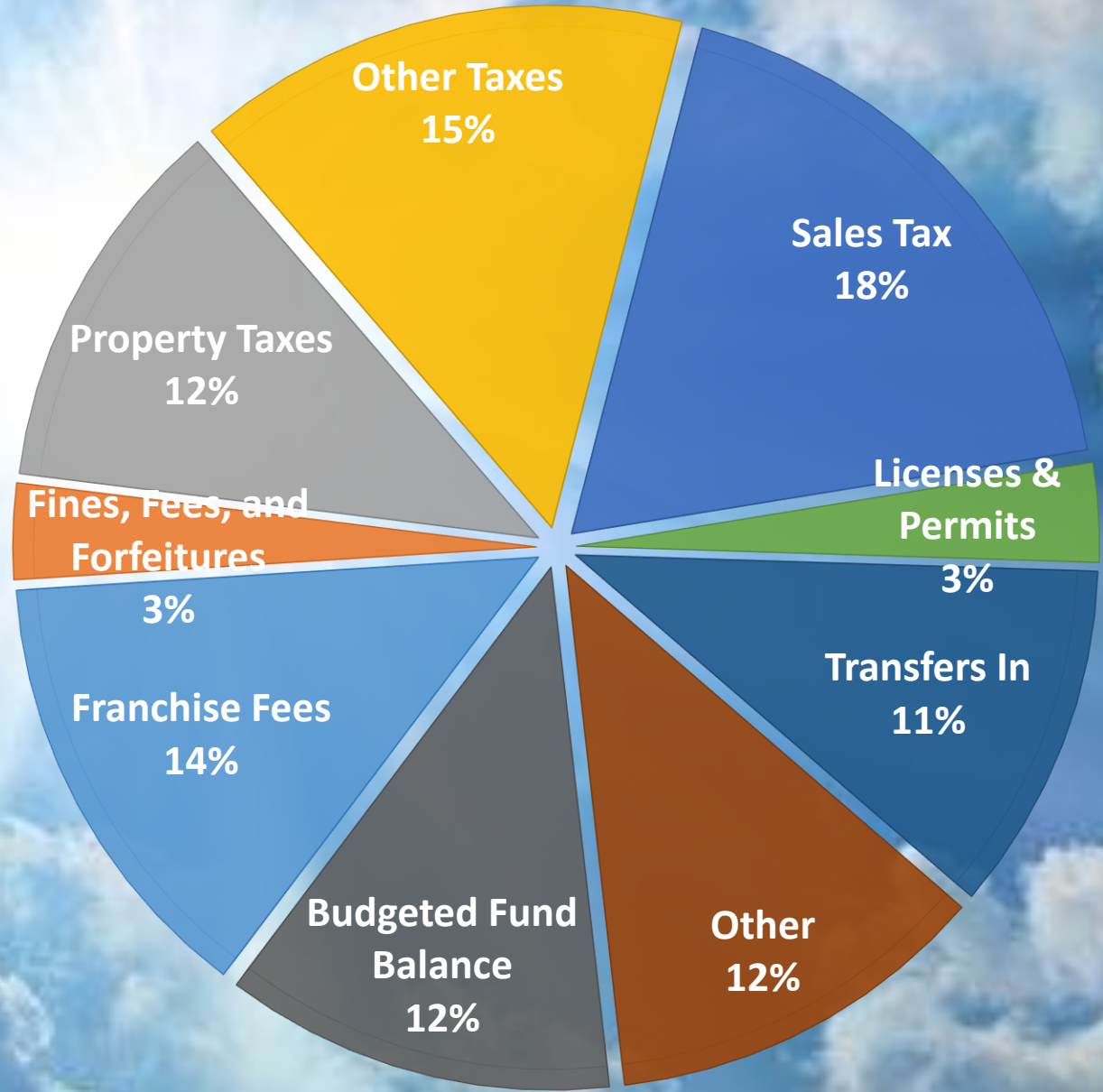
Administrative Comments:

ATTACHMENTS:

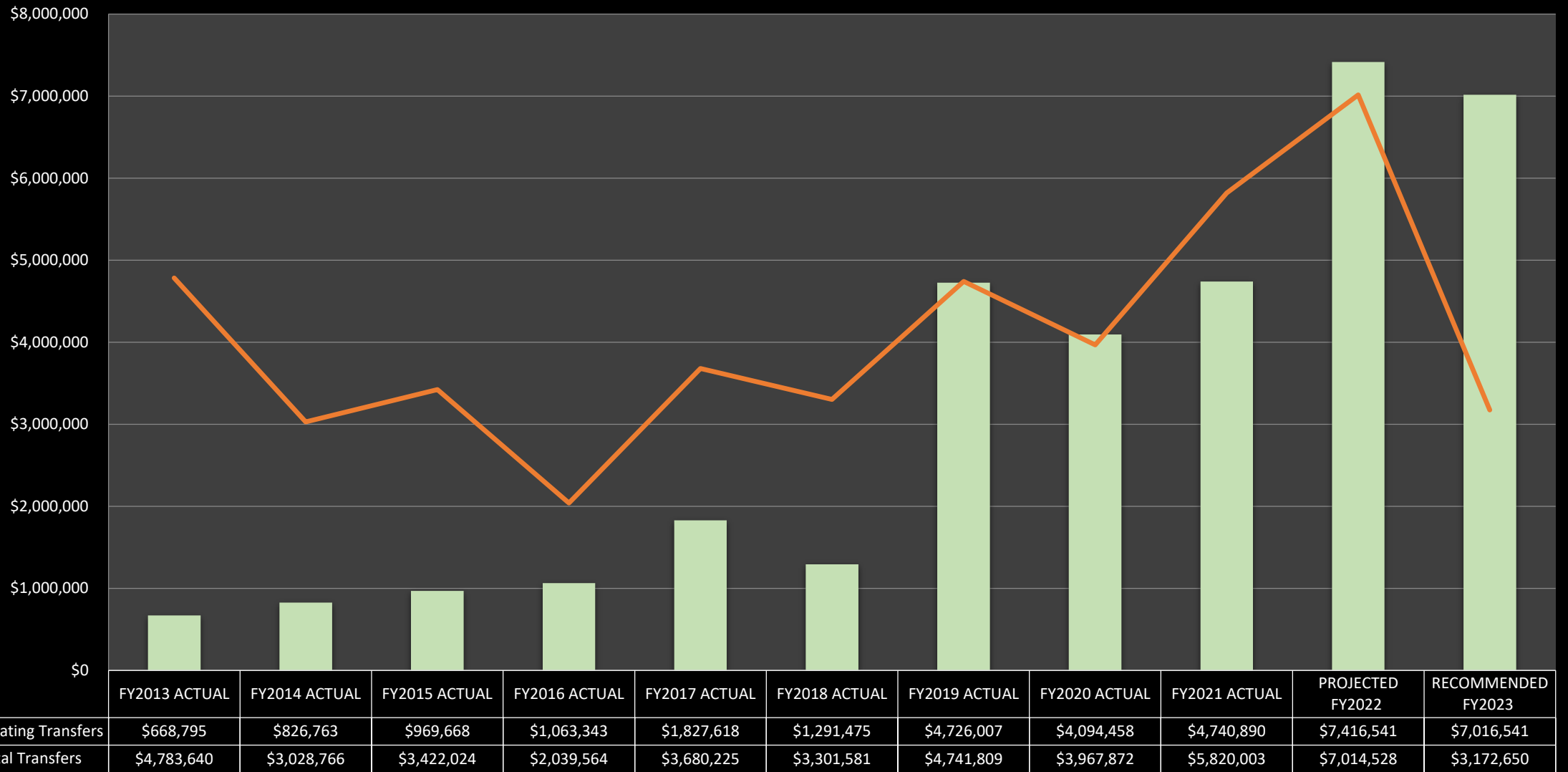
Description	Type
<input type="checkbox"/> 3/25/2022 Retreat - Look Ahead Presentation Final PDF Version	Powerpoint Presentation



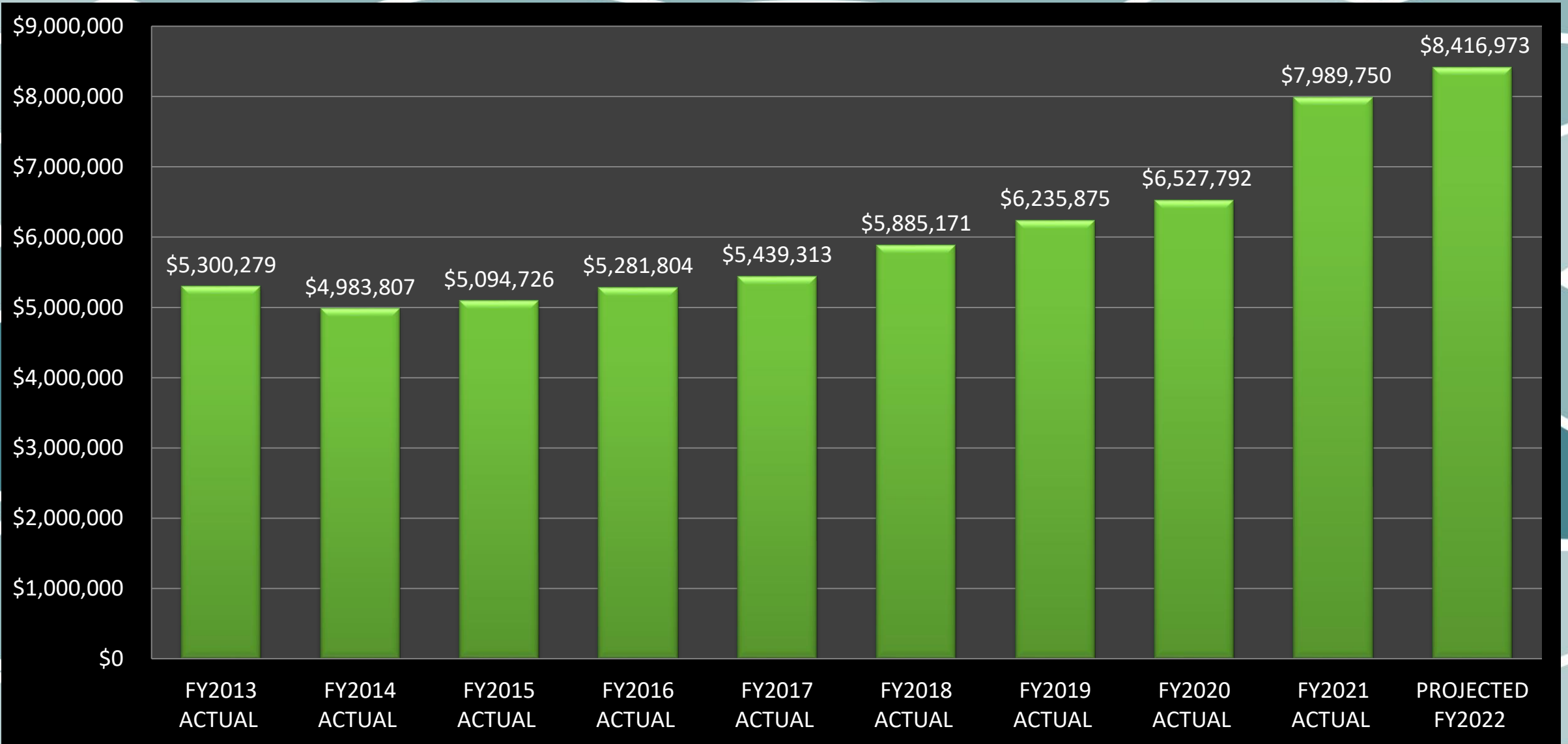
GAINESVILLE CITY COUNCIL RETREAT



GENERAL FUND



GENERAL FUND TRANSFERS



LOCAL OPTION SALES TAX REVENUE

\$1,000,000

Department of Revenue One-Time Correction Included

\$900,000

\$800,000

\$700,000

\$600,000

\$500,000

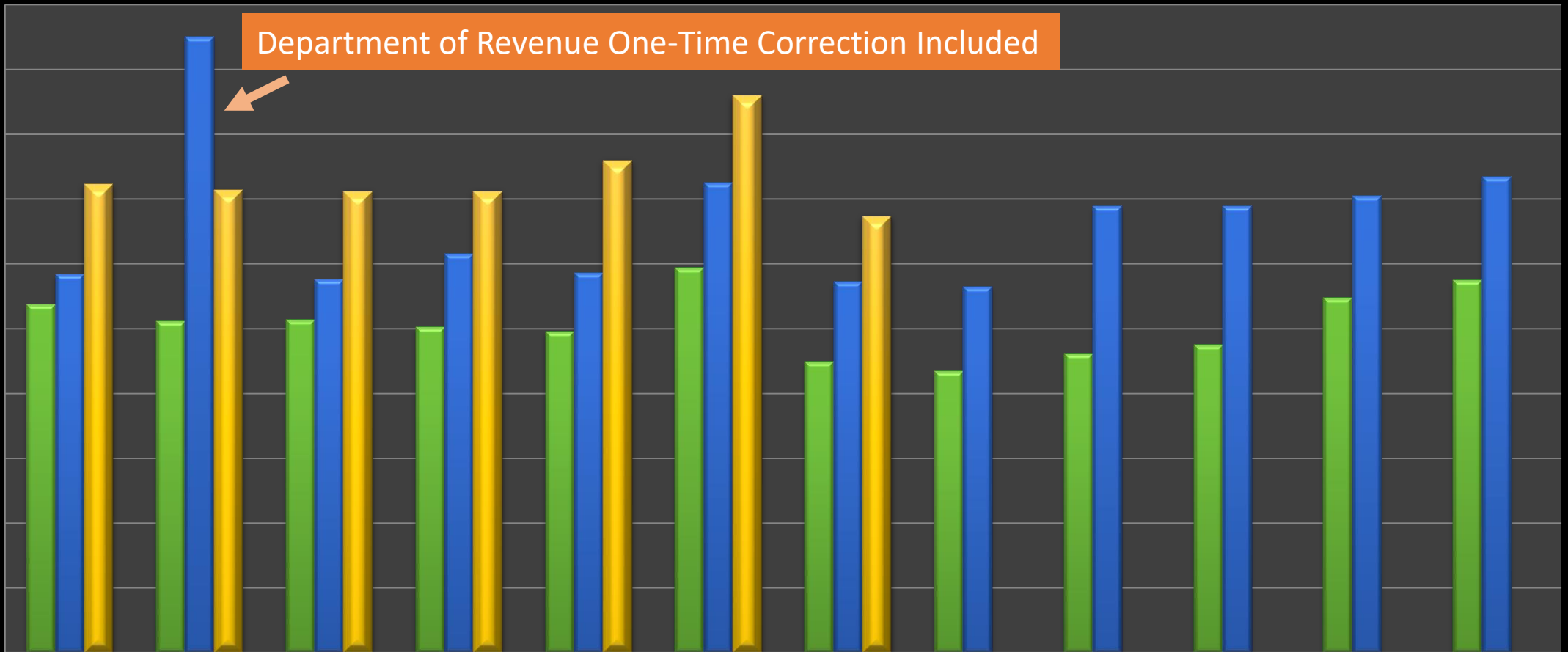
\$400,000

\$300,000

\$200,000

\$100,000

\$0

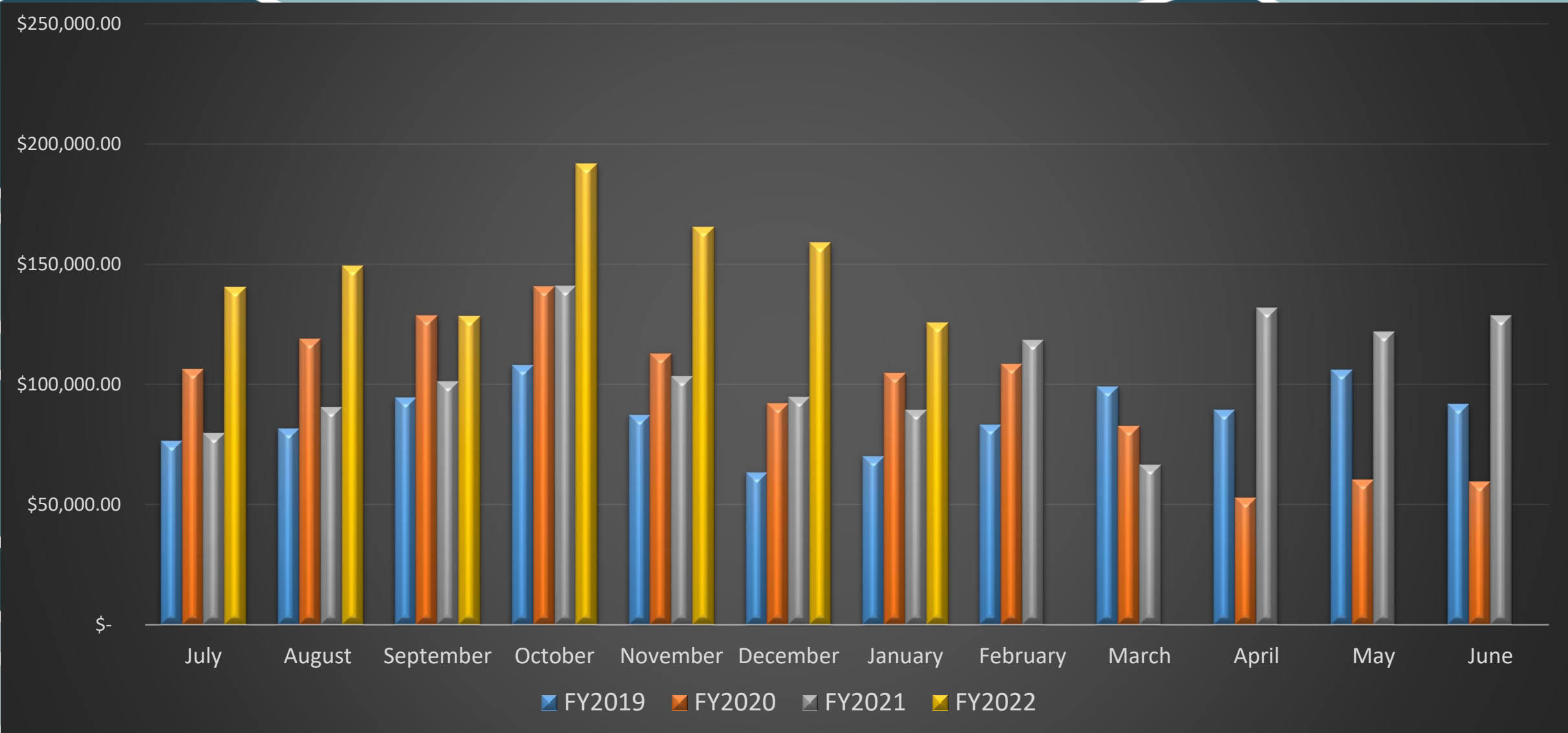


	July	August	September	October	November	December	January	February	March	April	May	June
FY2020 SPLOST VII	\$536,935	\$511,198	\$513,188	\$501,791	\$495,315	\$593,996	\$448,447	\$433,960	\$461,401	\$474,936	\$547,806	\$574,410
FY2021 SPLOST VIII	\$583,433	\$950,741	\$575,538	\$615,071	\$585,533	\$725,030	\$572,074	\$564,488	\$688,406	\$688,956	\$704,855	\$733,488
FY2022 SPLOST VIII	\$722,570	\$713,427	\$711,786	\$712,017	\$759,166	\$859,658	\$673,648					

SPECIAL LOCAL OPTION SALES TAX REVENUE



SPLOST VIII



HOTEL / MOTEL TAX COLLECTIONS

Estimated Tax Year 2021 (Fiscal Year 2022)	Millage Rates
General Fund	0.500
Police Fund	0.500
ARPA Credit	(1.000)
Debt Service (M&O)	0.510
Fire Fund	1.250
Parks & Recreation	0.896
Total	2.656
Estimated Tax Year 2022 (Fiscal Year 2023)	Millage Rates
General Fund	0.410
Police Fund	0.590
ARPA Credit	(1.000)
Debt Service (M&O)	0.510
Fire Fund	1.250
Parks & Recreation	0.896
Total	2.656

MILLAGE RATES

QUESTIONS?
COMMENTS?
CONCERNS?

