



## **AGENDA**

**Retreat/Workshop Meeting  
Friday, March 1, 2019, 10:30 AM  
Brasstown Valley Resort  
6321 U.S. Highway 76, Young Harris**

### **Water Resources and Infrastructure Workshop**

#### **Friday, March 1, 2019, 10:30 AM**

- **Introduction / Overview**
- **Department of Water Resources (DWR)**
  - **Accomplishments**
  - **Challenges and Opportunities**
  - **Initiatives**
- **Department Updates**
  - **Public Works**
  - **Community Development**
- **Daily Summary**

#### **Saturday, March 2, 2019, 8:30 AM**

- **Recap and Discussions**
- **FY2020 Look Ahead**

Draft: Tuesday, February 26, 2019, 9:16 AM



# Water Resources

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2020 BUDGET PRIORITIES

# Accomplishments

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# Accomplishments

**Budget Priority:** Internal Operations  
**Strategic Area:** County Wide

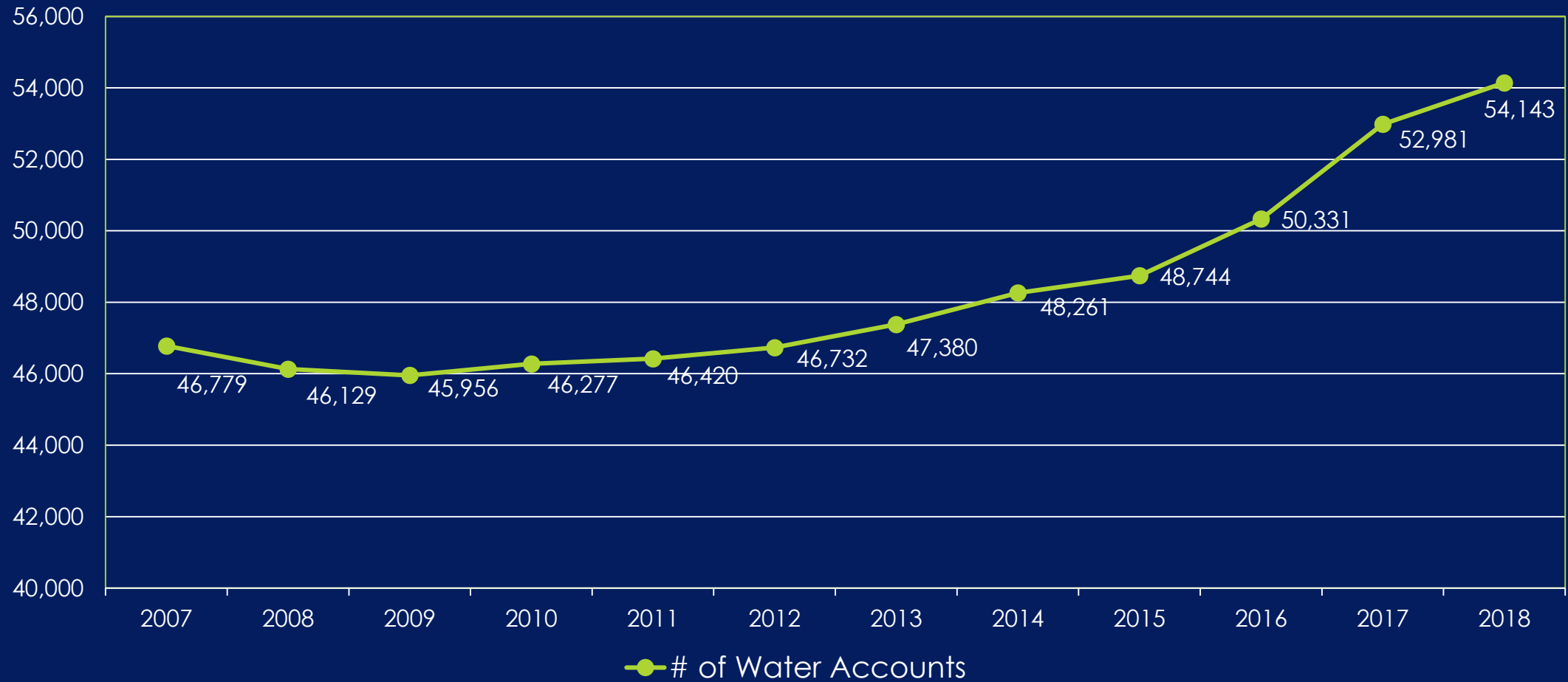
## Meters Sold



# Accomplishments

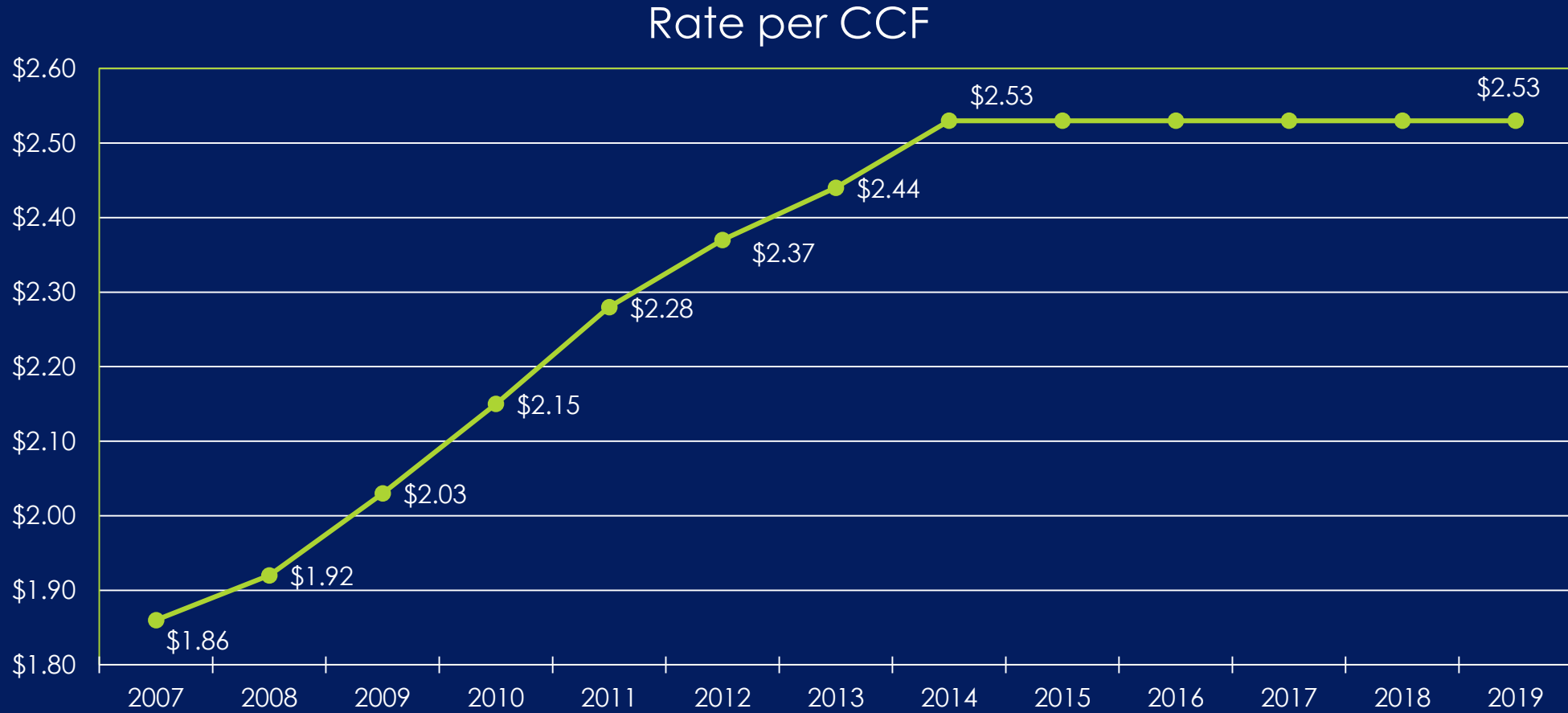
**Budget Priority:** Internal Operations  
**Strategic Area:** County Wide

## Water Accounts



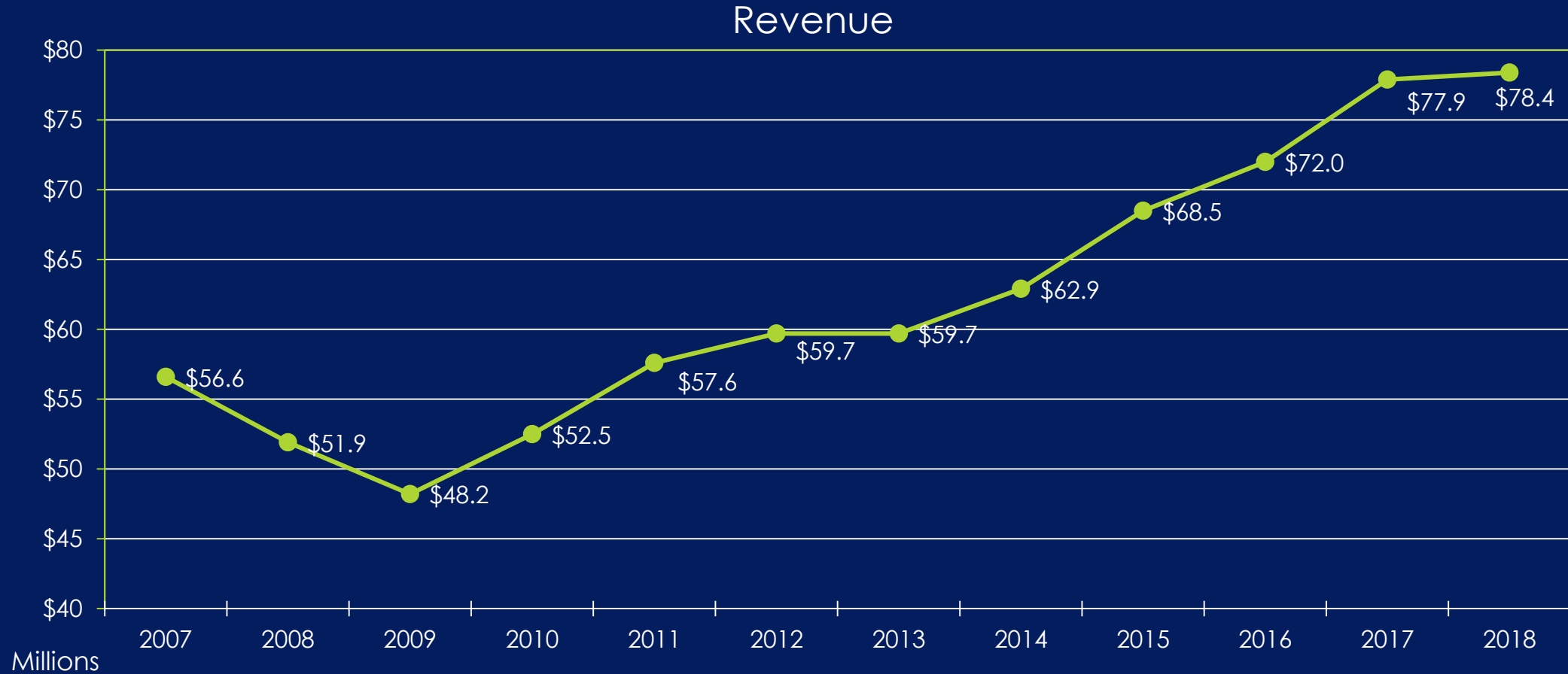
# Accomplishments

**Budget Priority:** Internal Operations  
**Strategic Area:** County Wide



# Accomplishments

**Budget Priority:** Internal Operations  
**Strategic Area:** County Wide



# Accomplishments

**Budget Priority:** Internal Operations  
**Strategic Area:** County Wide

## Cash



# Accomplishments

**Budget Priority:** Internal Operations  
**Strategic Area:** County Wide

## Capital Projects



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide

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## Riverside Water Treatment Plant



- ▶ New Water Quality Building constructed across Crepe Myrtle from original Plant
- ▶ New Solids Removal System to begin installation in Summer, 2018.
- ▶ New PAC System being designed for installation next to the De-Watering Building by end of FY21

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide

Artistic Rendition, 2015



Finished Building, February, 2019



Total Cost: \$12.5 M

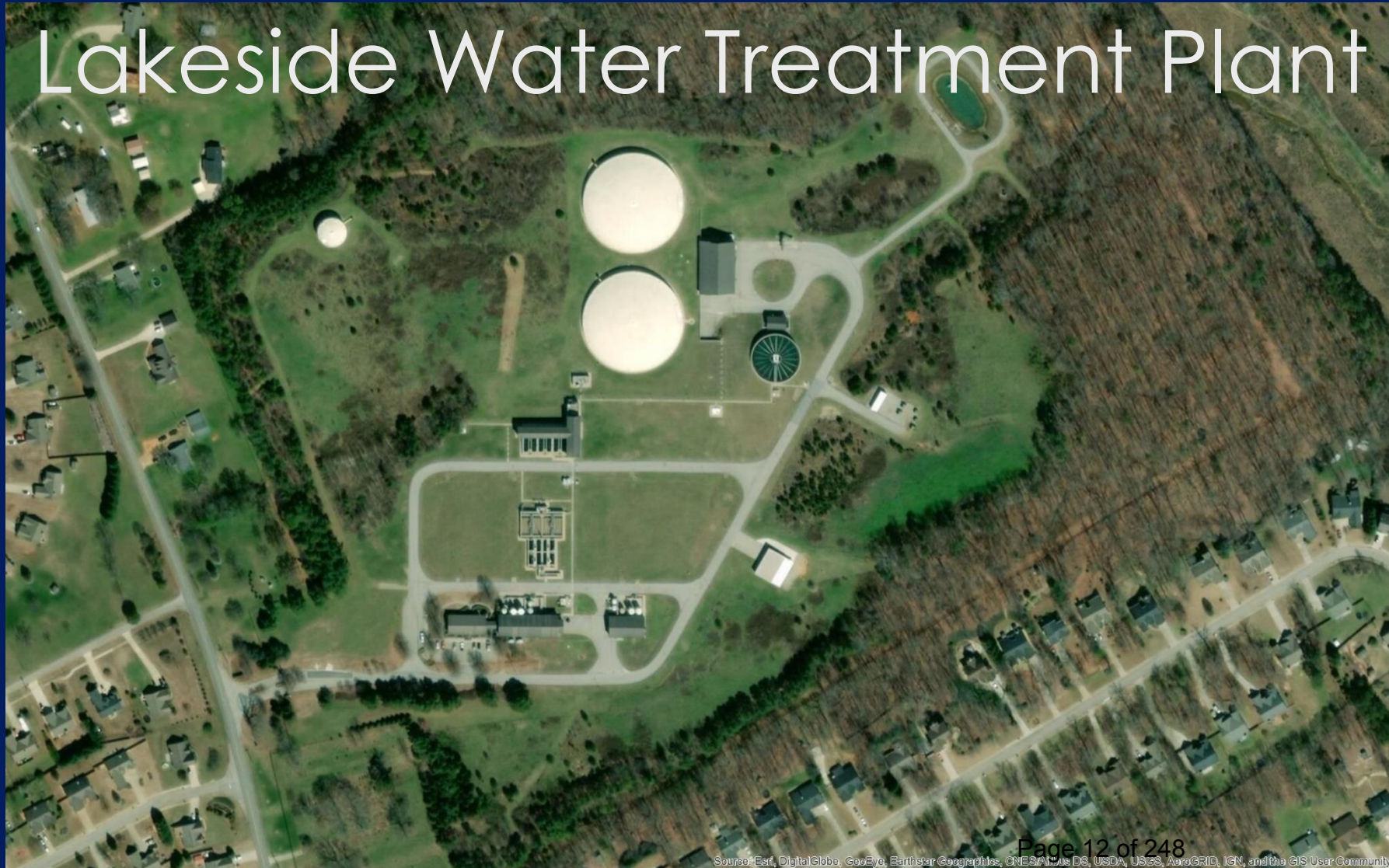
# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide

11

## Lakeside Water Treatment Plant

- ▶ Various Projects including Concrete Restoration and Security Camera Upgrades
- ▶ Plant was dedicated in August, 2002, making the Facility nearly 17 years old.



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** East, South, West

## Flat Creek Water Reclamation Facility

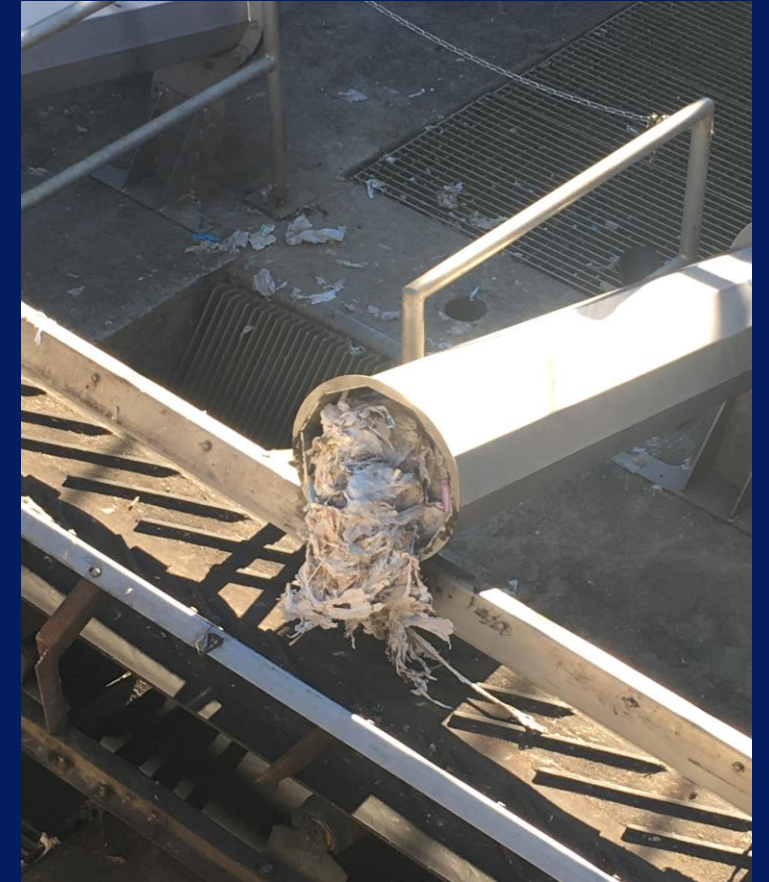


- ▶ Master Plan being completed over the next few months
- ▶ Installation of several components that will be needed regardless of Master Plan recommendations

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** East, South & West

Bar Screen, Part of \$1.38 M



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** East, South & West

Grit Removal System, Part of \$1.38 M



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** East, South & West

Fournier Press @ Flat Creek



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** North

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## Linwood Water Reclamation Facility



- ▶ Increasing the North Service Area being considered
- ▶ Installation of several Components needed to Increase Life of the Facility
- ▶ Final Set of Membrane Filters to be installed in FY21

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** North



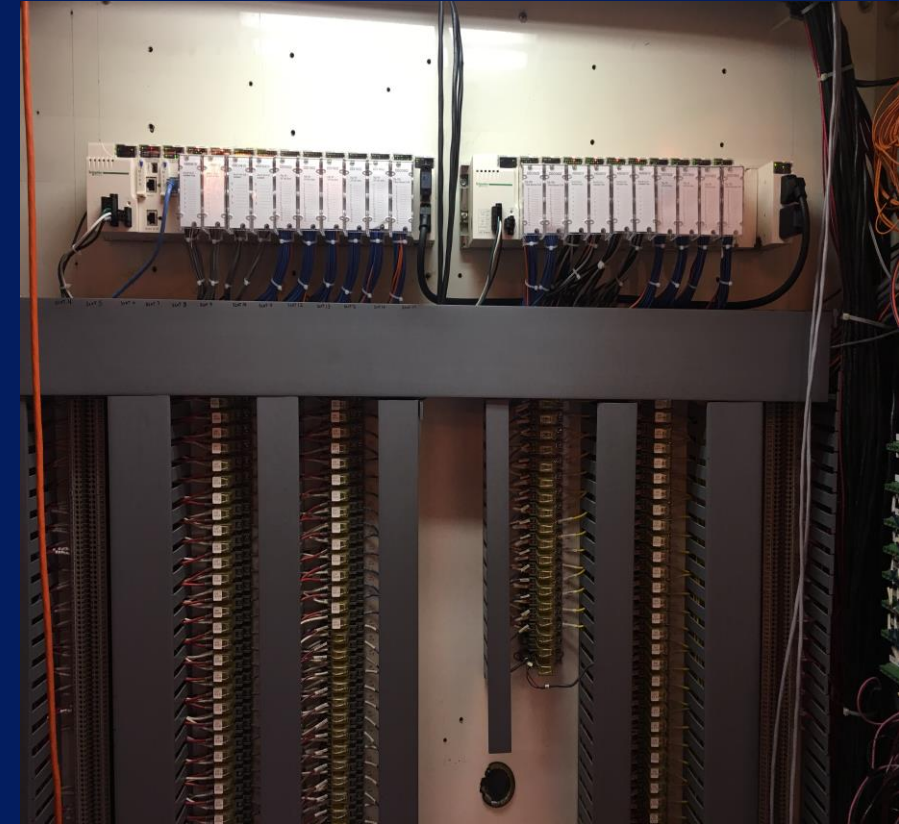
Bar Screen,  
\$1.53 M



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide

## PLC Replacement – Multi-Year Project



First Year - \$800,000

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide

So... How many PLCs do we have?

At Riverside:

At Lakeside

At Flat Creek

At Linwood

Currently there are 4

10 PLC Racks

7 PLC Racks

9 PLC Racks

After Project, there  
will actually be 7

6 are being  
Replaced

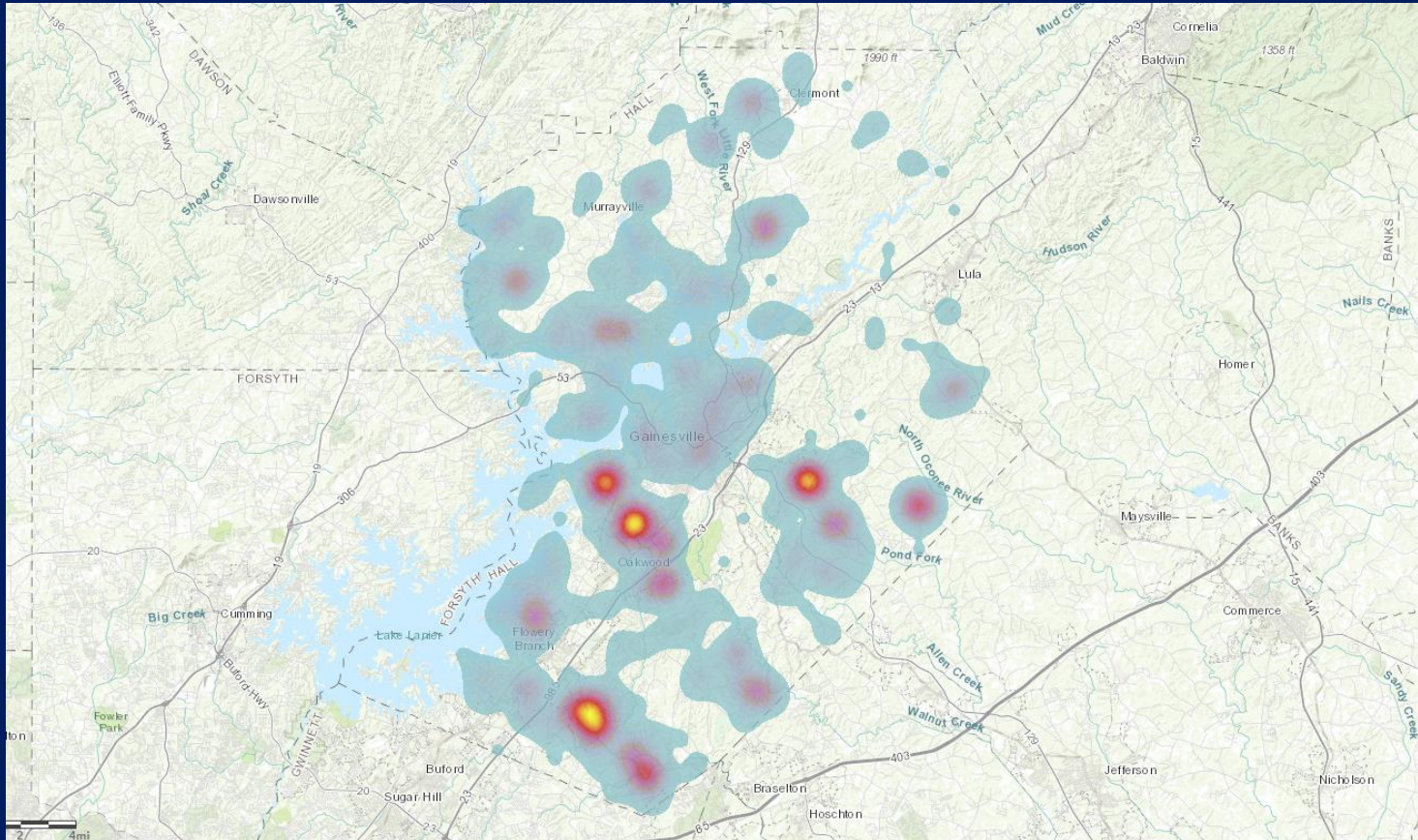
3 are being Replaced

2 are being Replaced

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide

## Water Distribution



- ▶ Added 100,000 feet of water main. (18.9 miles)
- ▶ Total distribution system length is 1462 miles.
- ▶ 1,138 Water Service connections installed

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide

## Water Distribution

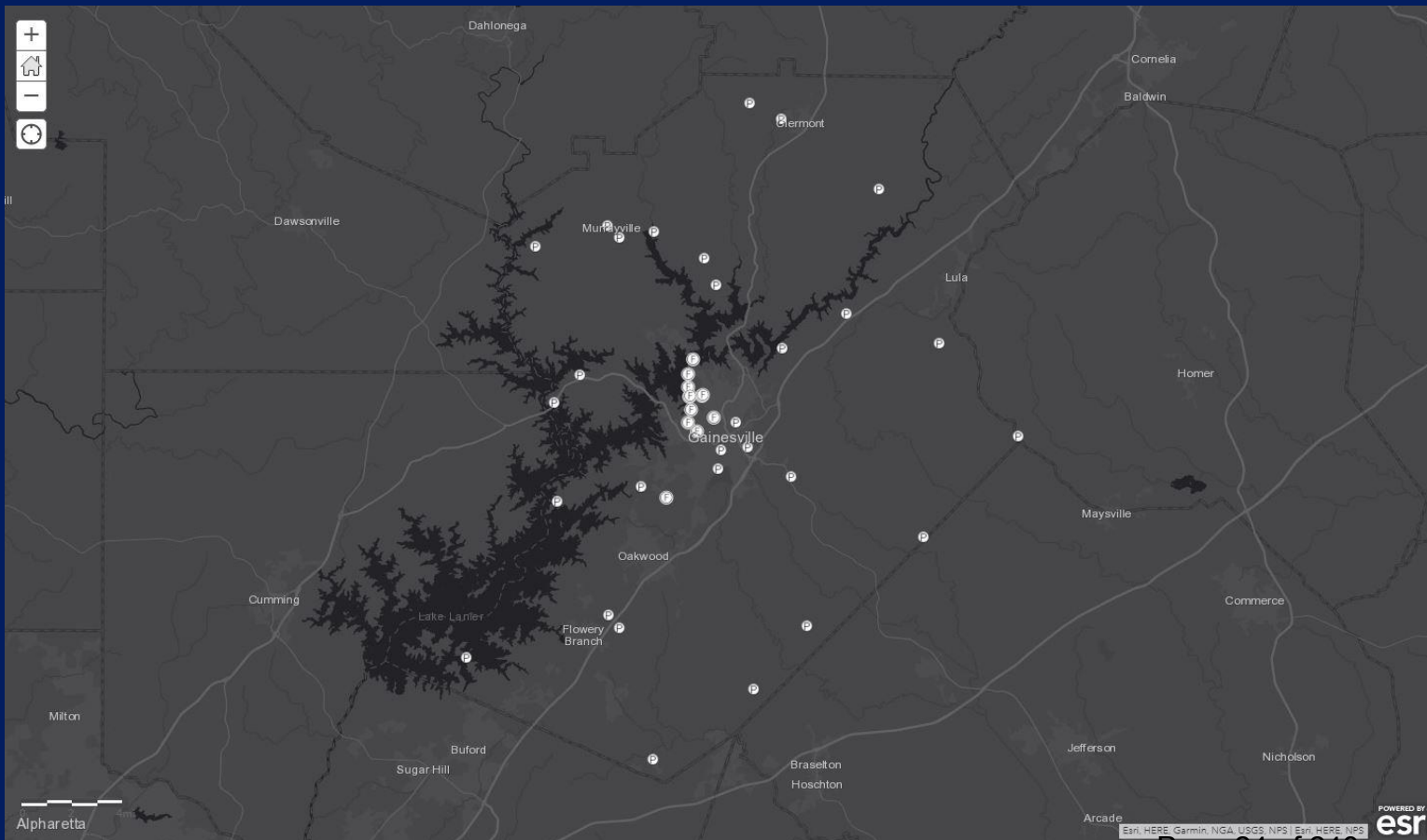


- ▶ 6" Water Main Break
- ▶ Day before Thanksgiving
- ▶ Approximately 40 degrees with 15 mph winds
- ▶ Repair completed in less than 4 hours from arrival on site

# Accomplishments

**Budget Priority:** Water Distribution Improvements  
**Strategic Area:** County wide

## Water Distribution



- ▶ Implemented a network of 31 Pressure Monitoring Stations
- ▶ Testing Flow Monitoring Station at Fieldale Farms
- ▶ Working to integrate into a graphical representation.

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** Sewer Service Area

## Sewer Collection System



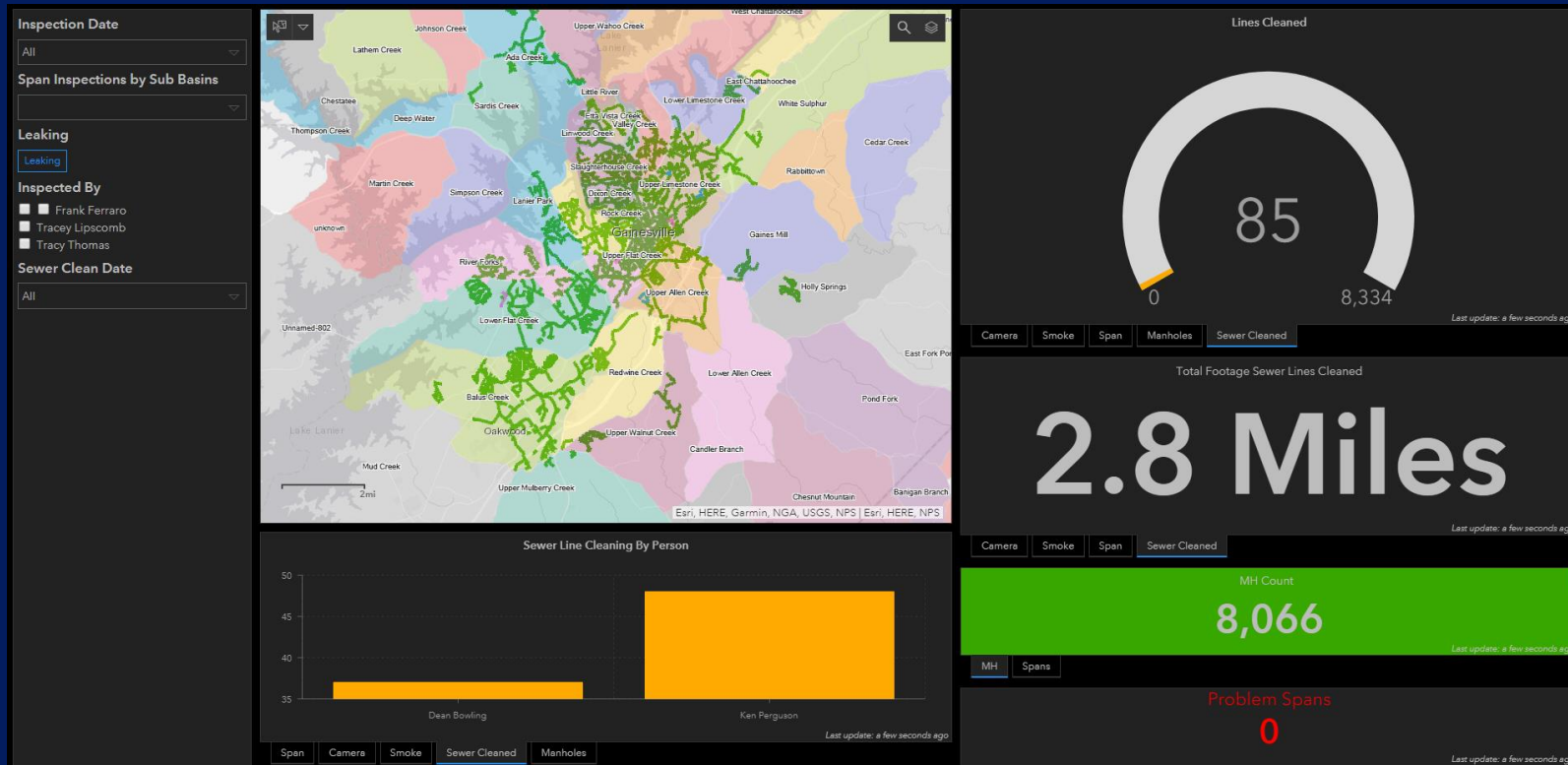
- ▶ Pump Stations to Ponds
- ▶ Providing assistance to all field maintenance operations, regardless of the division
- ▶ Robson Crossing Pump Station in Oakwood on the left
- ▶ Small pond at Allen Creek on the right

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** Sewer Service Area

## Sewer Collection System

- ▶ The use of technology continues increase.
- ▶ Sewer dashboard providing customized view for each user
- ▶ Being actively tested
- ▶ Format is evolving



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** City Wide

## Stormwater System



- ▶ Forrest Avenue intermediate repair
- ▶ In-house, fast response project.
- ▶ Easement signed and dated February 2, 2019
- ▶ W9 form for payment signed on February 9, 2019
- ▶ Work substantially completed on February 18, 2019.
- ▶ Cost approximately \$10,000, including 200 manhours.
- ▶ Final Repair in FY2020 project

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** City Wide

## Stormwater System



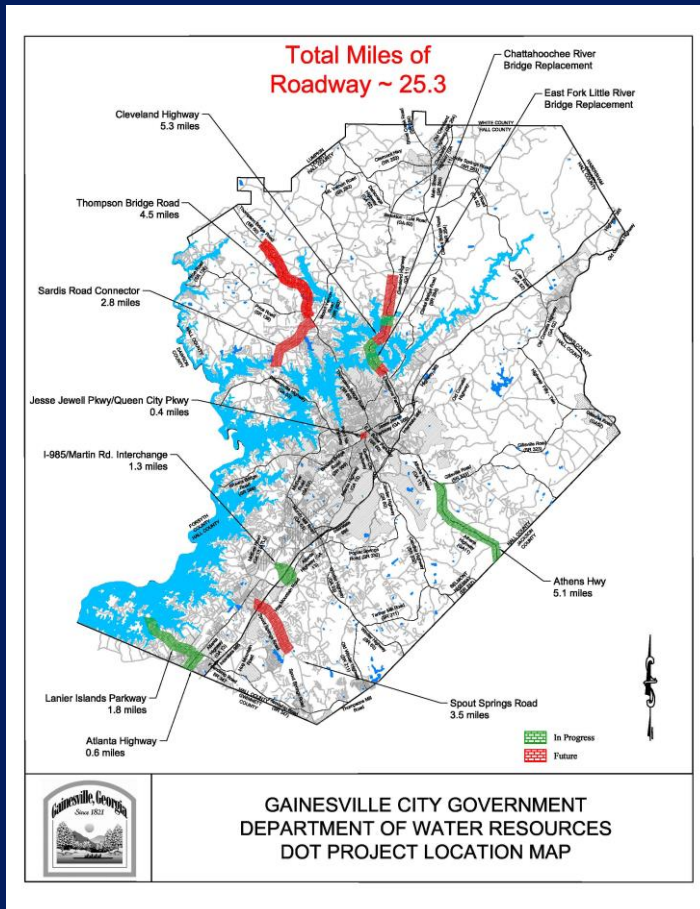
- ▶ State mandated reporting requirements increasing
- ▶ 460 Storm water structures inspected
- ▶ FY 2018 yearly project continues
- ▶ Photos of the Allen Creek project shown.
- ▶ Cost for this one road crossing was \$200k.

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County wide

## DOT Projects

- ▶ On-going DOT Projects  
\$19.6 Million
- ▶ Locations County Wide
- ▶ More Coming!!

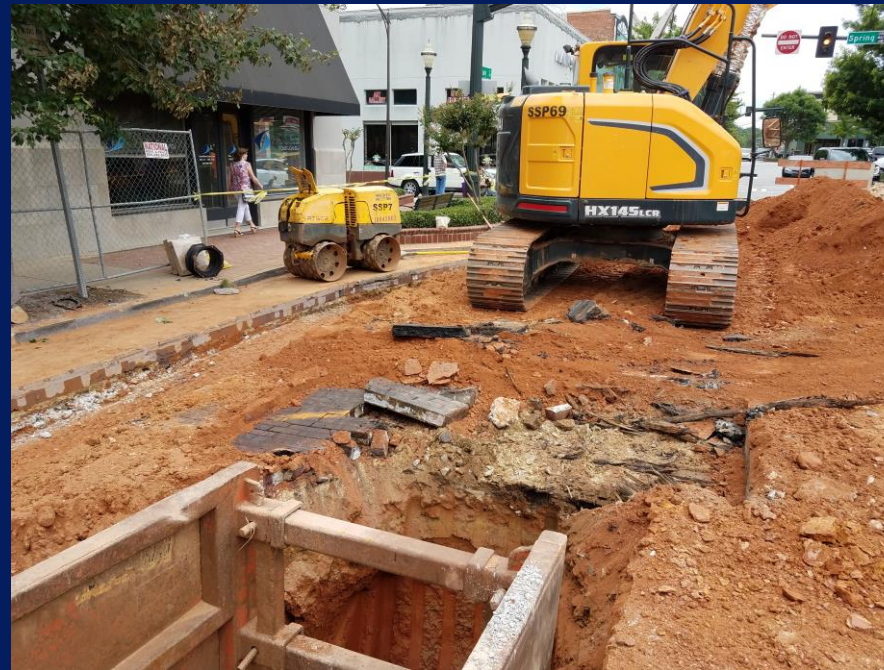


# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** Downtown/Midtown

## Downtown Improvements

- ▶ Utilities - Phase 1  
\$1.95 Million
- ▶ Water, Sanitary Sewer, Storm Sewer, Electrical, Gas & Cable/Data
- ▶ Replacement & Upgrade of Pipes 100 Years Old



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** Downtown/Midtown

## Downtown Improvements



- ▶ Parking Deck Expansion  
\$4.3 Million
- ▶ 180 Additional Spaces & Restrooms
- ▶ Pedestrian Access to Parkside on the Square

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** County Wide

## Water Lines

- ▶ Annual Extensions and Replacements
- ▶ Approx. \$1.5 Million Annually



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** Sewer Service Area

## Sewer Lines

- ▶ Replacement of Aging Infrastructure
- ▶ Approx. \$3 Million Annually



# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** Sewer Service Area

## Sewer Lines



- ▶ Alternative Materials Utilized to Offset Corrosion
- ▶ Protecto 401 Pipe, Spray Rock, Armorock, SpectraShield, Etc.

# Accomplishments

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** Sewer Service Area

## Sewer Lines

- ▶ Relocation of Existing Sewer Lines
- ▶ Alternative Materials Utilized to Offset Corrosion



# Accomplishments

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# Water Resources

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2020 BUDGET PRIORITIES

# Challenges & Opportunities

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# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

1. Mother Nature
2. Litigation and Regulations
3. Customer demands
4. Aging Infrastructure
5. Staffing
6. Financial



# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

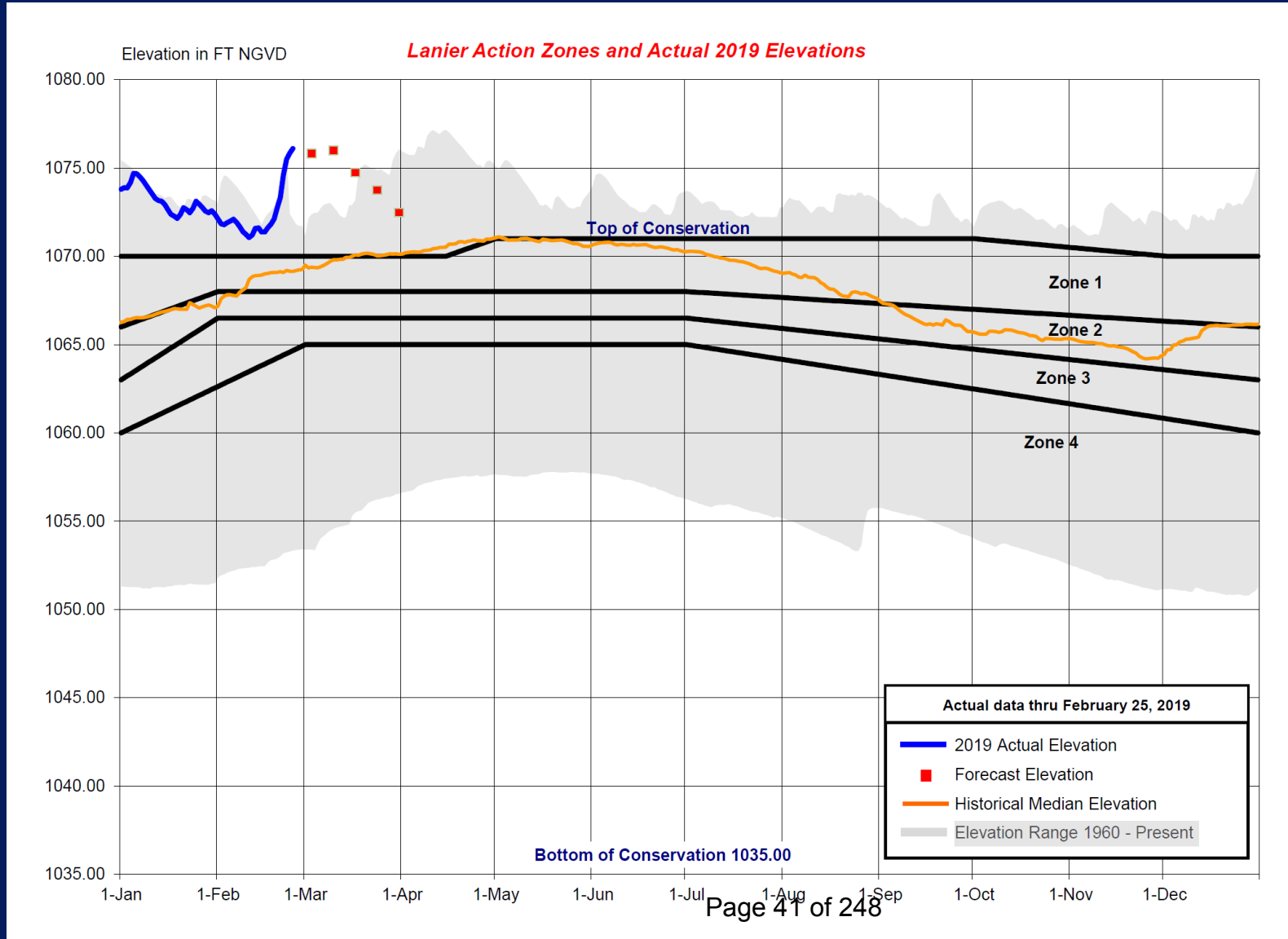


► Mother Nature



# Challenges & Opportunities

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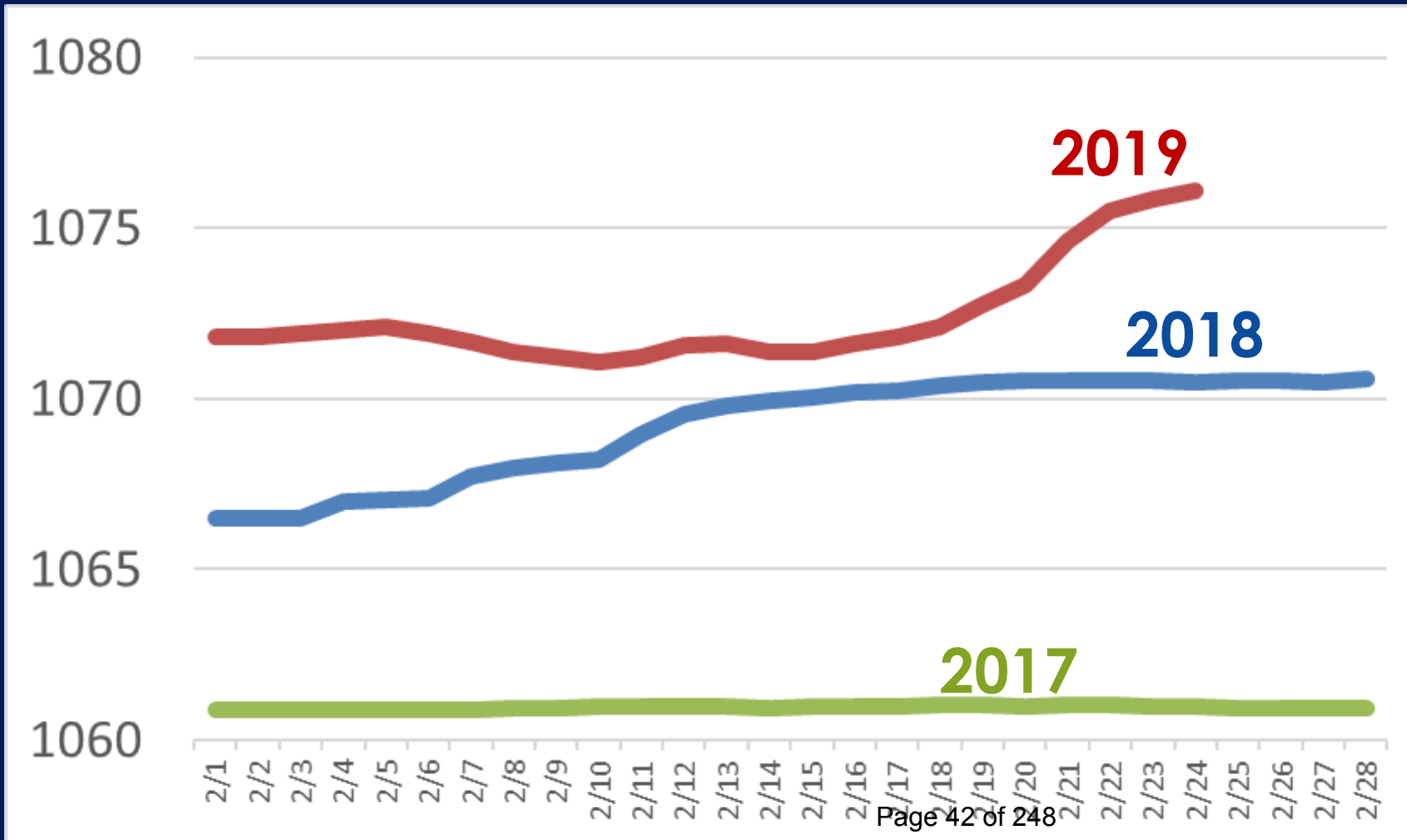


# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
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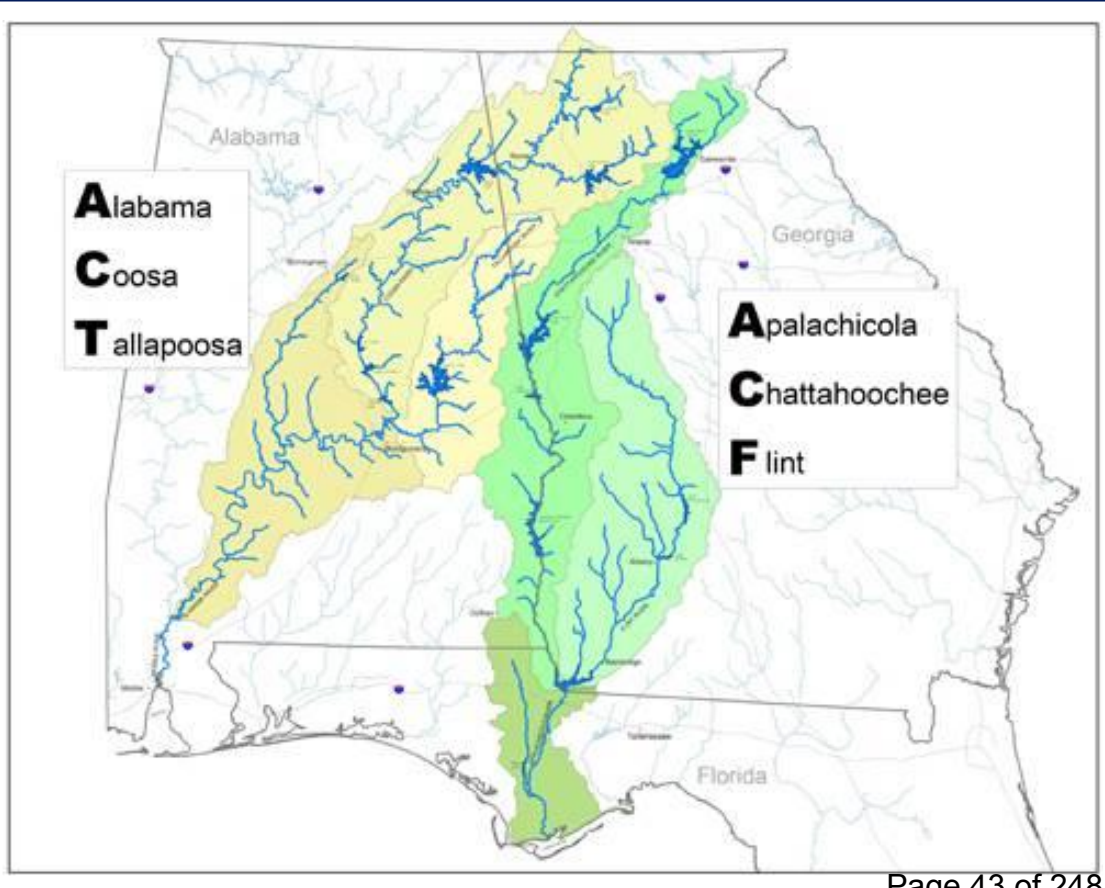
## February Lake Lanier Levels



# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

## Litigation and Regulations



# ACF Water Litigation



1990s

2000s

2010s

2020

# ACF Water Litigation



5 cases starting in 1990

1990s

2000s

2010s

2020

# ACF Water Litigation



5 cases starting in 1990

July 2009 Magnuson order with “draconian” requirements

June 2011 11<sup>th</sup> Circuit Court reversed Magnuson



1990s

2000s

2010s

2020

# ACF Water Litigation



5 cases starting in 1990

July 2009 Magnuson order with “draconian” requirements

June 2011 11<sup>th</sup> Circuit Court reversed Magnuson

Brief hiatus of lawsuits (June 2012 to September 2013)

1990s

2000s

2010s

2020

# ACF Water Litigation



5 cases starting in 1990

July 2009 Magnuson order with “draconian” requirements

June 2011 11<sup>th</sup> Circuit Court reversed Magnuson

Brief hiatus of lawsuits (June 2012 to September 2013)

September 2013 FL v GA filed in SCOTUS

June 2018 SCOTUS decision - remand

2018 forward – Special Master Kelly process

1990s

2000s

2010s

2020

# ACF Water Litigation



5 cases starting in 1990

July 2009 Magnuson order with “draconian” requirements

June 2011 11<sup>th</sup> Circuit Court reversed Magnuson

Brief hiatus of lawsuits (June 2012 to September 2013)

September 2013 FL v GA filed in SCOTUS

June 2018 SCOTUS decision - remand

2018 forward – Special Master Kelly process

March 2017 ACF Water Control Manual

WCM Appeal by Alabama and others

1990s

2000s

2010s

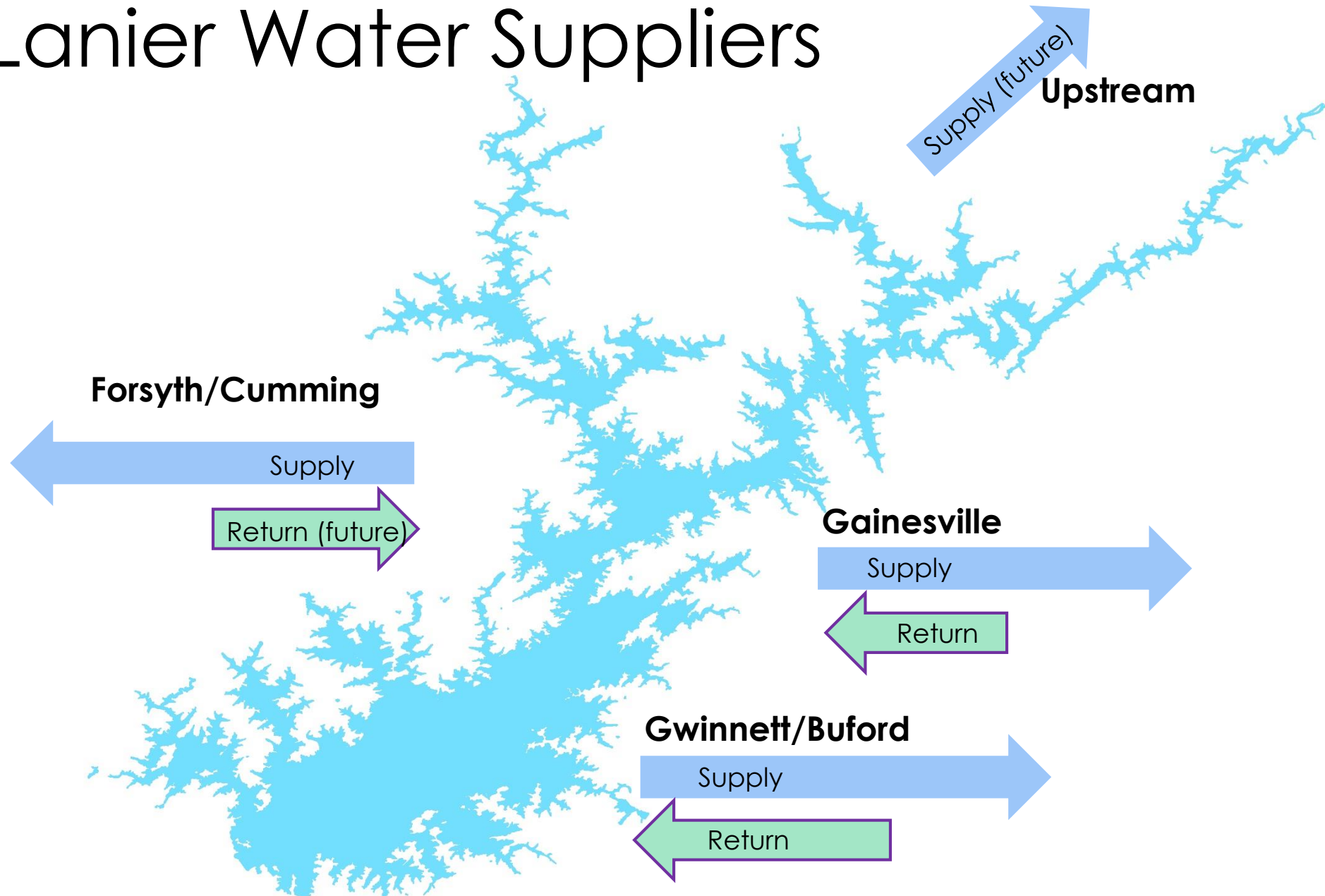
2020

# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

## Storage Contracts

# Lanier Water Suppliers



# Water Supply Details

Water Supplier	Future (2050)
Forsyth/Cumming	59
Gainesville	32
Gwinnett/Buford	143
Upstream	8
Total	242



## Gainesville

- 18 mgd from relocation contract
- 14 mgd needed from new storage (sub)contract
- $18+14=32$  mgd 2050 water demand

# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area



- ▶ Future regulations
- ▶ Beyond regulations



- ▶ 1 part per million (ppm)
- ▶ One drop of vermouth in 6 cases of gin
- ▶ Gainesville allowed to discharge 0.13ppm of total phosphorus to Lake Lanier

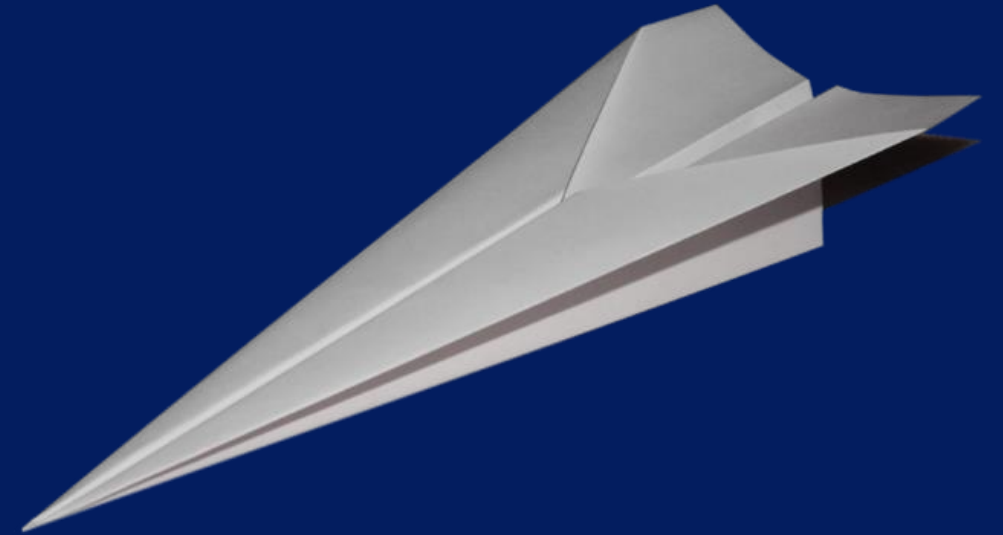
# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area



## ► Stormwater Ordinance

- Reorganization of ordinance
- New state requirements
- Effective December 2020
- Gainesville DWR provided training in Fall 2018



# Challenges & Opportunities

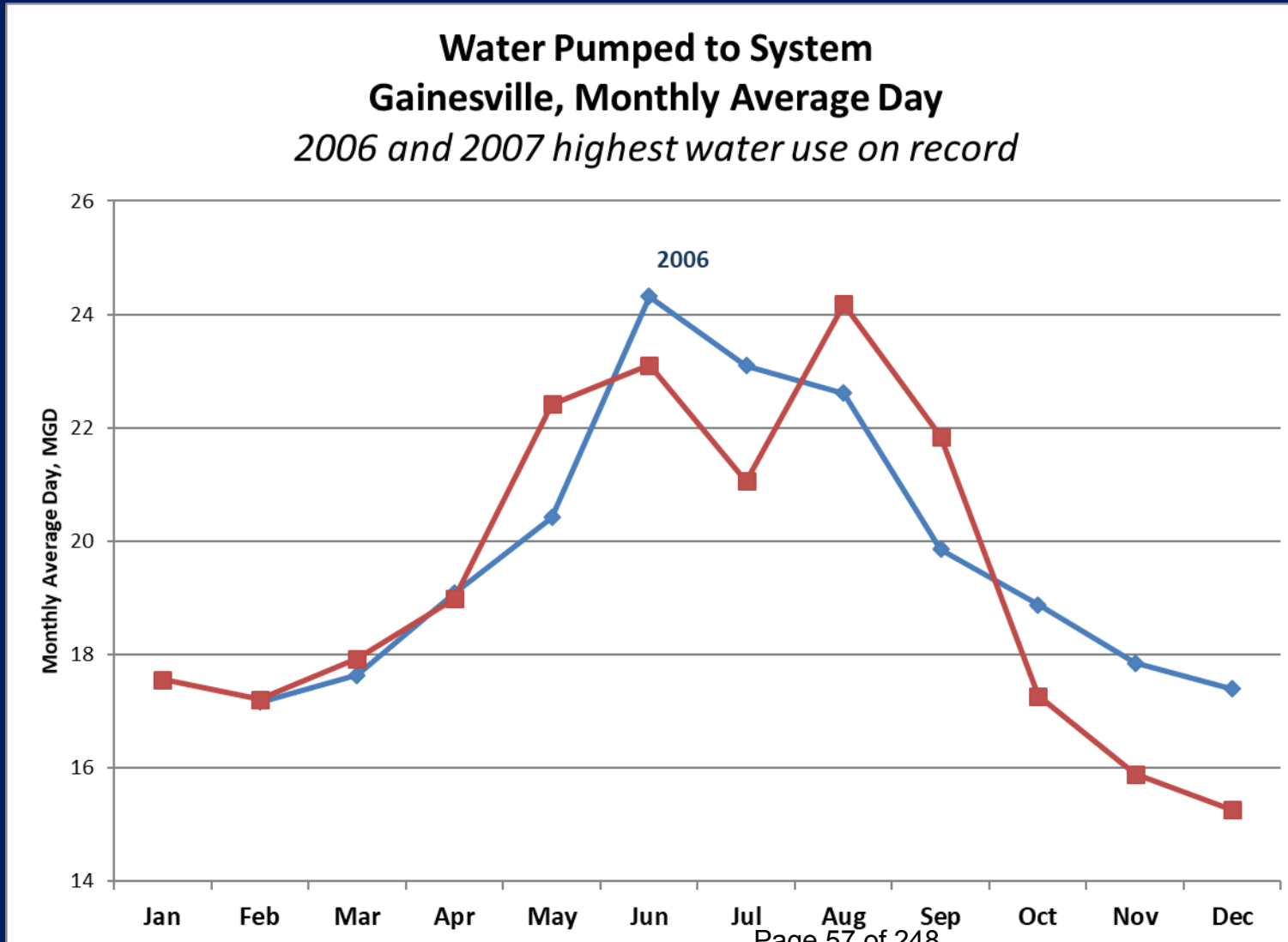
**Budget Priority:** EconDev, Infrastructure, Intl Ops  
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- ▶ Customer demands



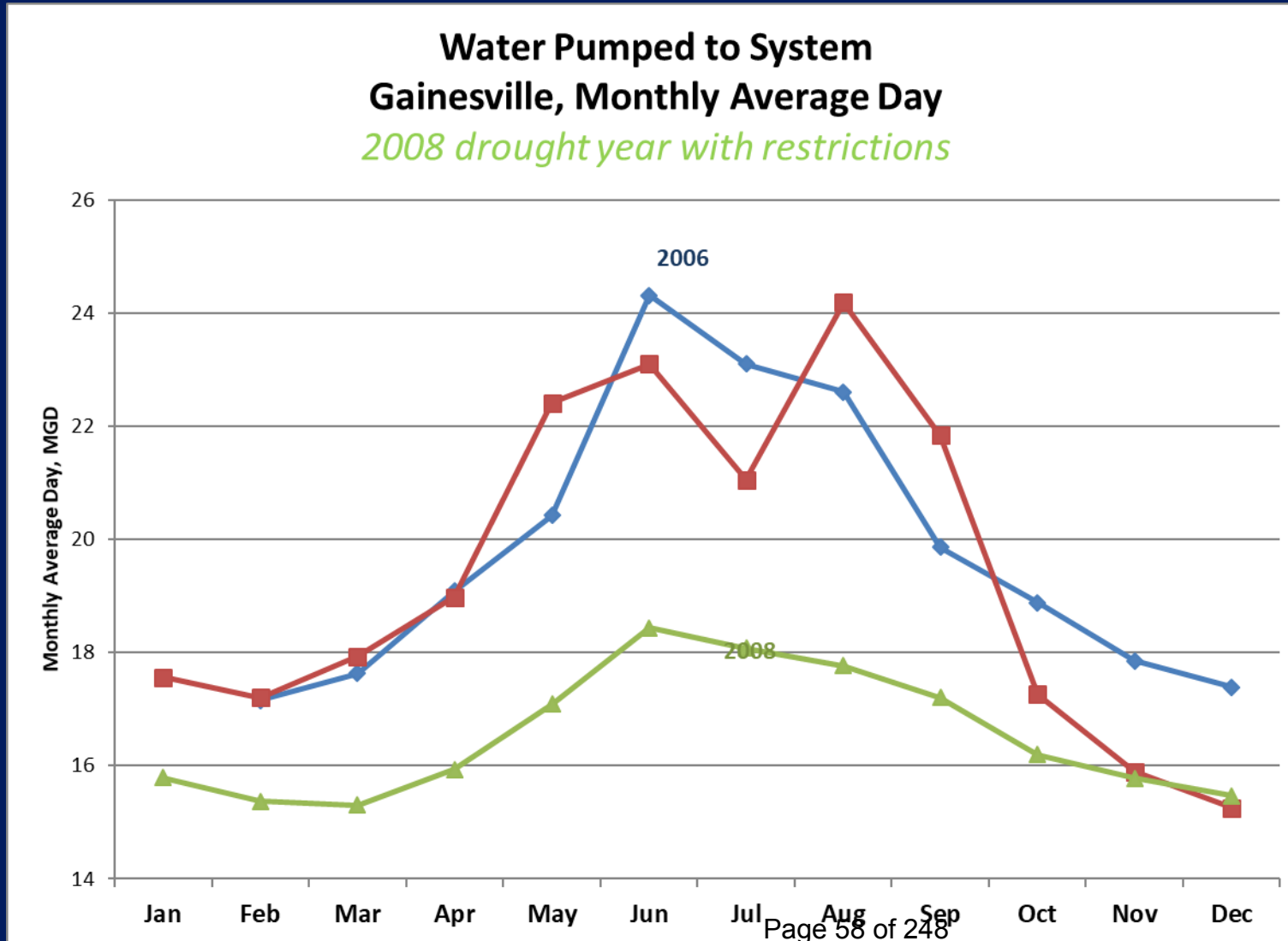
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**Budget Priority:** EconDev, Infrastructure, Intl Ops  
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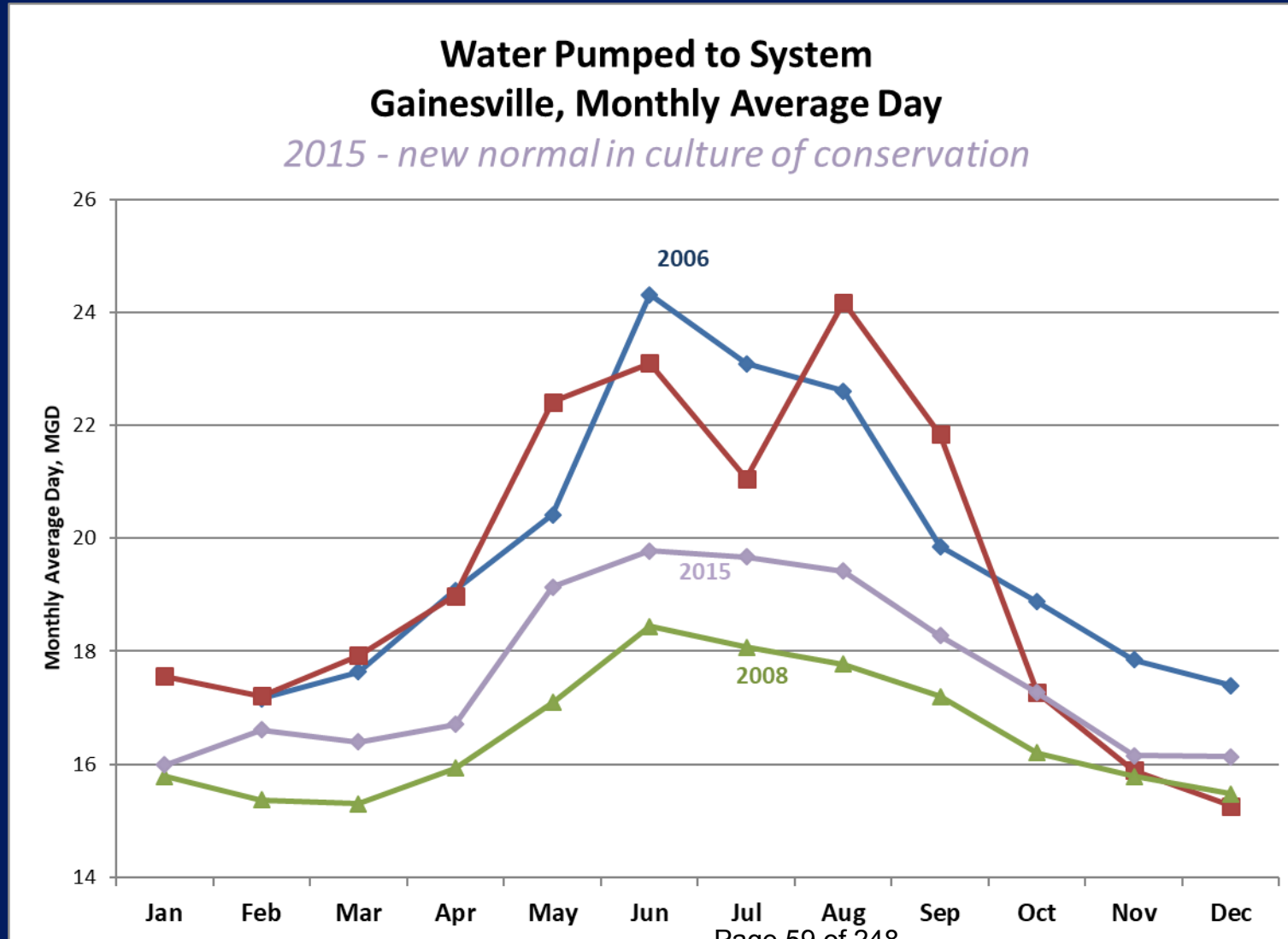
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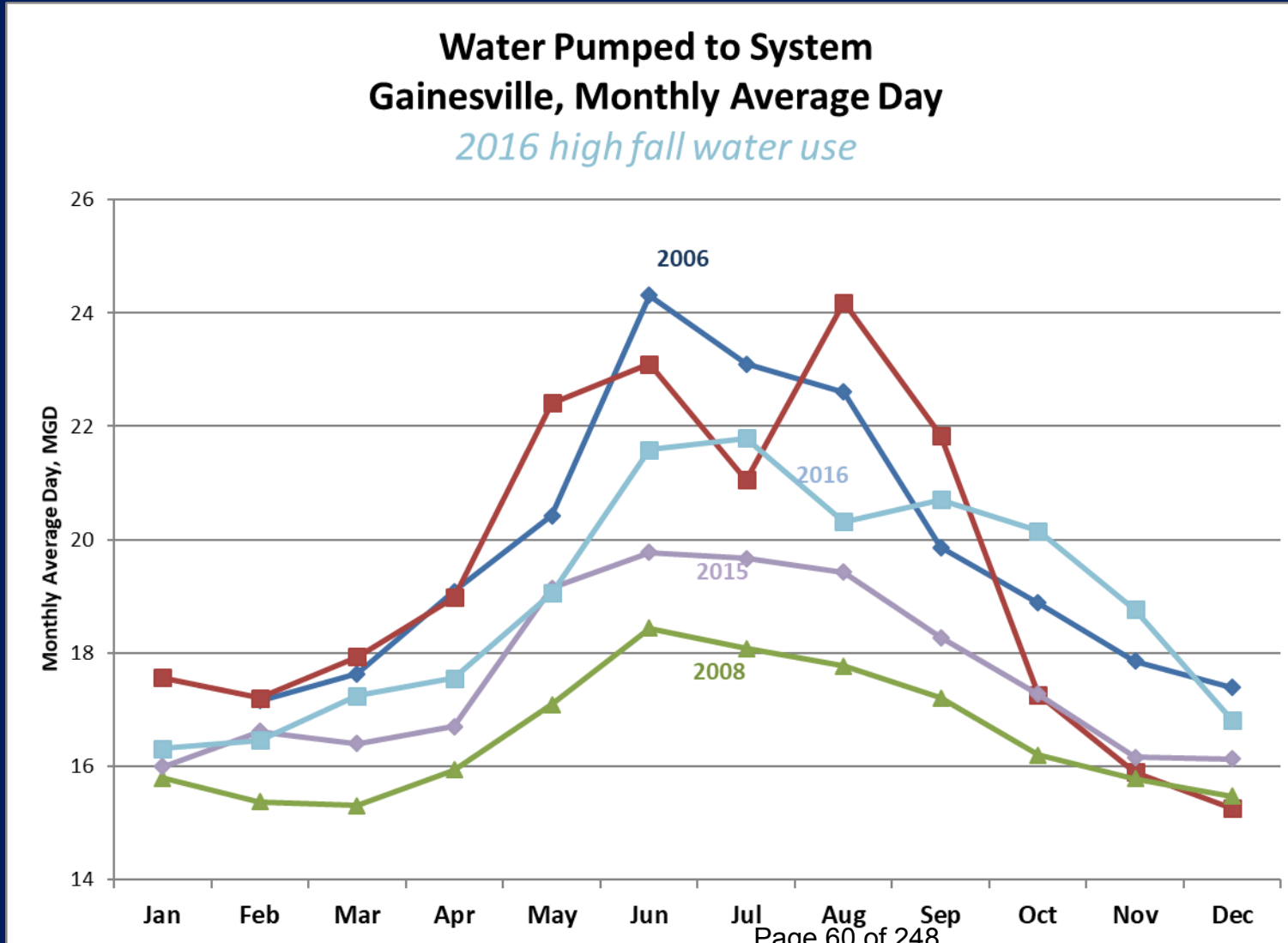
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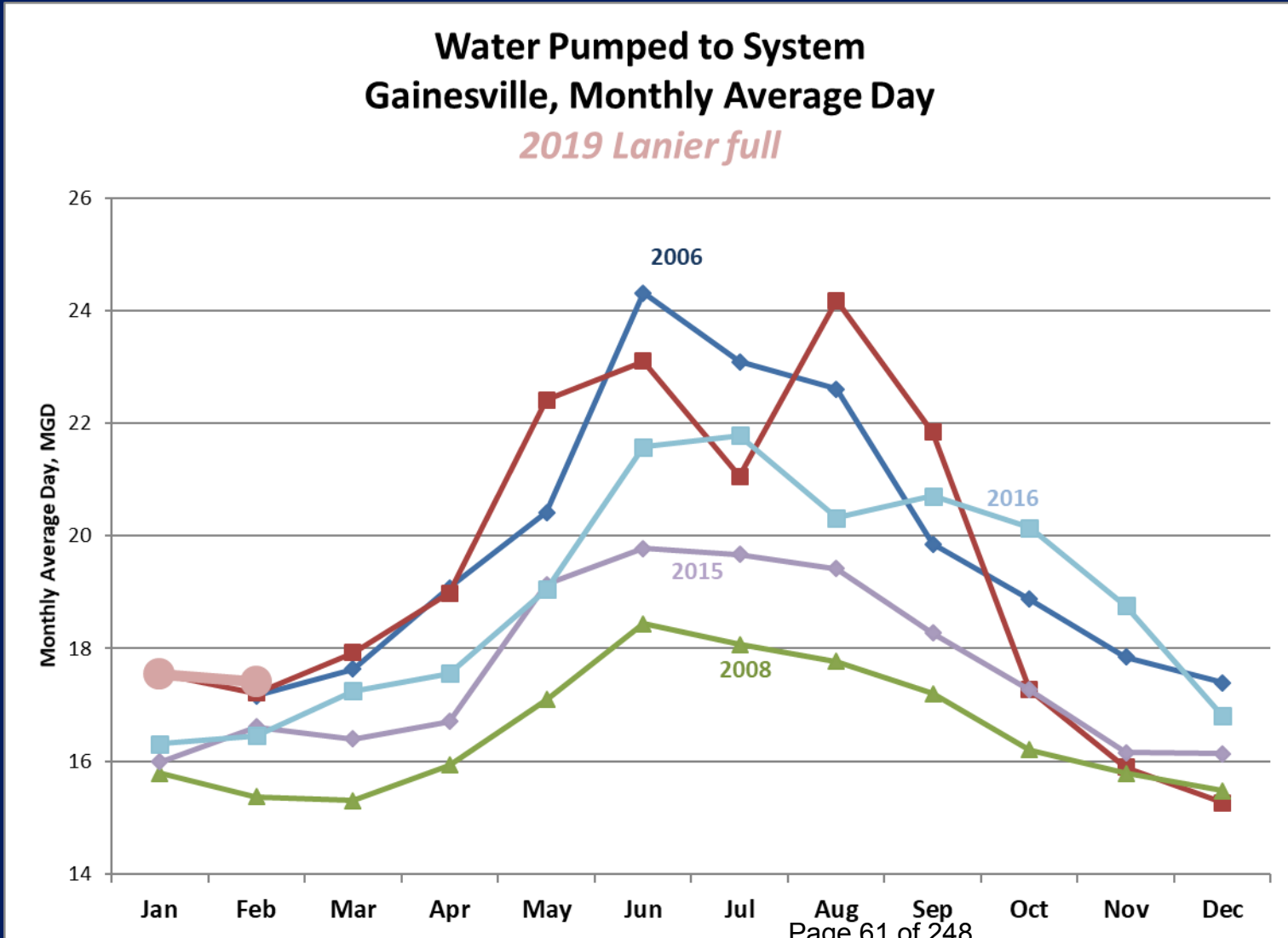
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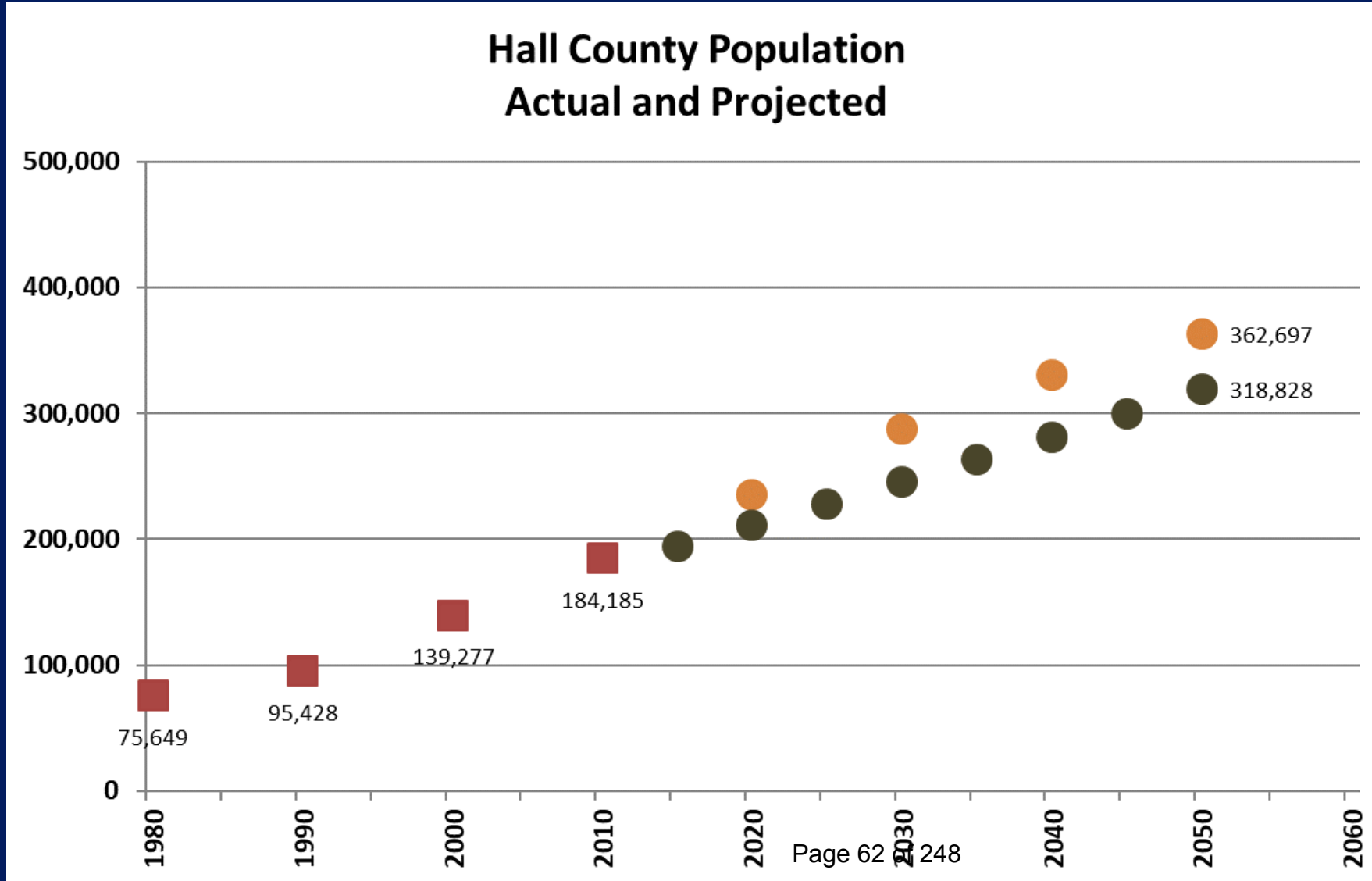
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# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area



# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

- ▶ Aging Infrastructure



# Challenges & Opportunities

**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** East, South & West

## Aging infrastructure

Existing Plate & Frame Press



Rotary-Style Press – Demonstration



# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

## Staffing



# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

## Staffing



- ▶ Low unemployment
- ▶ Retirements
- ▶ Multi-generational workforce

# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

## Financial Challenges and Opportunities

- ▶ Fair and equitable
- ▶ Cost recovery, including maintenance and asset management



# Challenges & Opportunities

**Budget Priority:** EconDev, Infrastructure, Intl Ops  
**Strategic Area:** Water/Sewer Service Area

1. Mother Nature
2. Litigation and Regulations
3. Customer demands
4. Aging Infrastructure
5. Staffing
6. Financial





# Water Resources

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2020 BUDGET PRIORITIES

# Initiatives

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# Initiatives

**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

1. Financial management



2. Capital Projects



3. Staffing



4. Asset Management



# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area



# Financial Management

# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

- ▶ Ongoing Financial Management work
  - ▶ Coordination with CFO
  - ▶ Budget preparation
  - ▶ Monthly review
  - ▶ Comprehensive Financial Model
  - ▶ Raftelis Financial Studies



# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Current Status

- ▶ Cash available for capital projects
- ▶ Cash for debt and operating reserves
- ▶ Increasing active accounts increases revenue



# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Base Financial Model

- ▶ Accounts and revenue projected to increase by <2% based on population and employment growth
- ▶ Operating expenses projected to increase 3% per year

# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## “What if” Financial Analyses

### “What if” scenarios

- ▶ Additional large capital expense
- ▶ Sudden loss of revenue
- ▶ Economic slow down

# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## ► Raftelis Financial Studies



# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Change in billing method

- ▶ Bill fractions of ccf  
(rather than rounding to full ccf)

**OR**

- ▶ Bill in gallons instead of ccf

# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Change in billing method

- ▶ Bill fractions of ccf  
(rather than rounding to full ccf)

**OR**

- ▶ Bill in gallons instead of ccf

## Comprehensive Fee Updates

- ▶ Tapping and other fees
- ▶ Industrial Pretreatment fees
- ▶ “Fire Sprinkler” Fee (update required by 2018 state law)

# Initiatives

**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Capital Projects



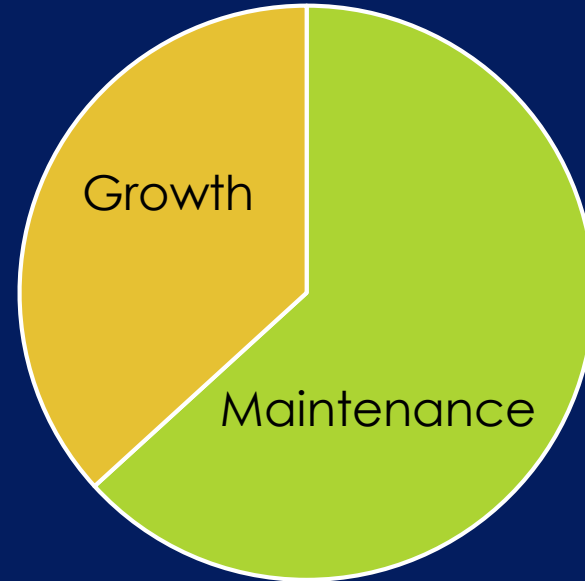
# Initiatives



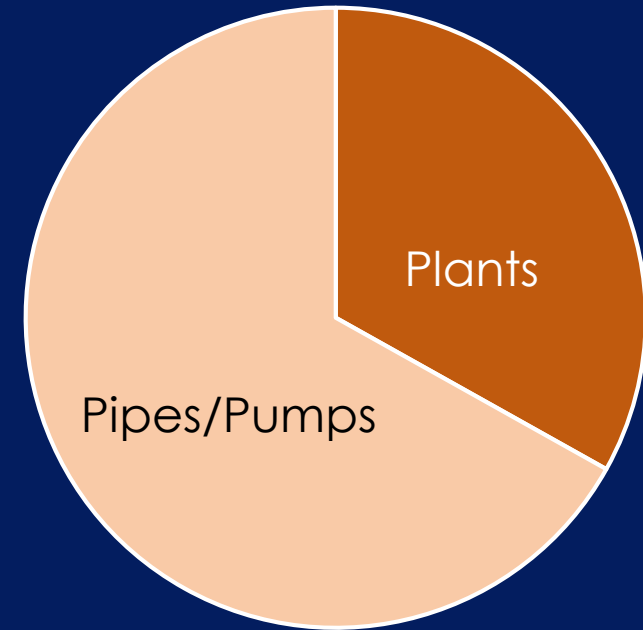
**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area



Water/Sewer



Maintenance/  
Growth



Plants/pumps

# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area



Water/Sewer

- ▶ More water assets than sewer assets
- ▶ More growth in sewer system

# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

- ▶ Water projects include:
  - ▶ PAC at Riverside WTP for taste/odor



# Initiatives

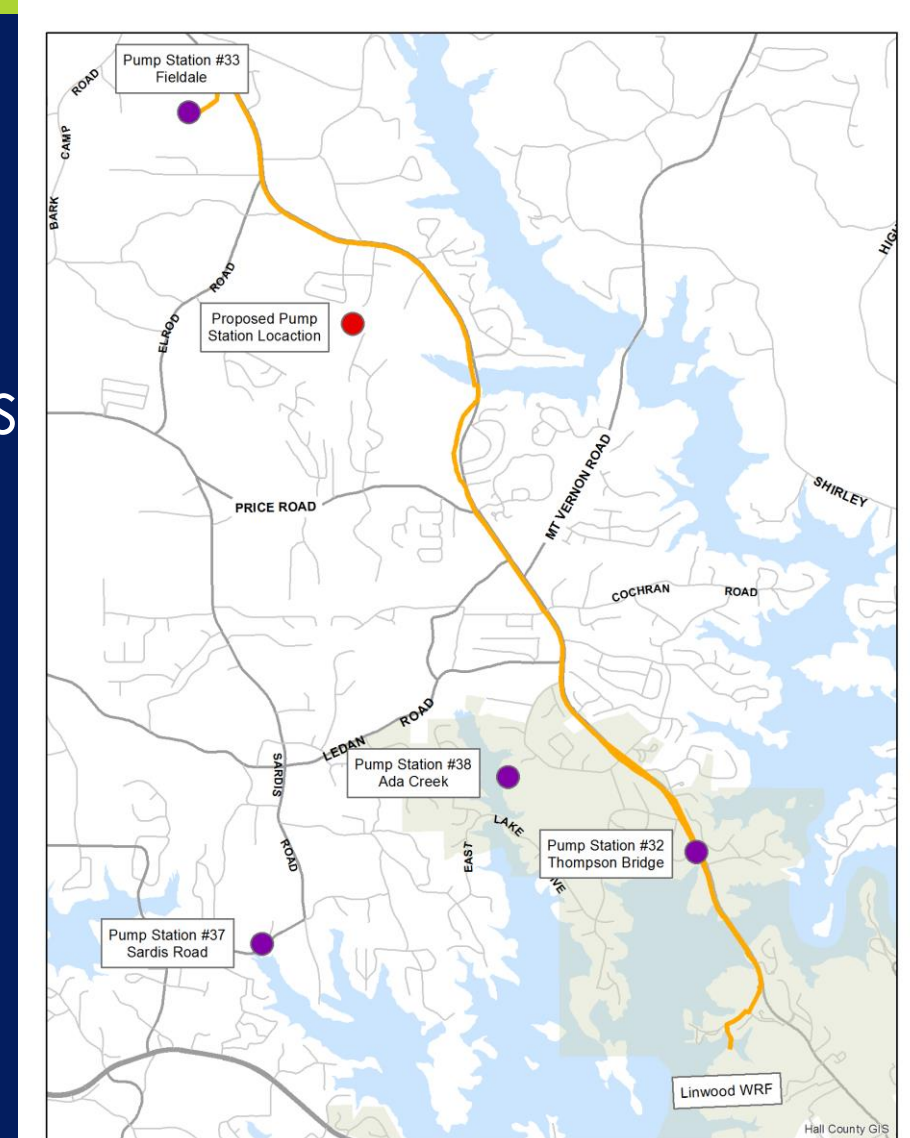


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**Strategic Area:** Water/Sewer Service Area



Water/Sewer

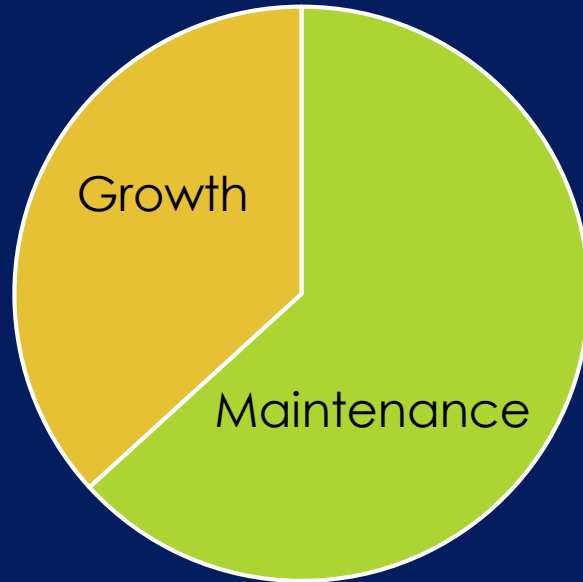
- ▶ Sewer projects include:
- ▶ Linwood Collection System Improvements



# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area



- ▶ Maintain existing assets
- ▶ Invest in sewer system growth

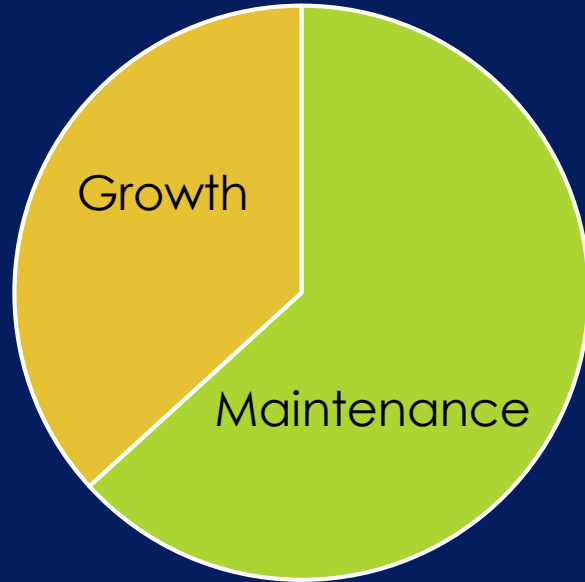
Maintenance/Growth

# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

- ▶ Maintenance projects include:
  - ▶ Riverside WTP Heavy Maintenance



Maintenance/Growth

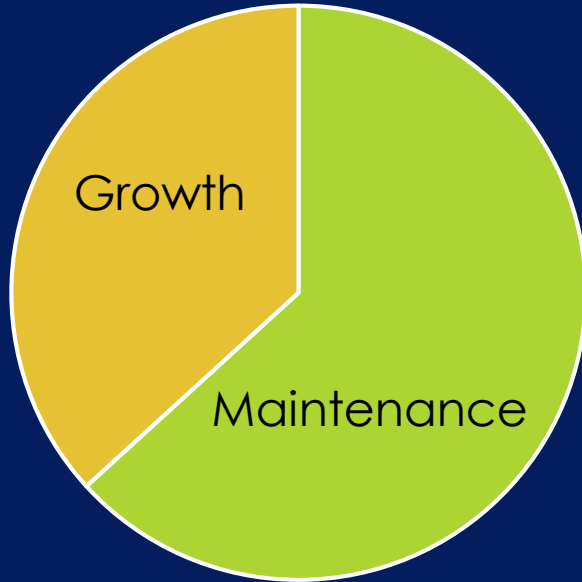


# Initiatives

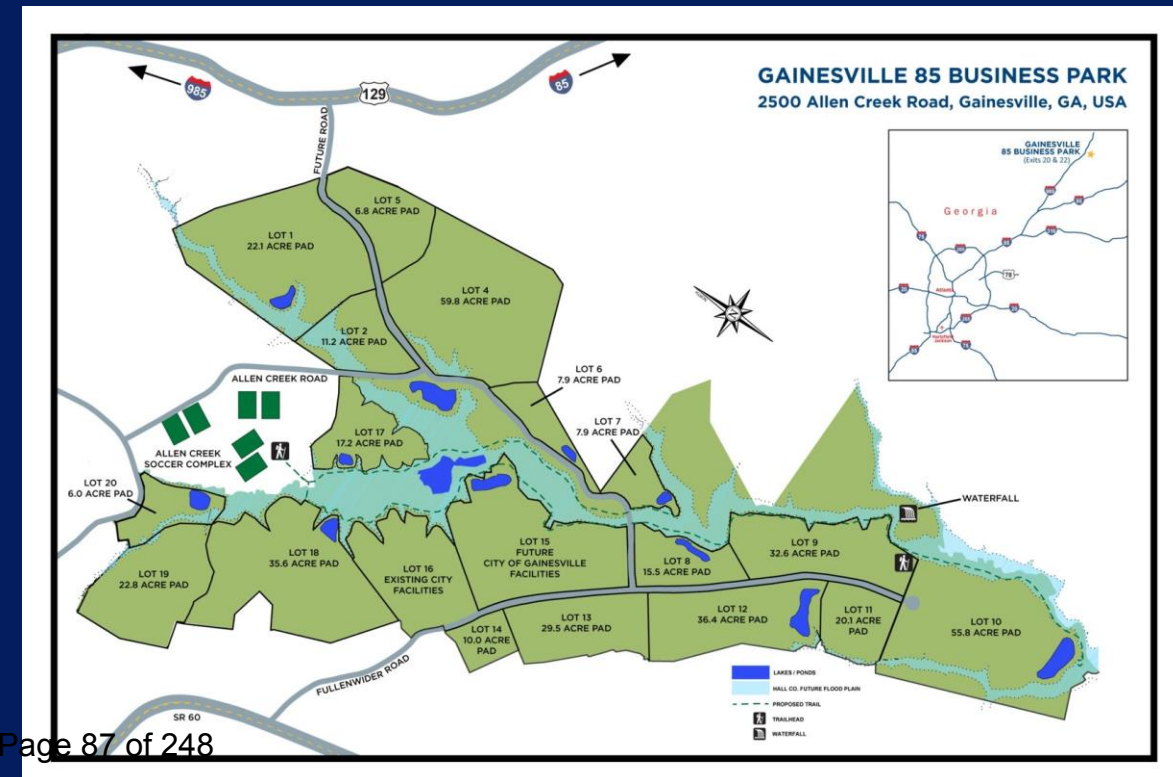


**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

- ▶ Growth projects include:
  - ▶ Highway 129 South Sewer Service
  - ▶ 85 Gainesville Business Park



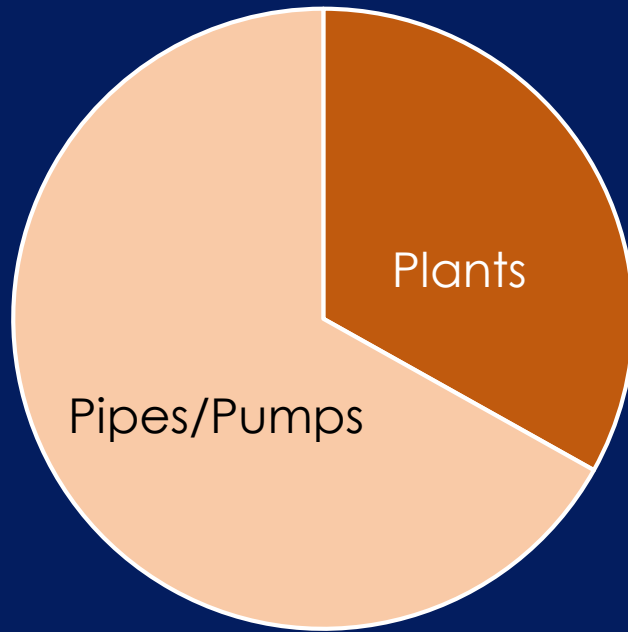
Maintenance/Growth



# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area



- ▶ Invest in treatment plants
- ▶ Invest in pipes and pumps (distribution and collection)

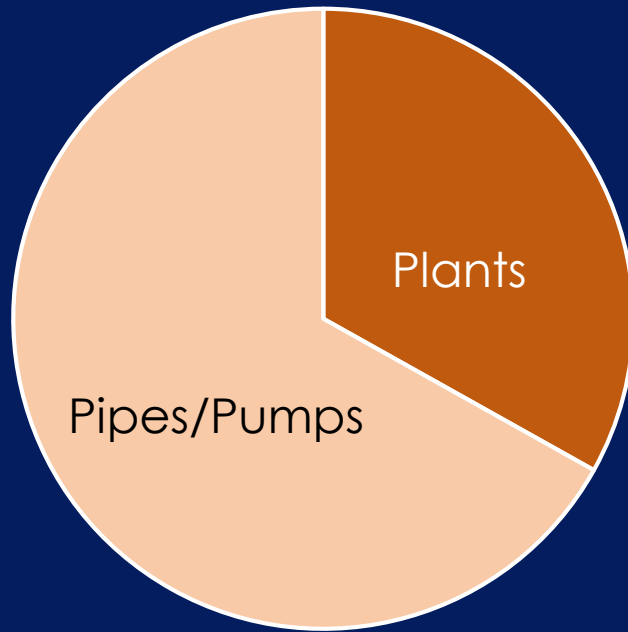
Plants/pumps

# Initiatives

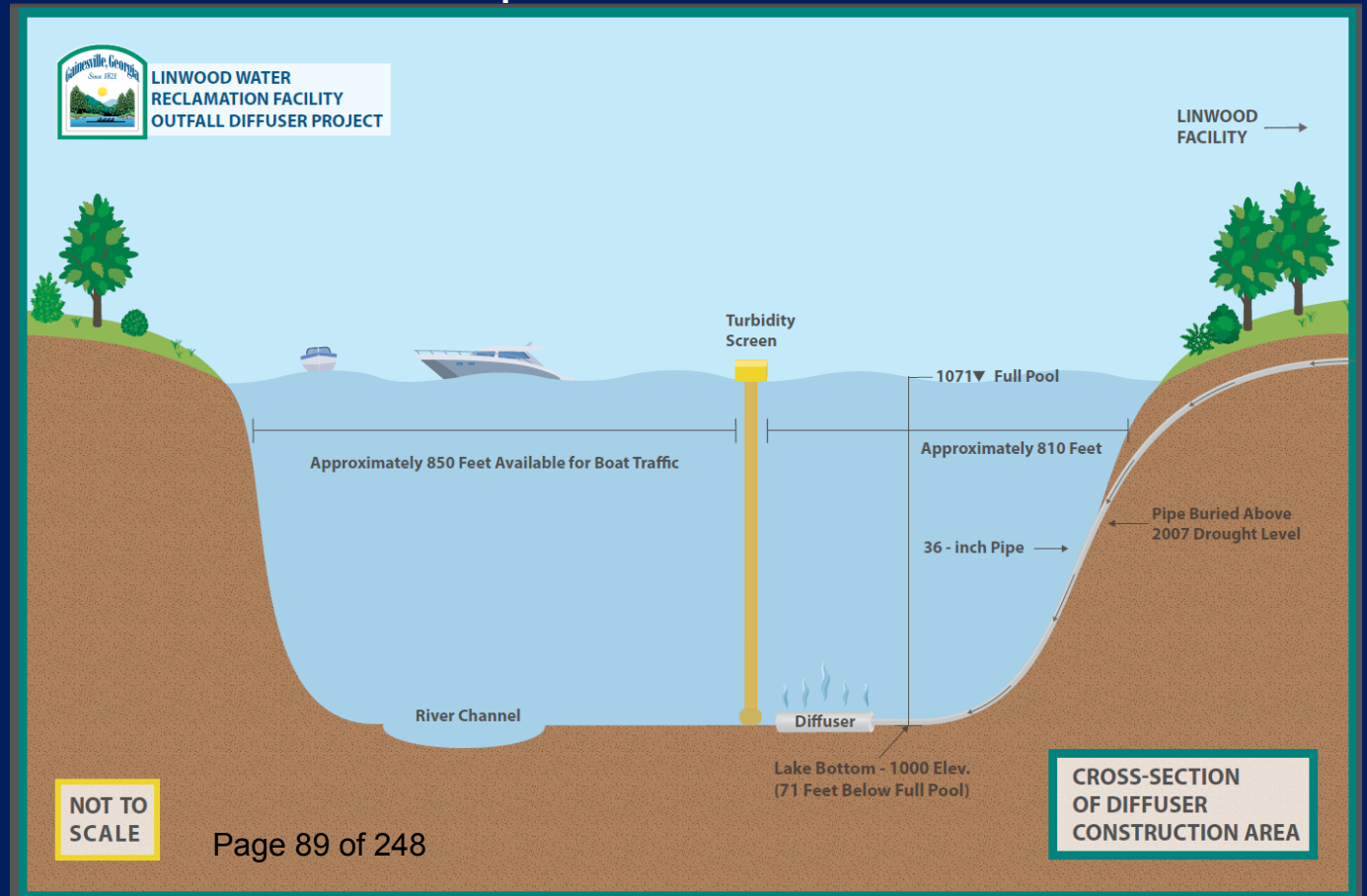


**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

- ▶ Plant projects include:
  - ▶ Linwood outfall replacement



Plants/pumps

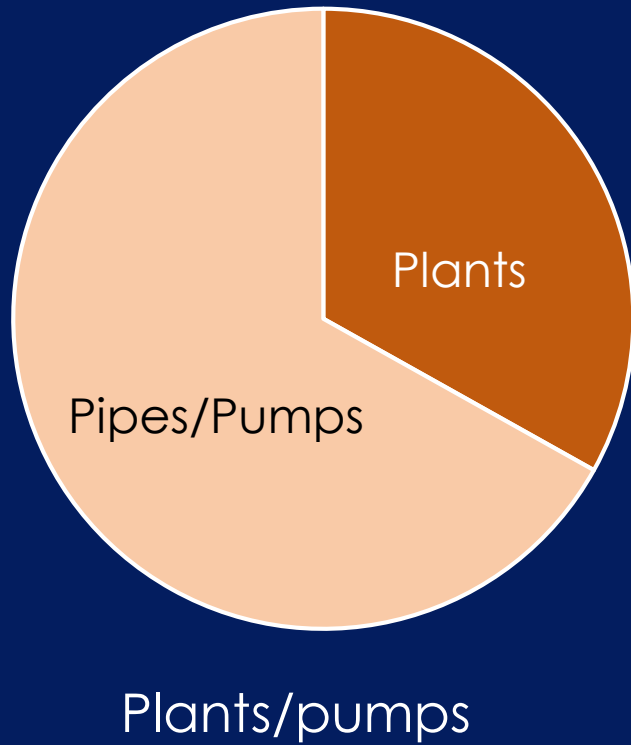


# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

- ▶ Pipes/pump projects include:
  - ▶ Downtown utilities



# Initiatives



**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** City Wide

## Stormwater



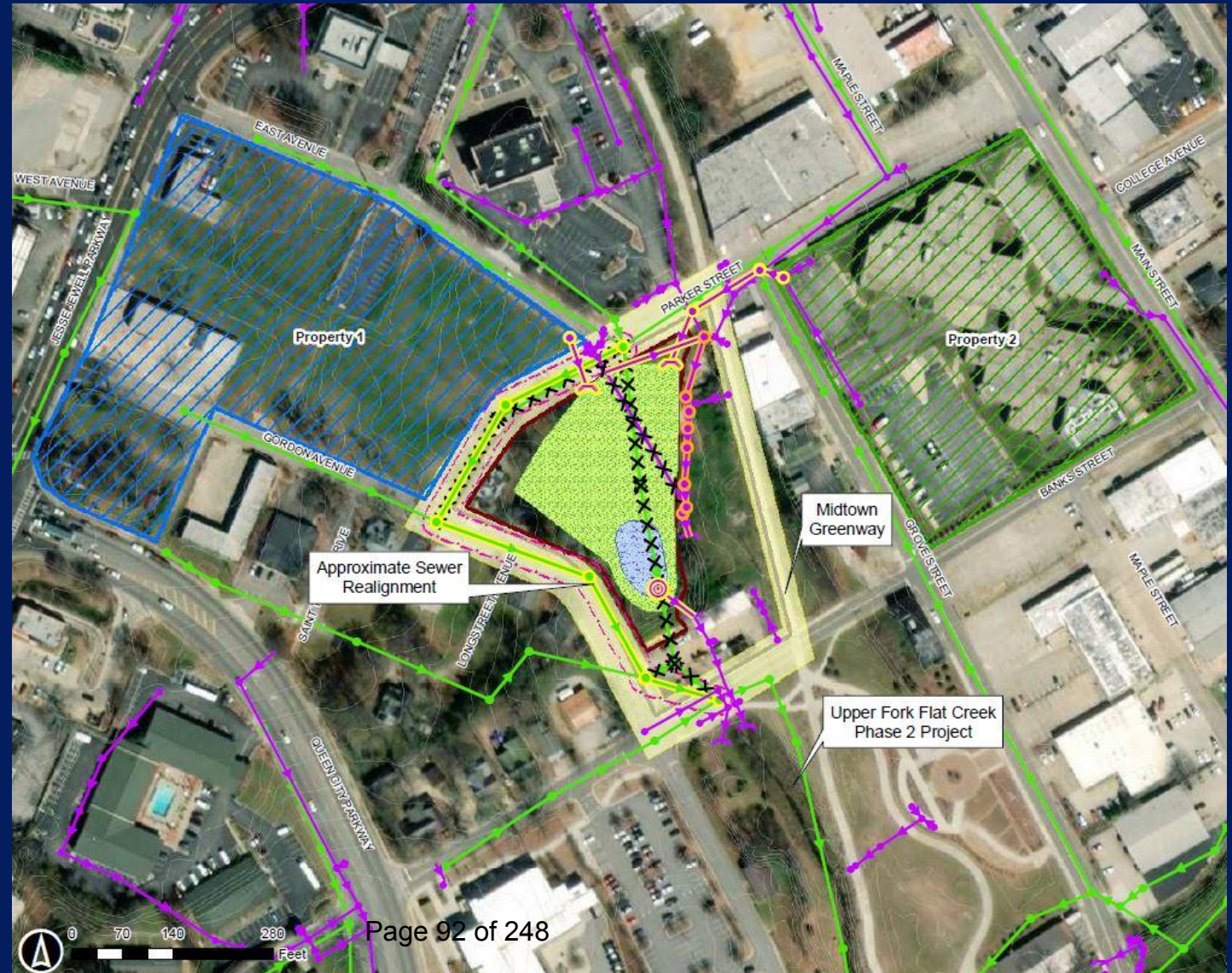
- ▶ FY 2019 and FY 2020 Stormwater projects continue our yearly program funded by SPLOST
- ▶ Pictured are Forrest Avenue and the Pine Street / Industrial Intersection
- ▶ Work on the design of the Boone Street Outfall Line continues. This is a particularly large effort that is scheduled to begin construction in FY 2020.

# Initiatives



**Budget Priority:** Infrastructure Improvements  
**Strategic Area:** City wide

► Parker Pond



# Initiatives

**Budget Priority:** Internal Operations

**Strategic Area:** Water/Sewer Service Areas



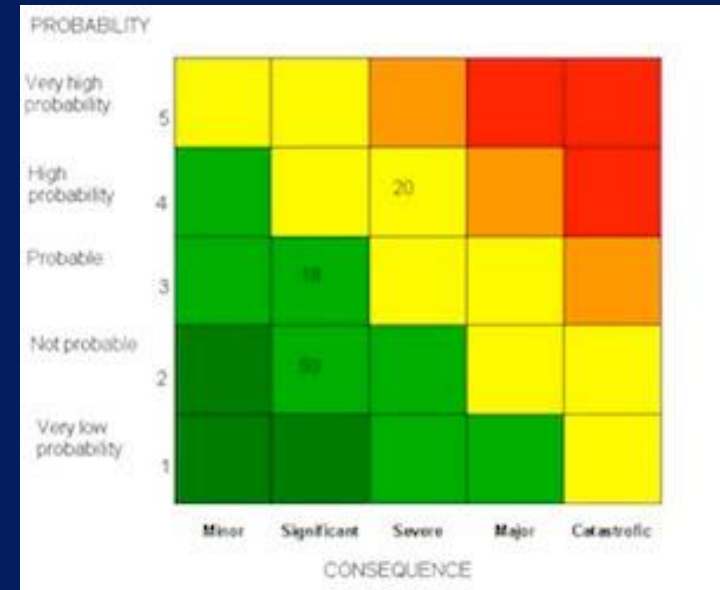
▶ Hiring

▶ Retaining

# Staffing

# Initiatives

**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area



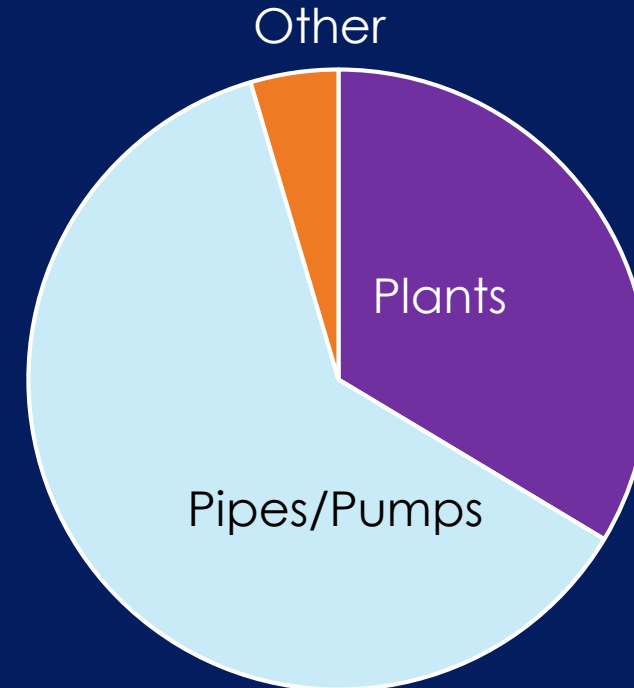
# Asset Management

# Initiatives

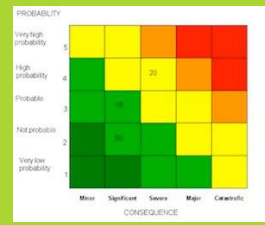


**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

- > **Asset Management**
- > \$600+M of hard assets
- > Asset life: 3 years to 150 years
- > Assume average life of 20-30 years
- > Need to invest \$20M to \$30M per year in maintenance and replacements

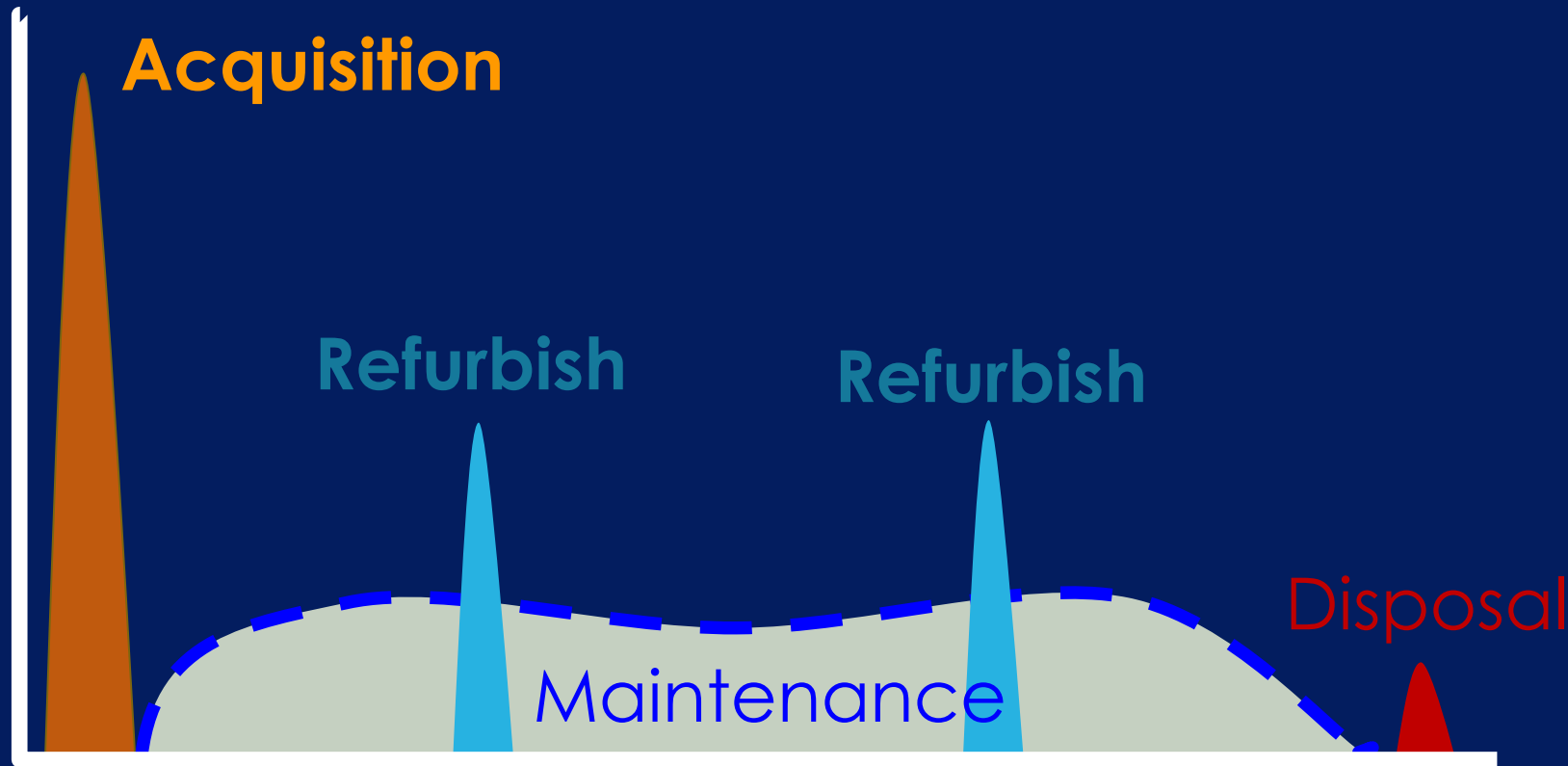


# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Consider the Full Lifecycle of an Asset



**Look at the lowest long-term cost (rather than short-term savings) when making decisions**

# Initiatives



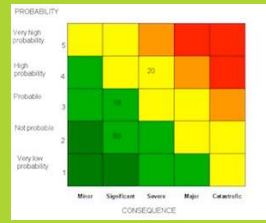
**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Risk-based Decision-making

Likelihood  
of Asset  
Failure

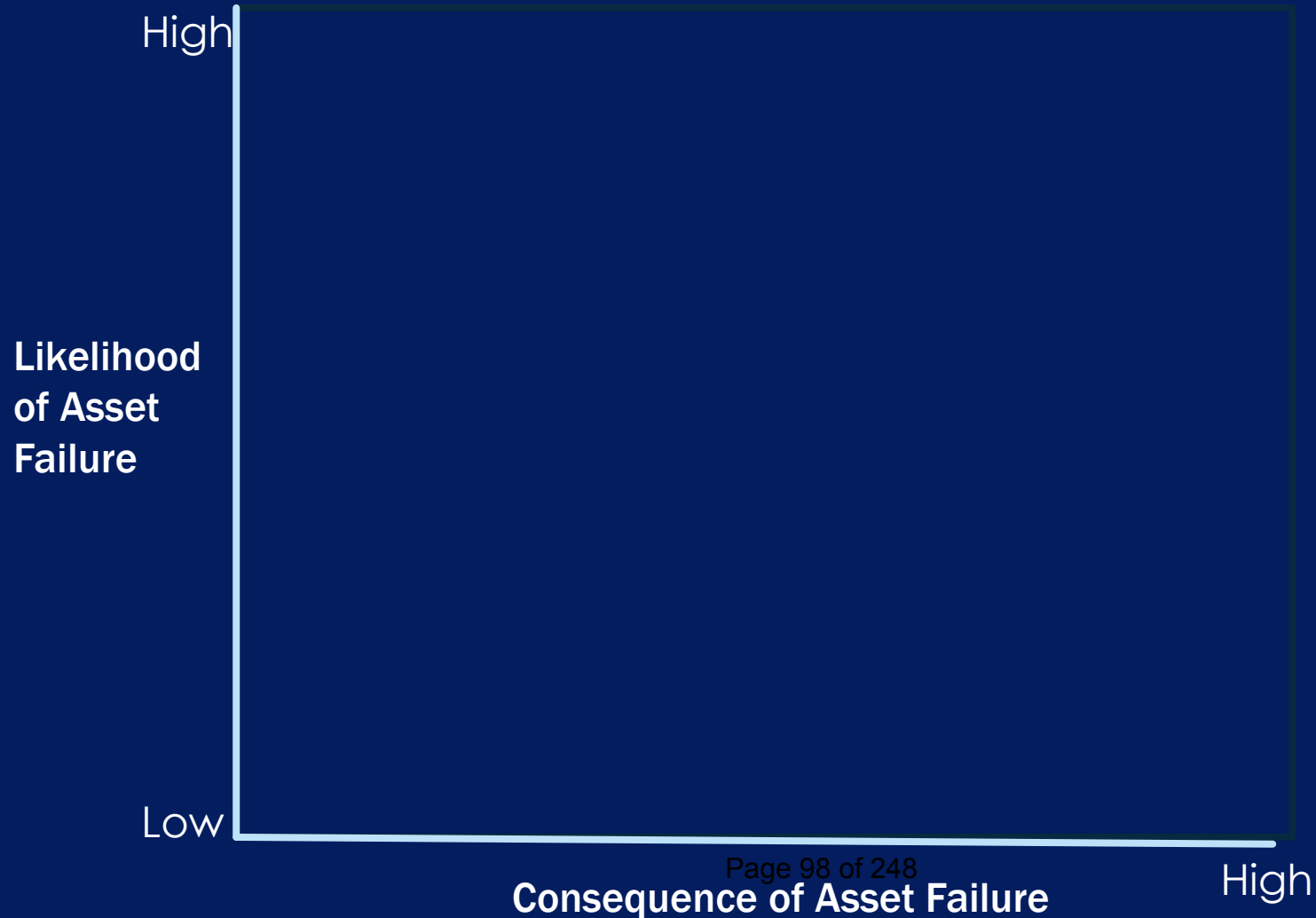


# Initiatives

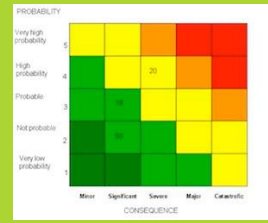


**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Risk-based Decision-making

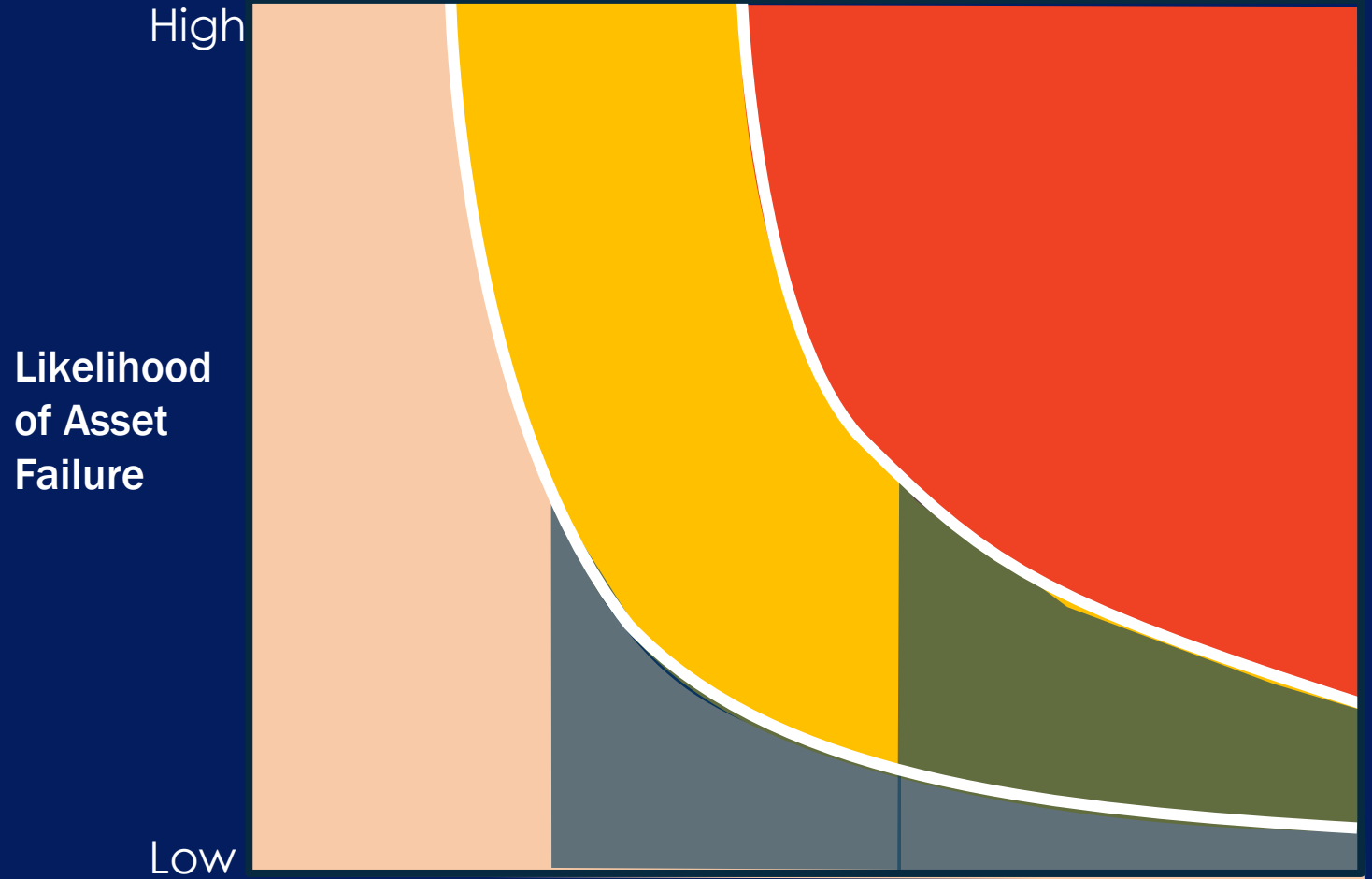


# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Risk-based Decision-making

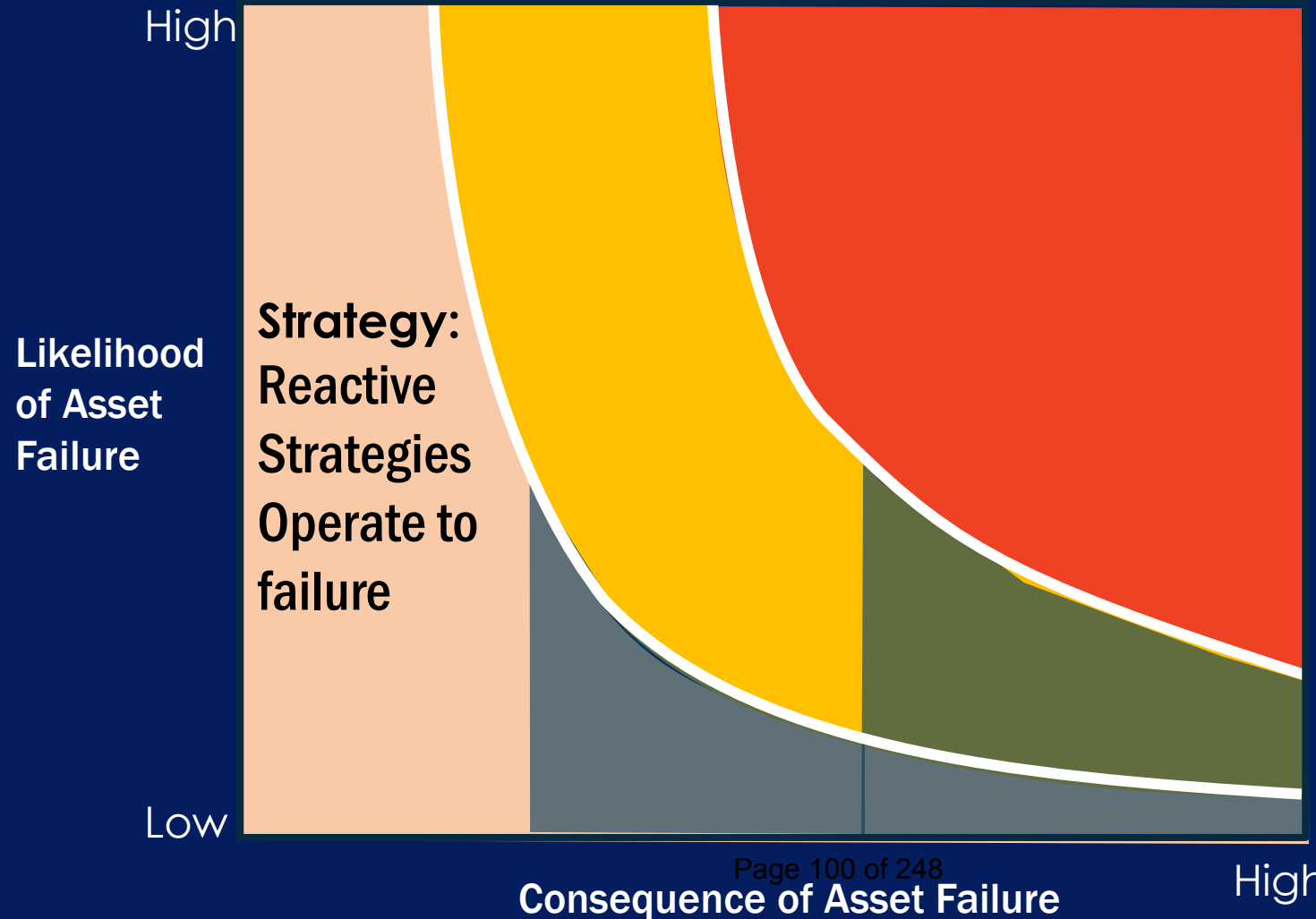


# Initiatives

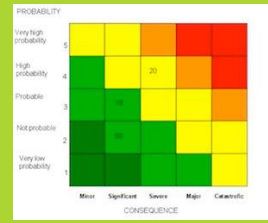


**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Risk-based Decision-making

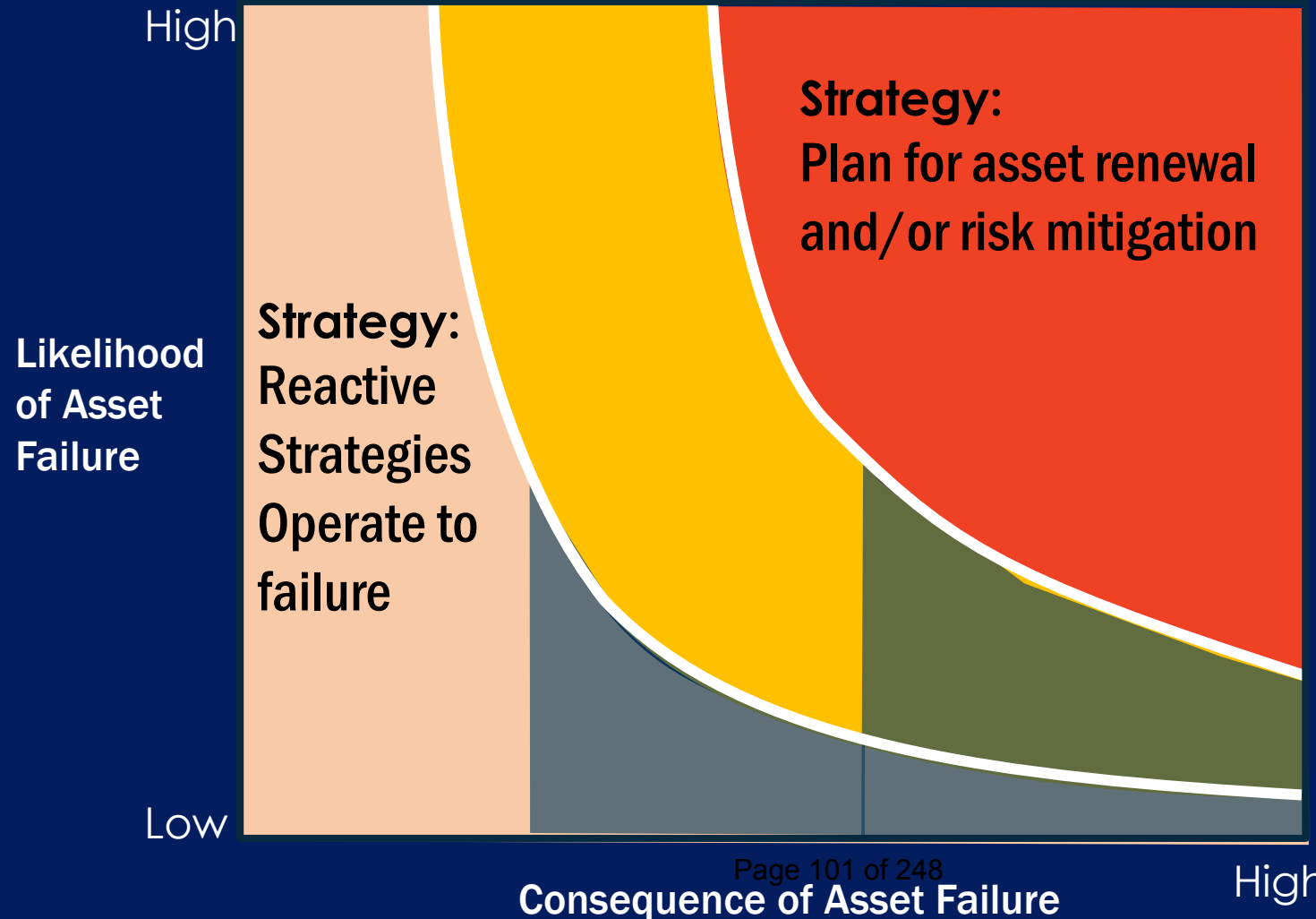


# Initiatives



**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

## Risk-based Decision-making



# Initiatives

**Budget Priority:** EconDev, Infrastructure, Internal  
**Strategic Area:** Water/Sewer Service Area

1. Financial management



2. Capital Projects



3. Staffing



4. Asset Management



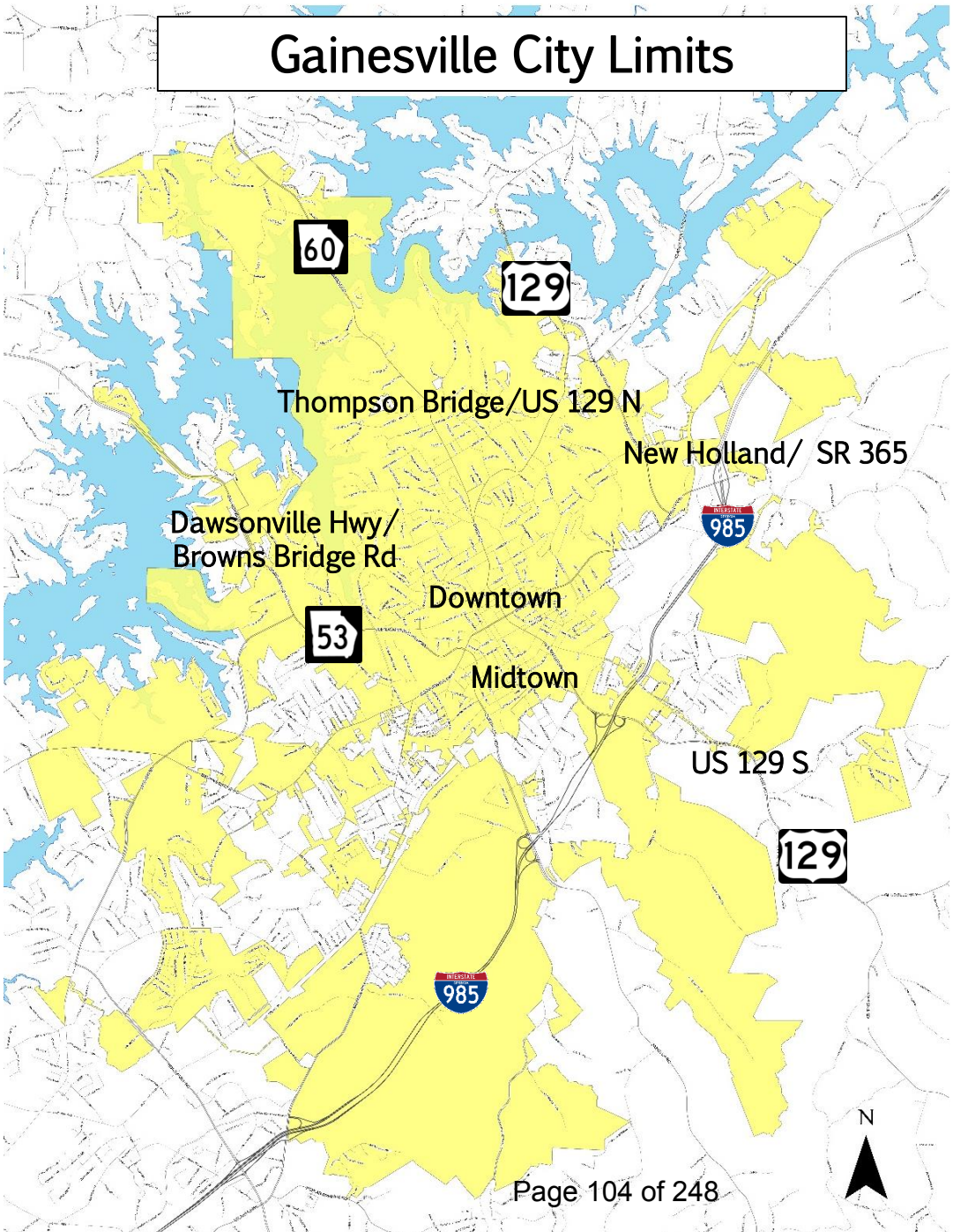
# DWR Council Workshop

Community Development & Public Works



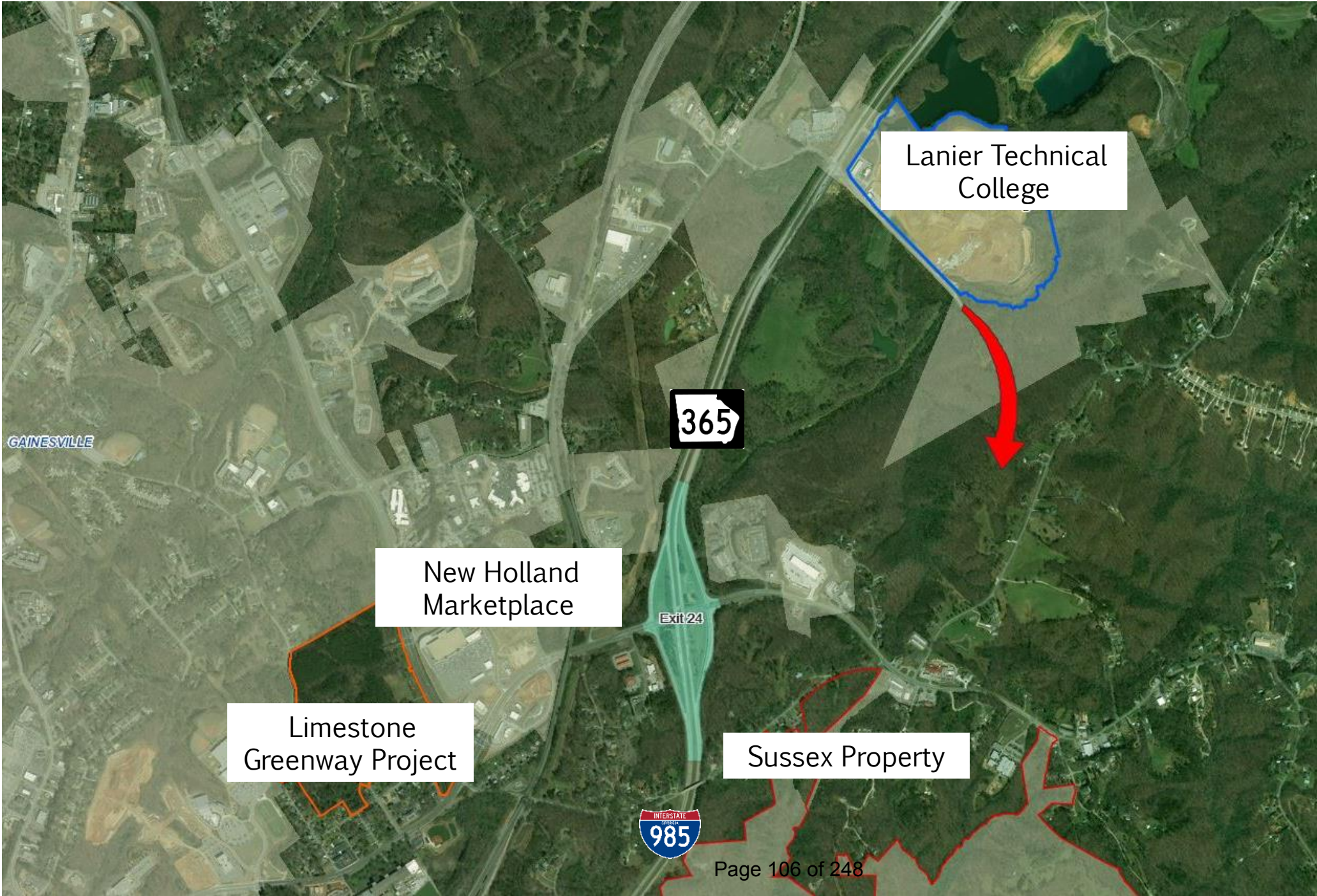


# Gainesville City Limits



# Area 1 – New Holland/SR 365





Lanier Technical College

365

GAINESVILLE

New Holland Marketplace

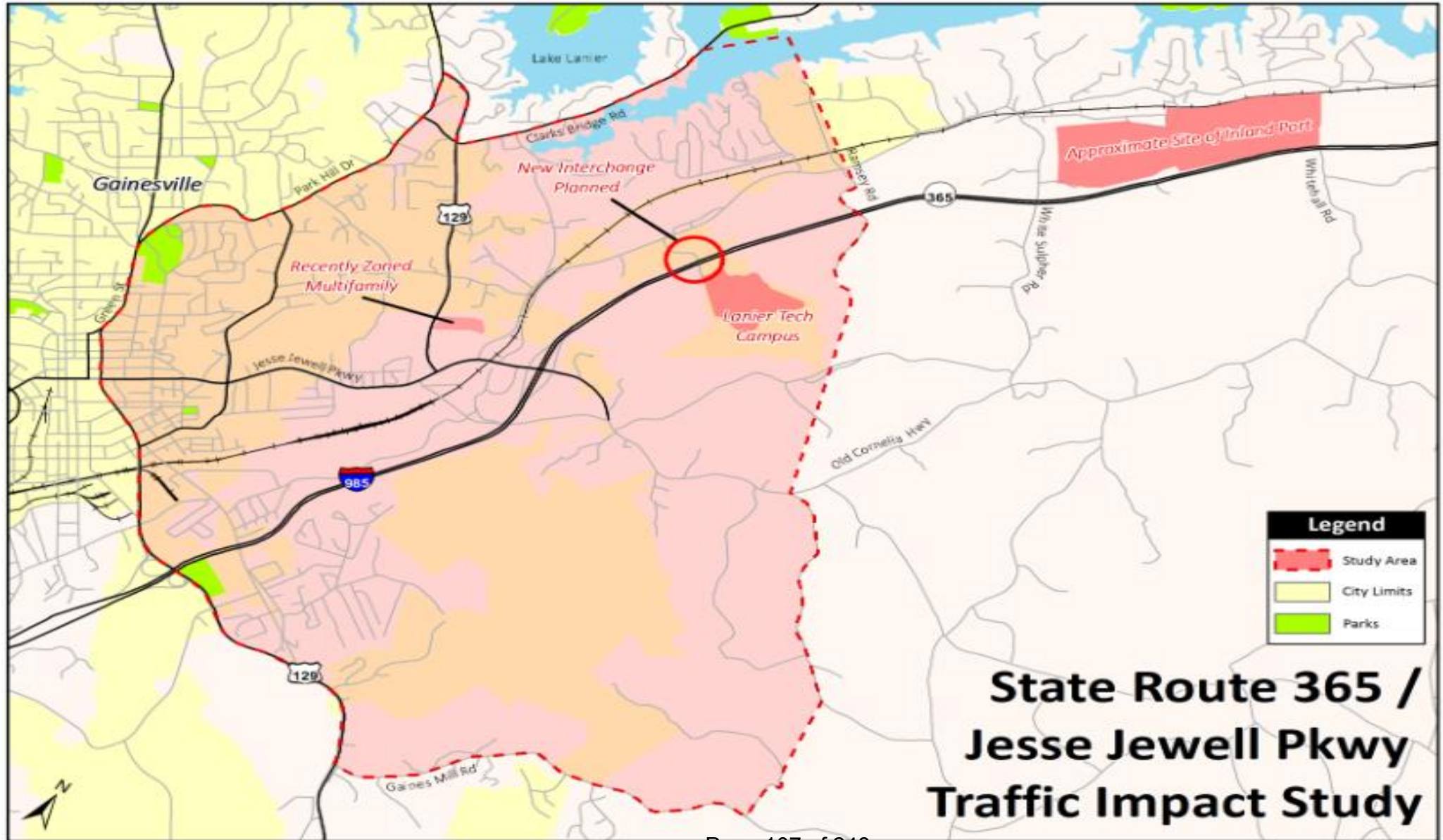
Exit 24

Limestone Greenway Project

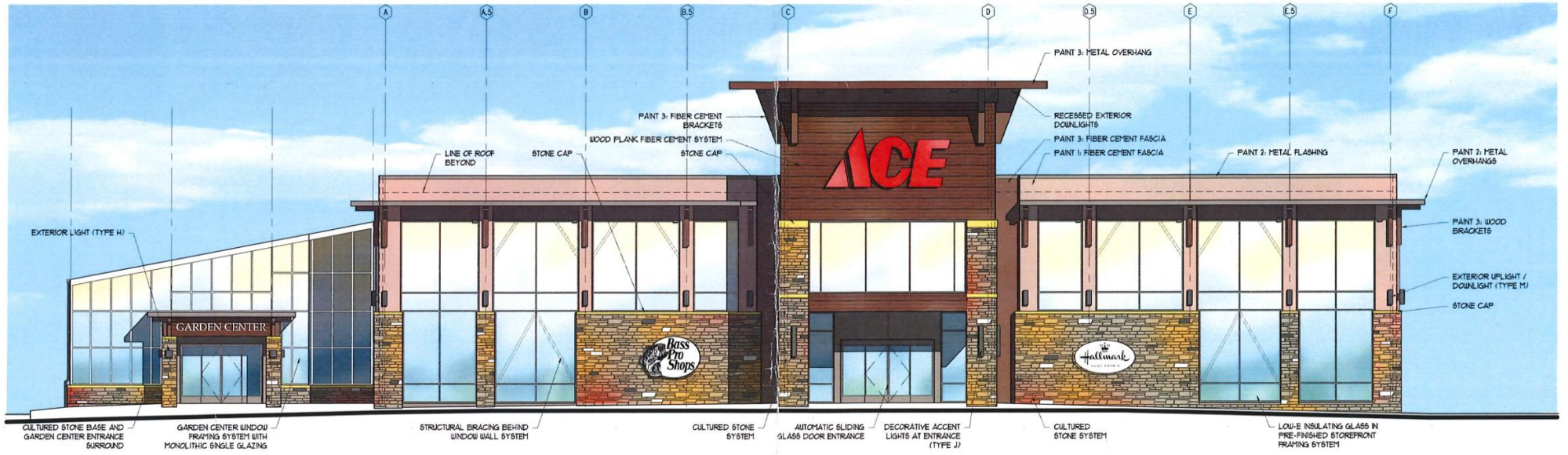
Sussex Property

INTERSTATE 985

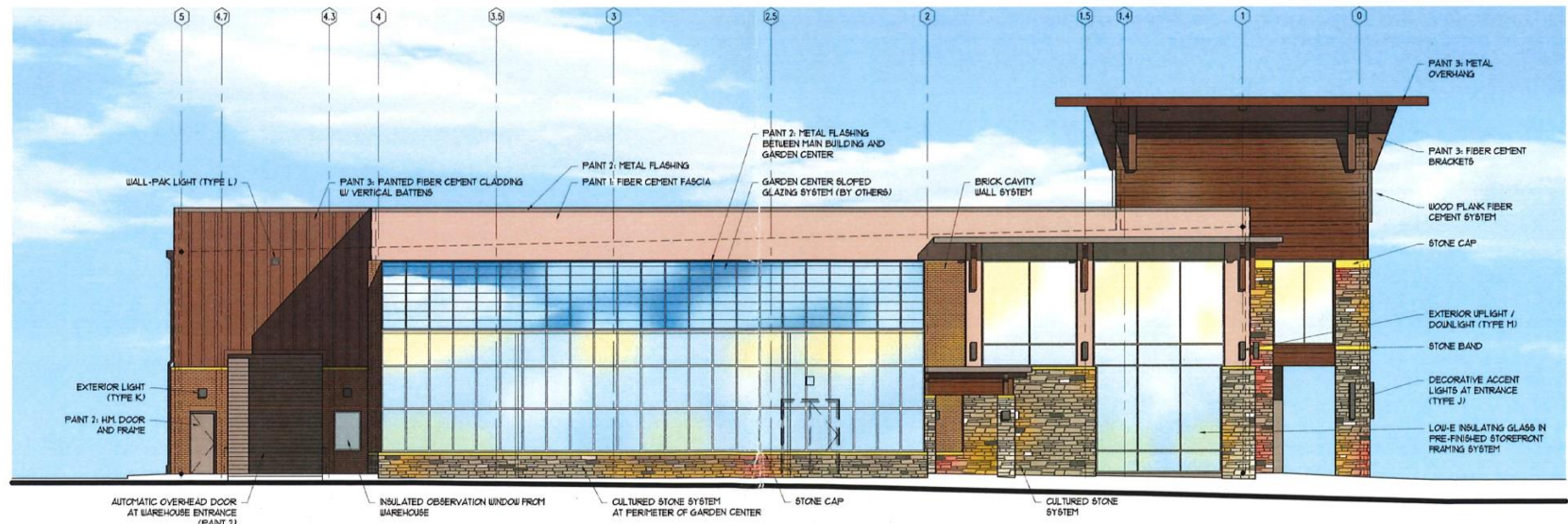
# S.R. 365/Jesse Jewell Traffic Study







1 Front Elevation



2 Side Elevation (Garden Center)

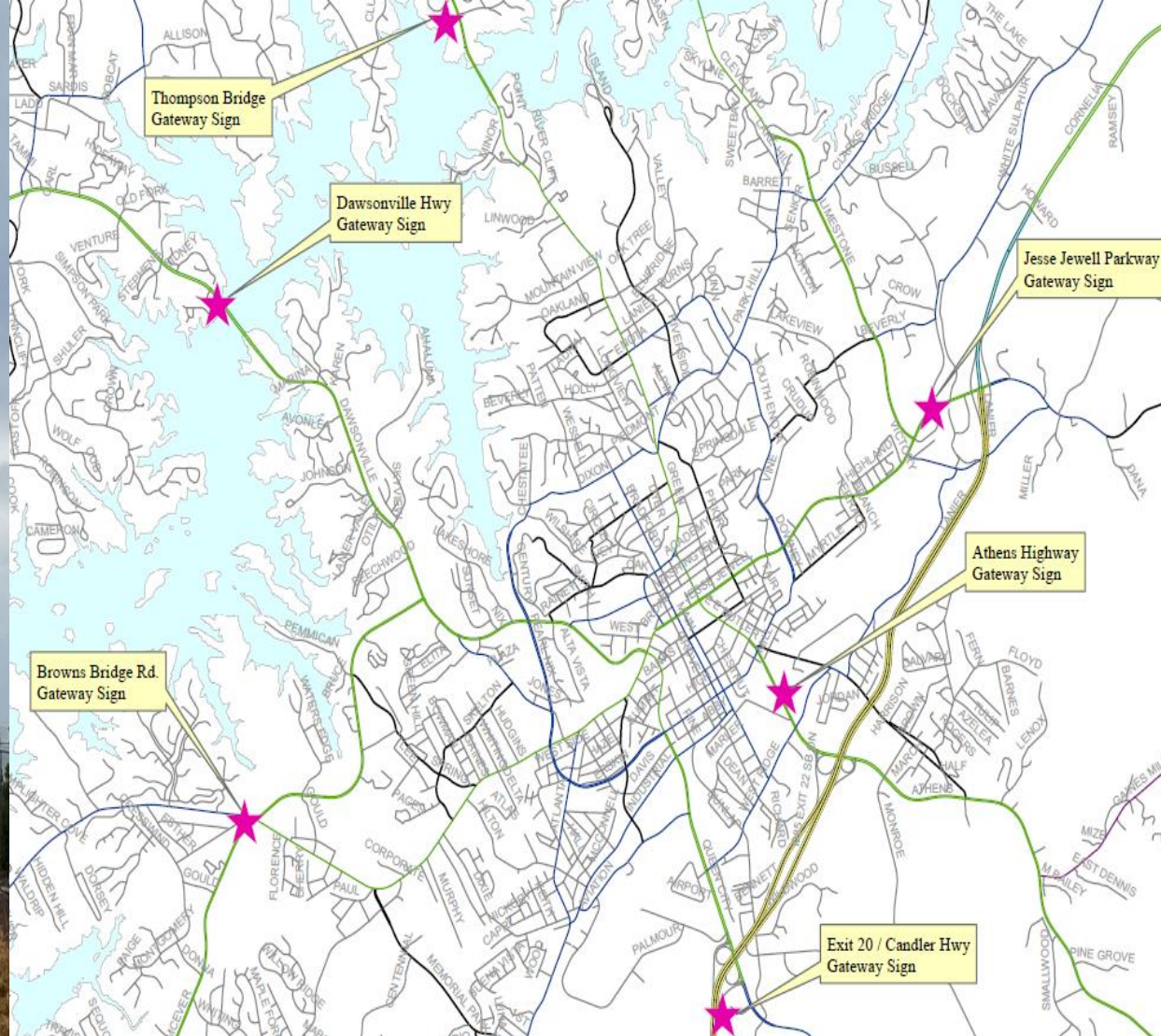
# The Mill at New Holland



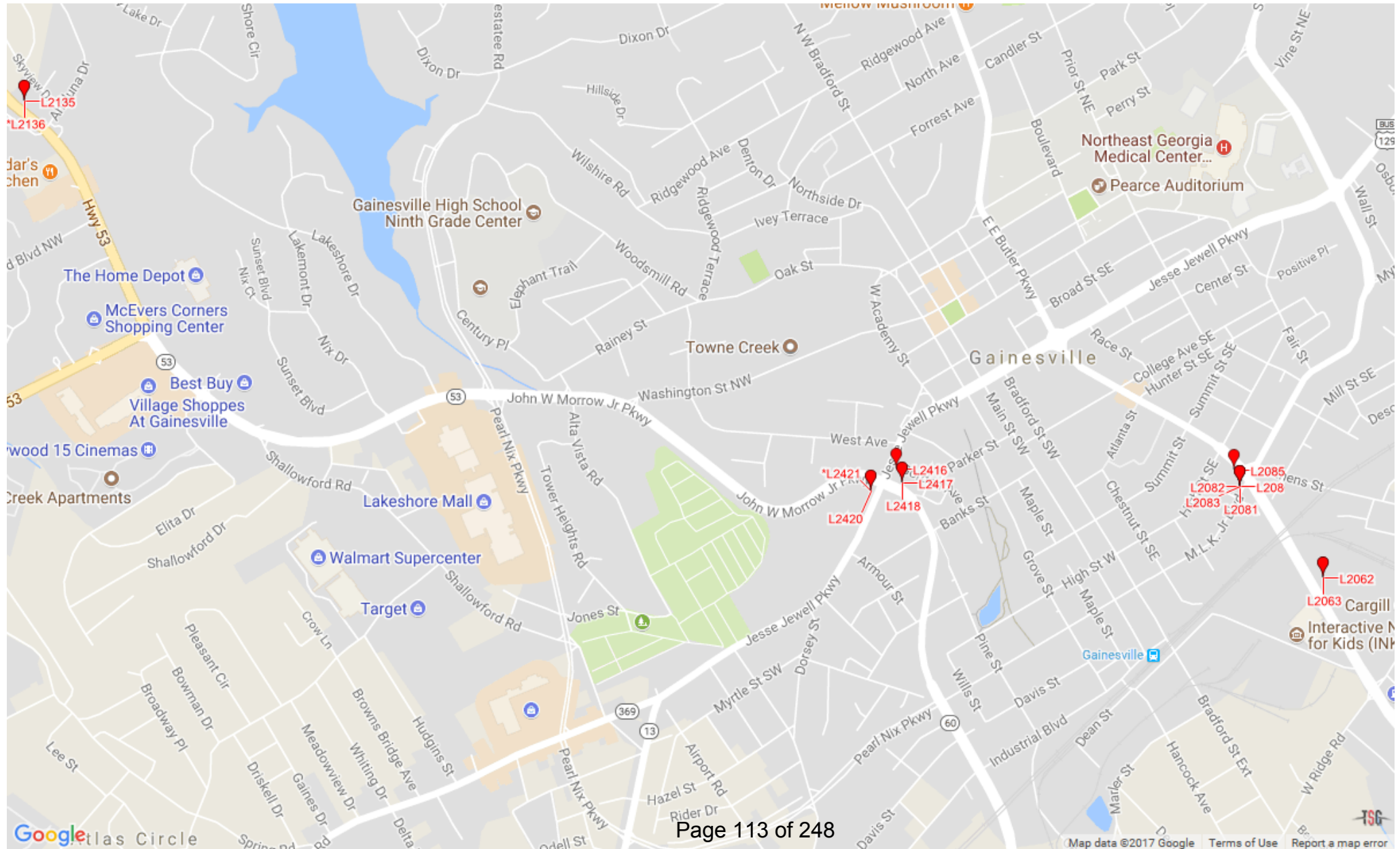
# Limestone Greenway Project



# Gateway Signage Project



# Digital Billboards – Phase 1 Removals





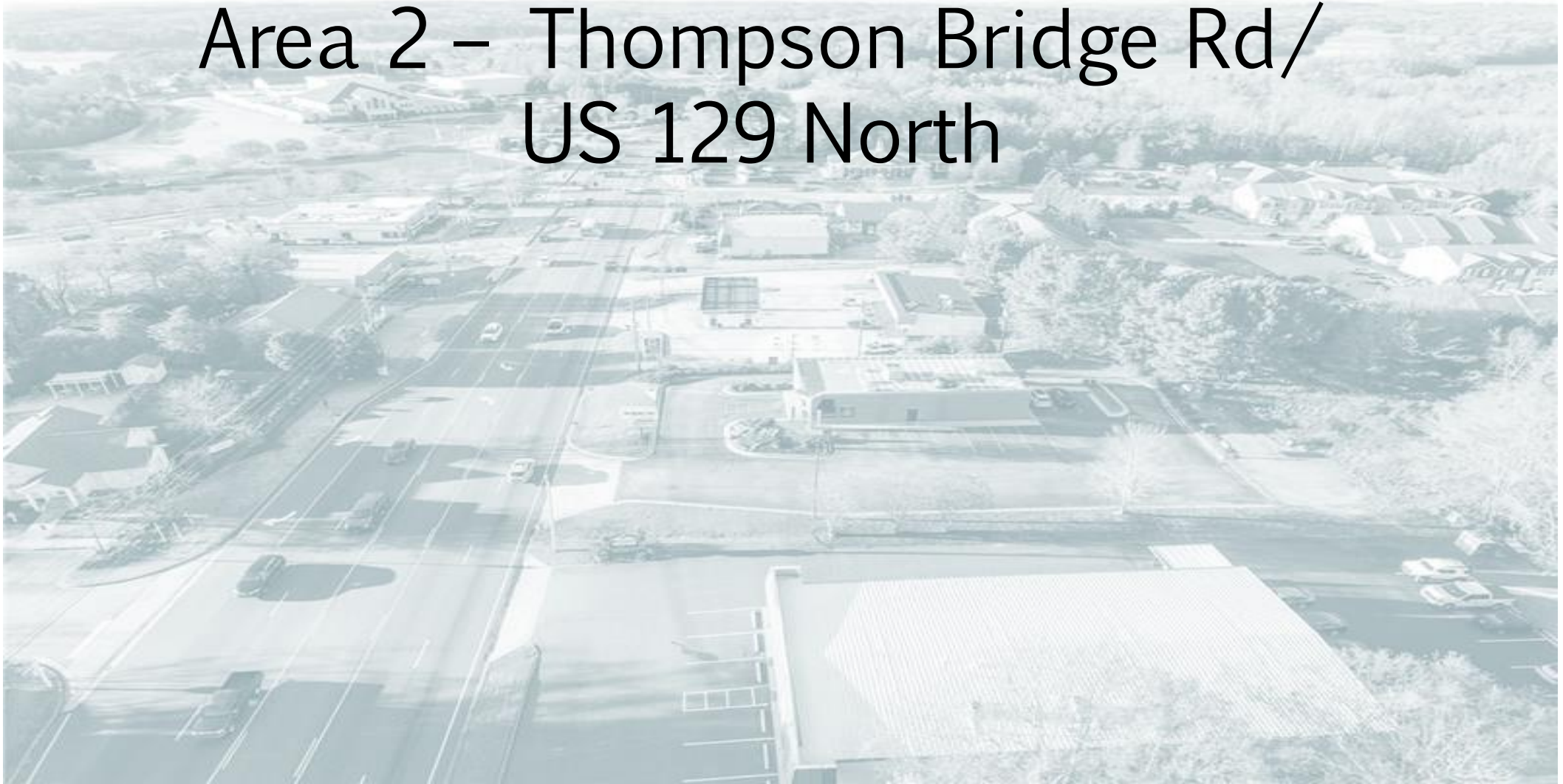
# Phase 1 Removals



# Phase 1 Conversions



# Area 2 – Thompson Bridge Rd/ US 129 North



# Green Street/U.S. 129 N



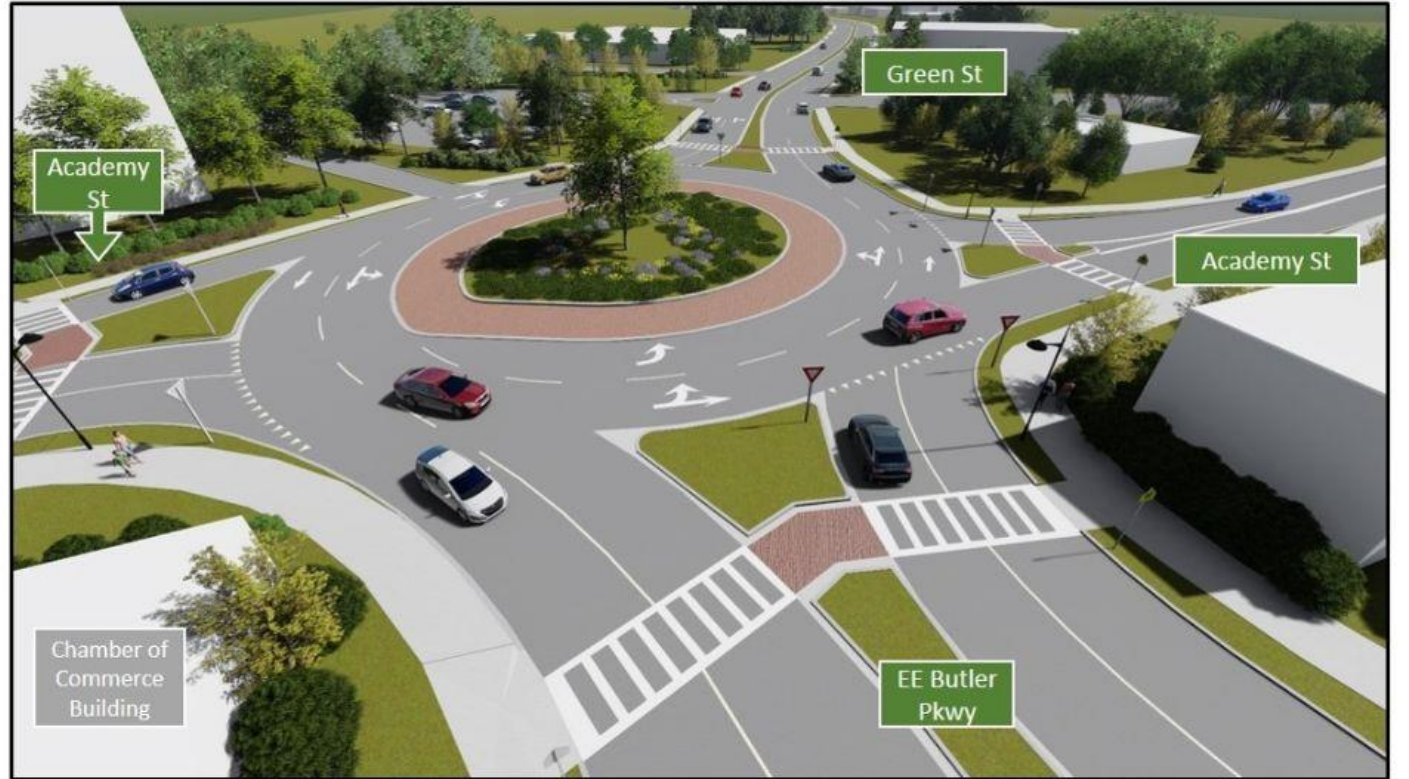


# Green St. Roundabout (North)





# Green St. Roundabout (South)





# Green St. Corridor Improvements





# Park Hill Dr. Neighborhood Plan





# Park Hill Dr. Neighborhood Plan



# Park Hill Drive Neighborhood Plan



# Burnam Wood

- › KM Homes – Atlanta
- › Constructing on remaining 23 lots
- › Starting high \$200s





# Burnam Wood





# Smile Doctors U.S. 129 N & Enota Drive



# New Fire Station #2: U.S. 129 North



# Area 3 – US 129 South



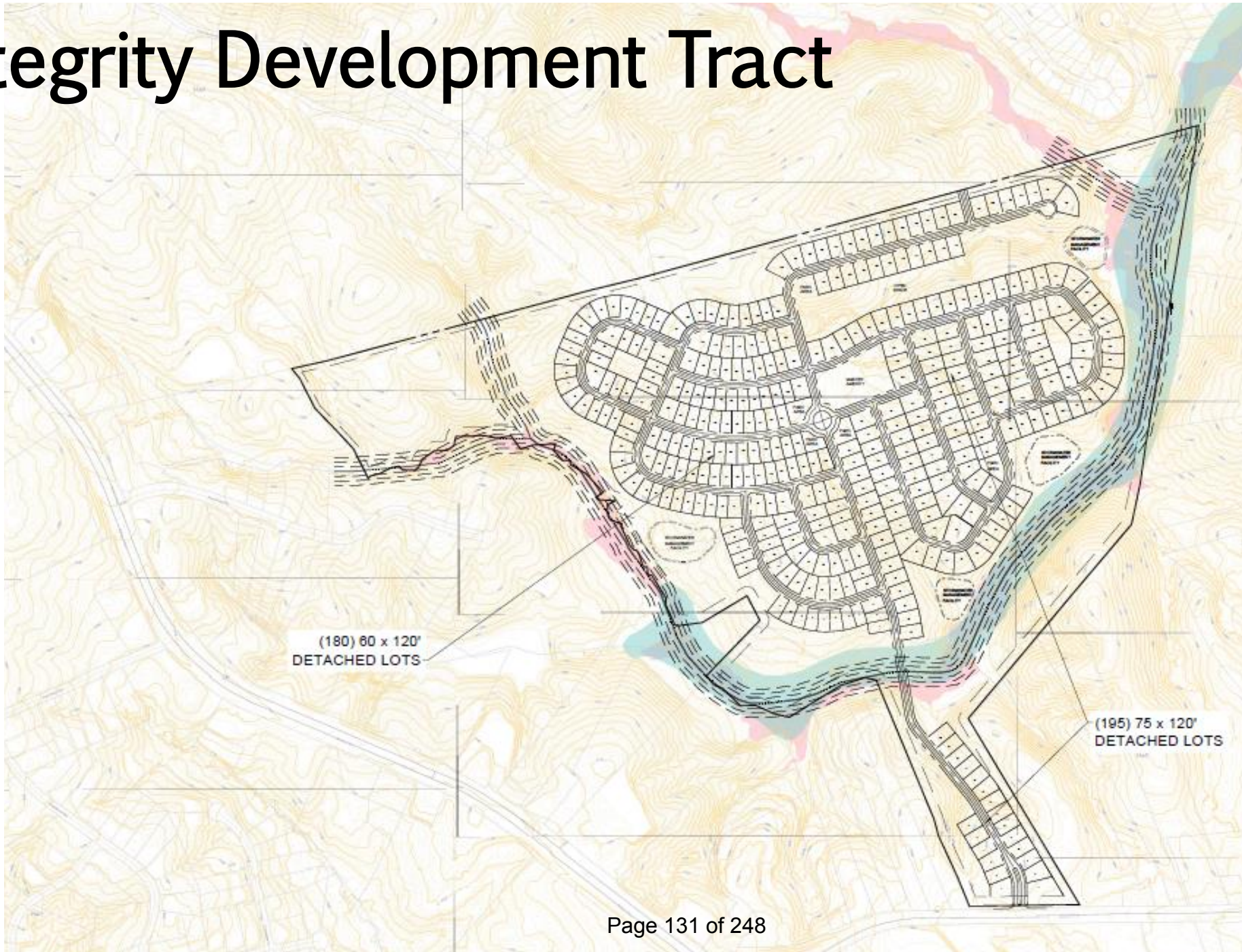
# McDonald St. Buffer - Before



# McDonald St. Buffer - After



# Integrity Development Tract



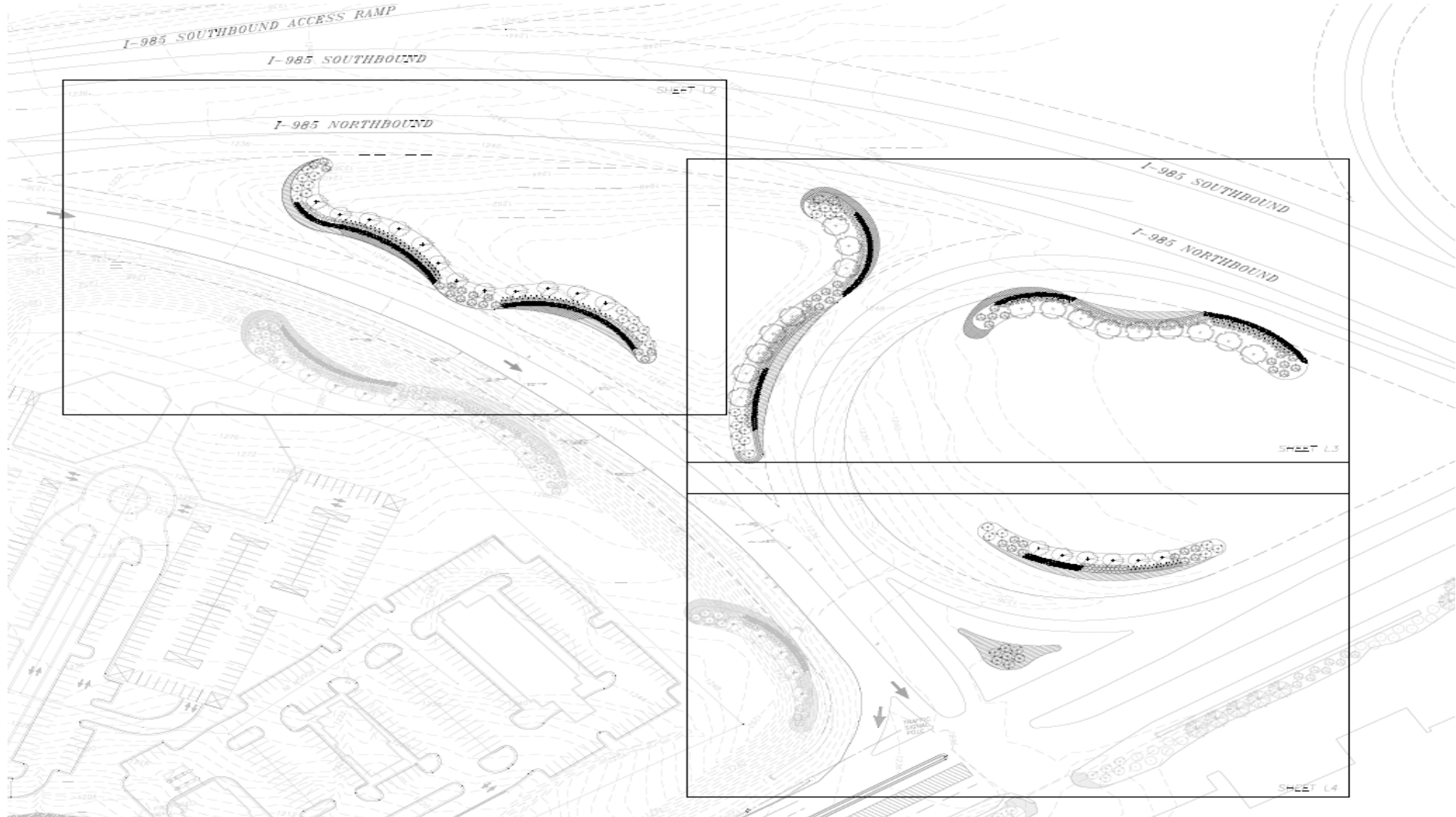


# Exit 20 Beautification- Phase II



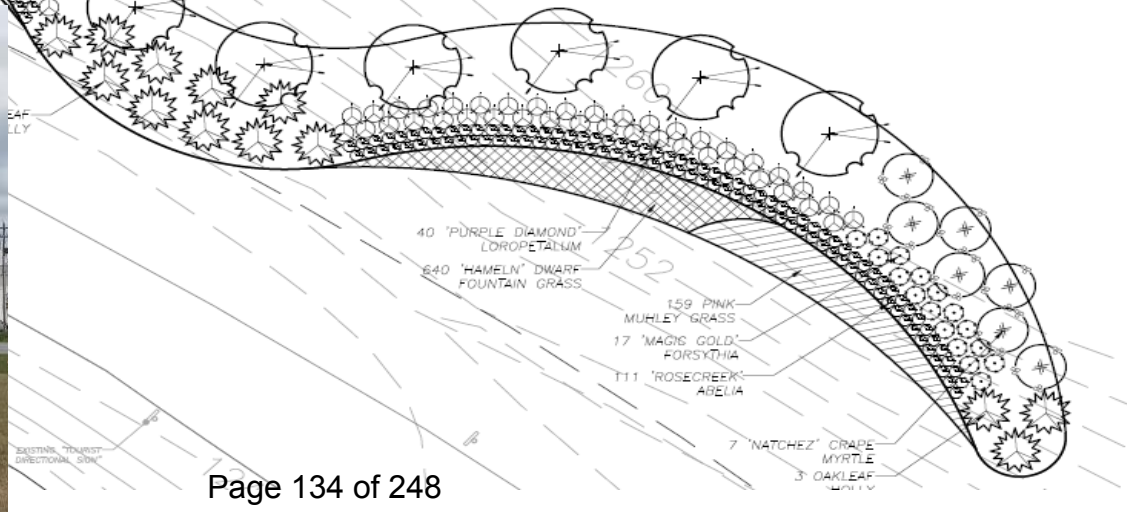
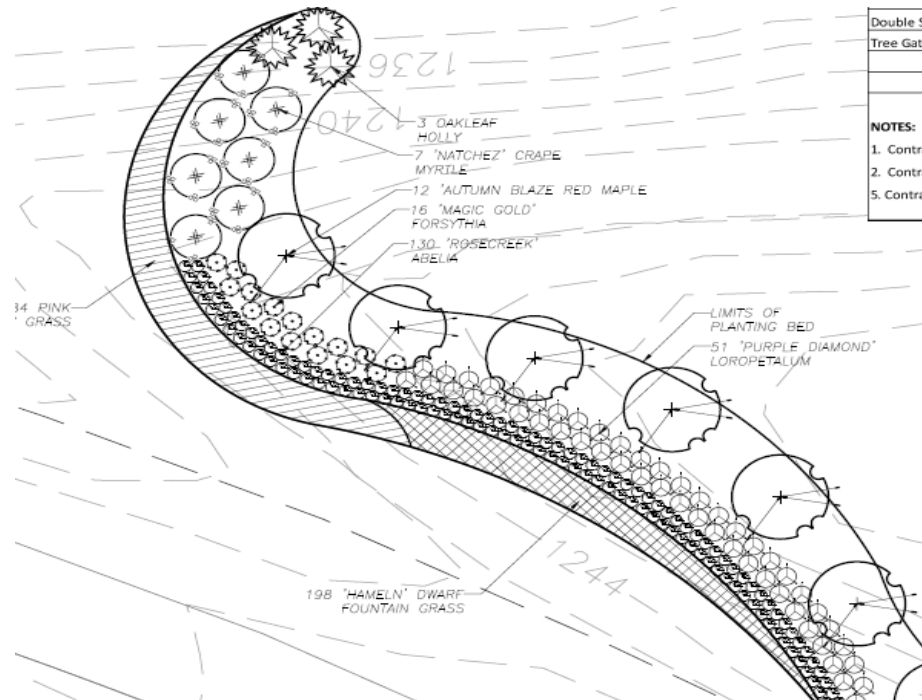


# Exit 20 Beautification- Phase II



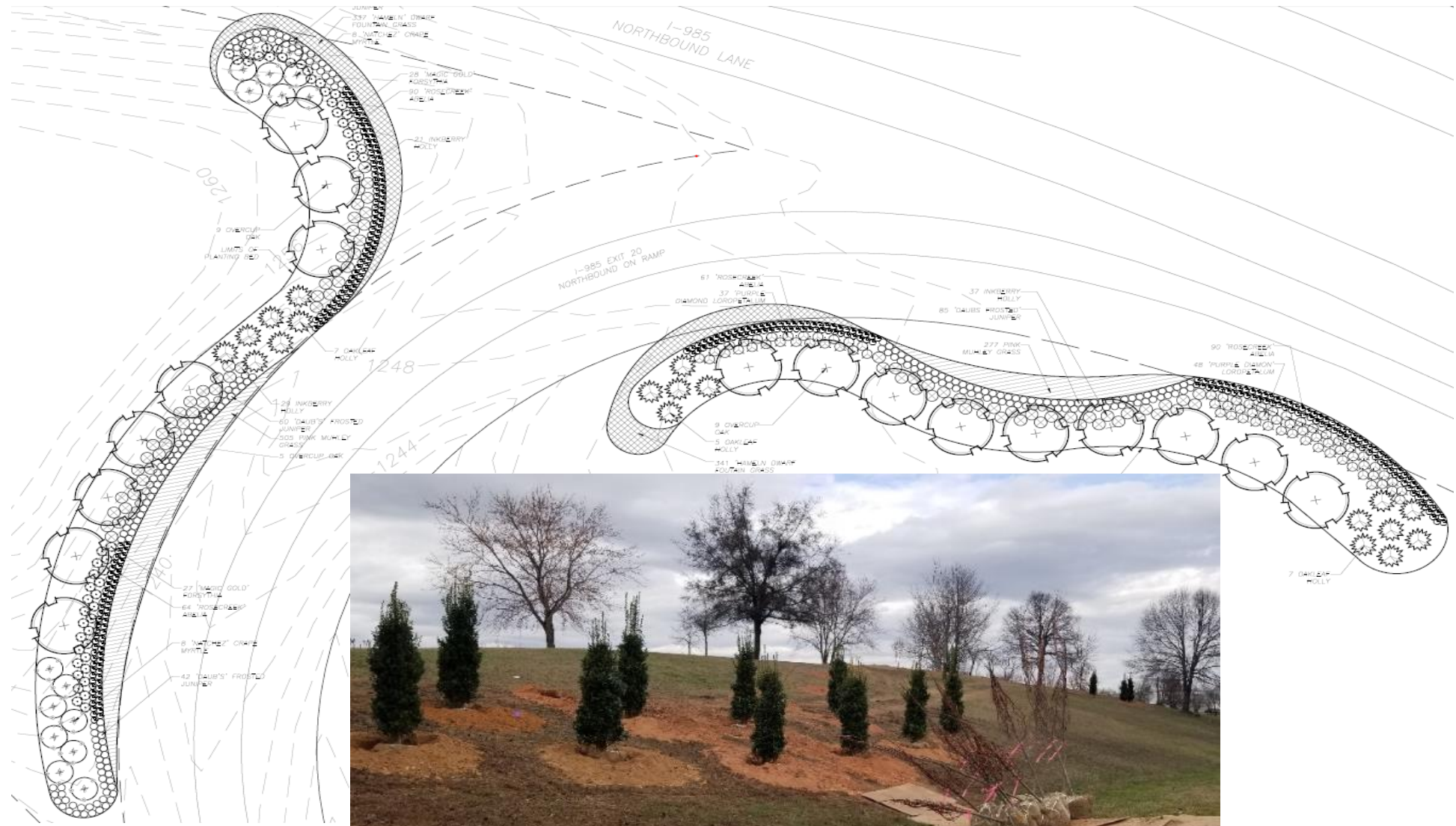


# Exit 20 Beautification- Phase II



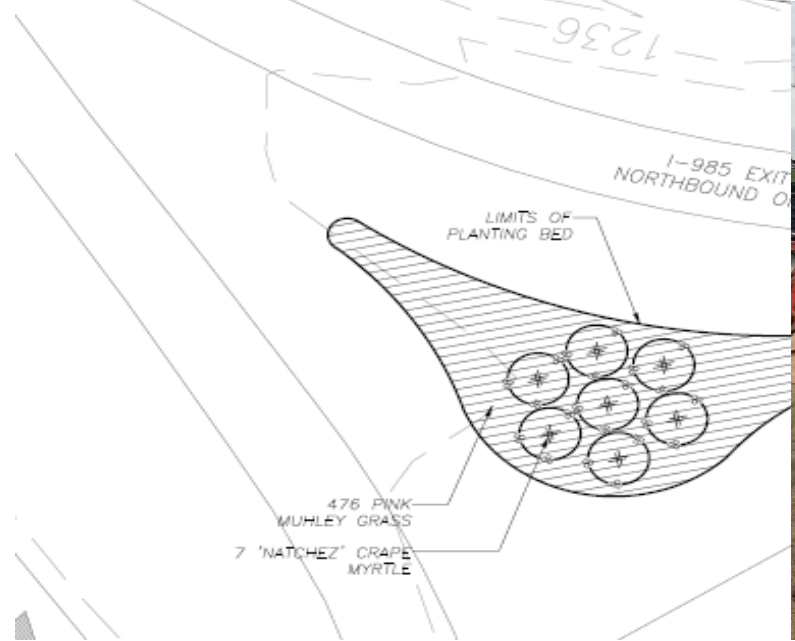
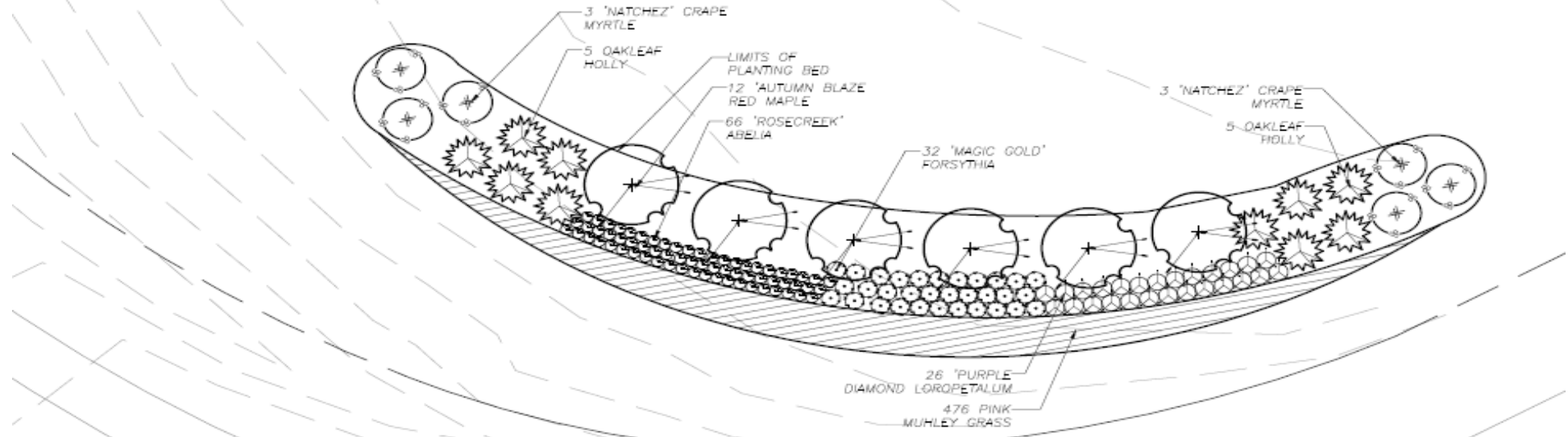


# Exit 20 Beautification- Phase II

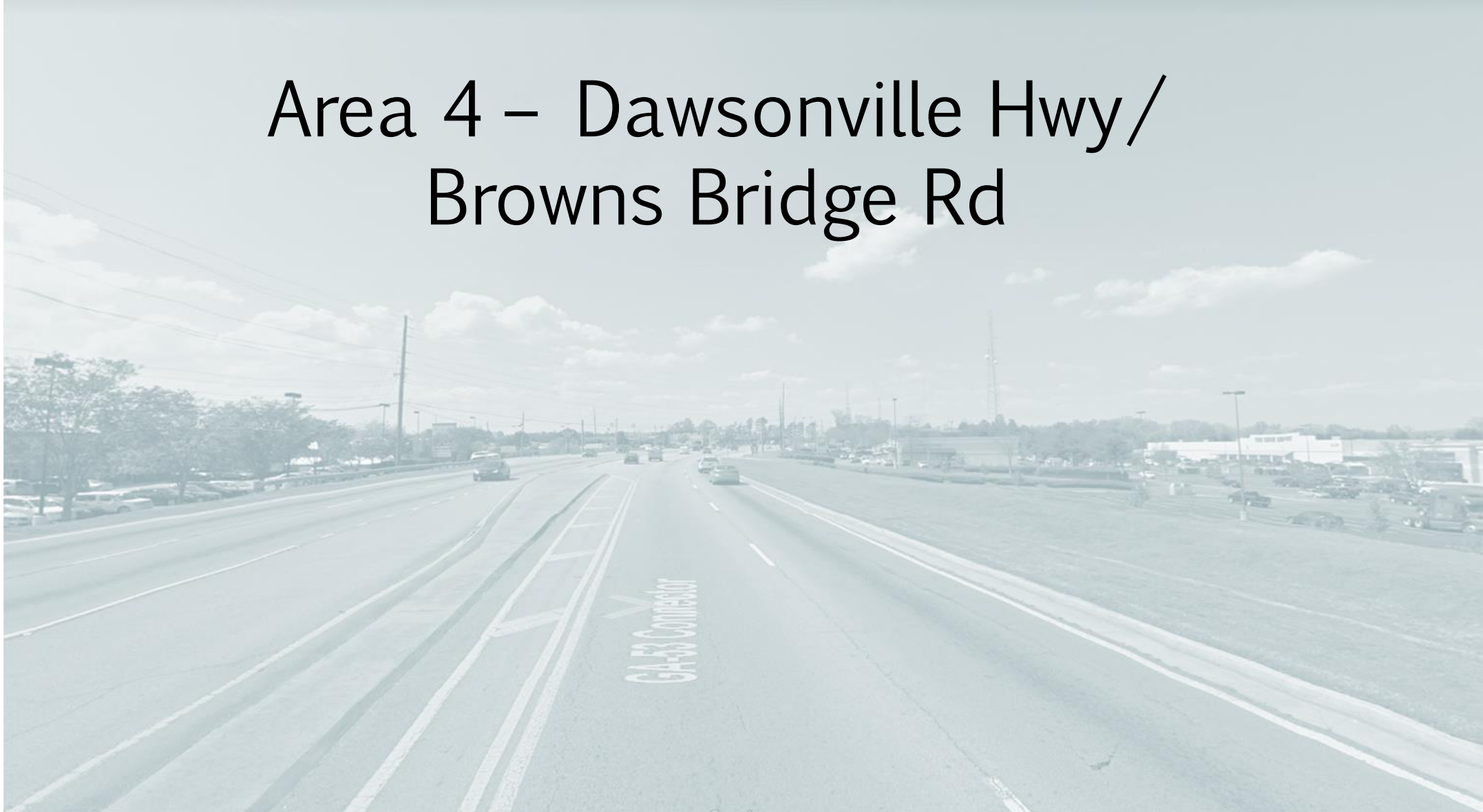




# Exit 20 Beautification- Phase II



# Area 4 – Dawsonville Hwy/ Browns Bridge Rd





# Oak Hall



235 acres

860 units

- 305 single-family units
- 175 independent living units
- 150 assisted living units
- 90 townhomes
- 81 terrace homes
- 79 cottages
- \*20 units to be reduced per zoning

24,000 s.f. of retail/office/restaurant

7 commercial out-parcels totaling 56,000 s.f.

3.0 acre parcel reserved for a new fire station

Clubhouse with pool, tennis courts and 130 boat slips

## 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: 4/17/2017



LOCATION MAP  
NTS

# Lake Lanier Condos by America's Homeplace



## PRELIMINARY SITE PLAN



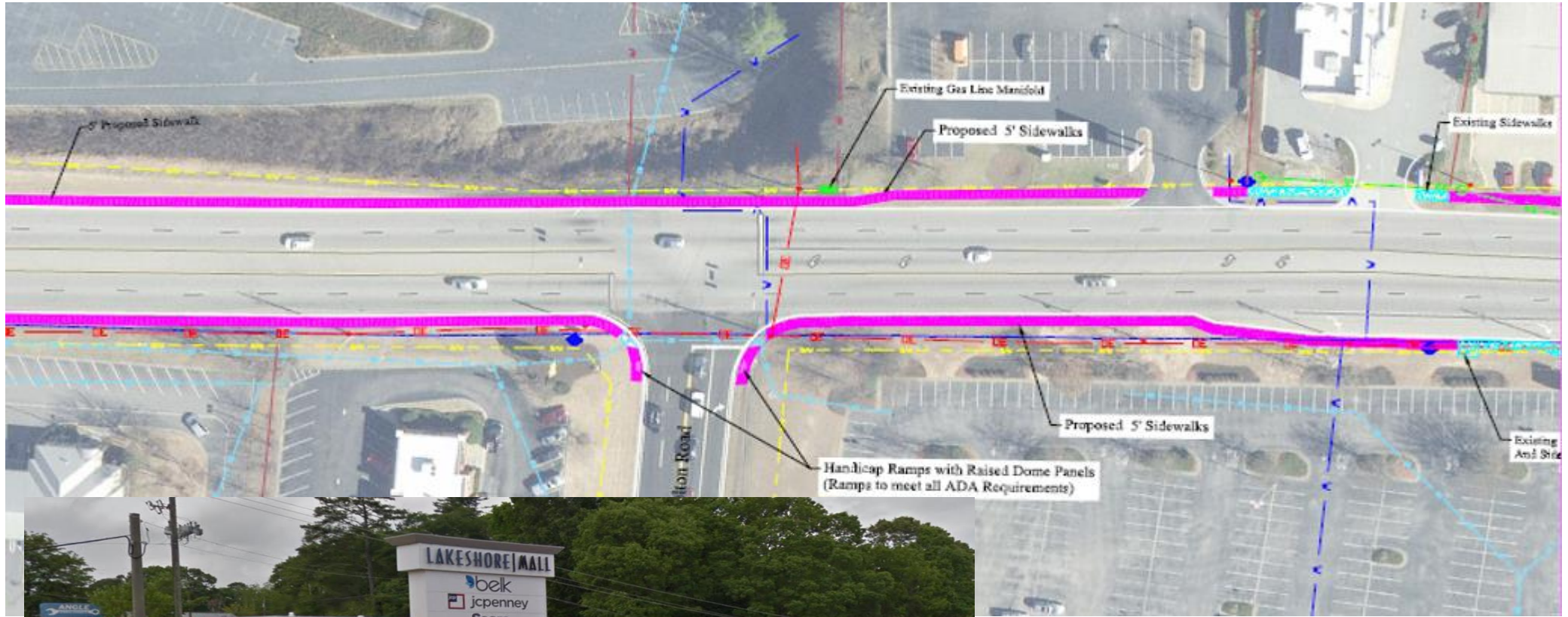
# Green Hill Circle Extension



# Shallowford Road Sidewalks

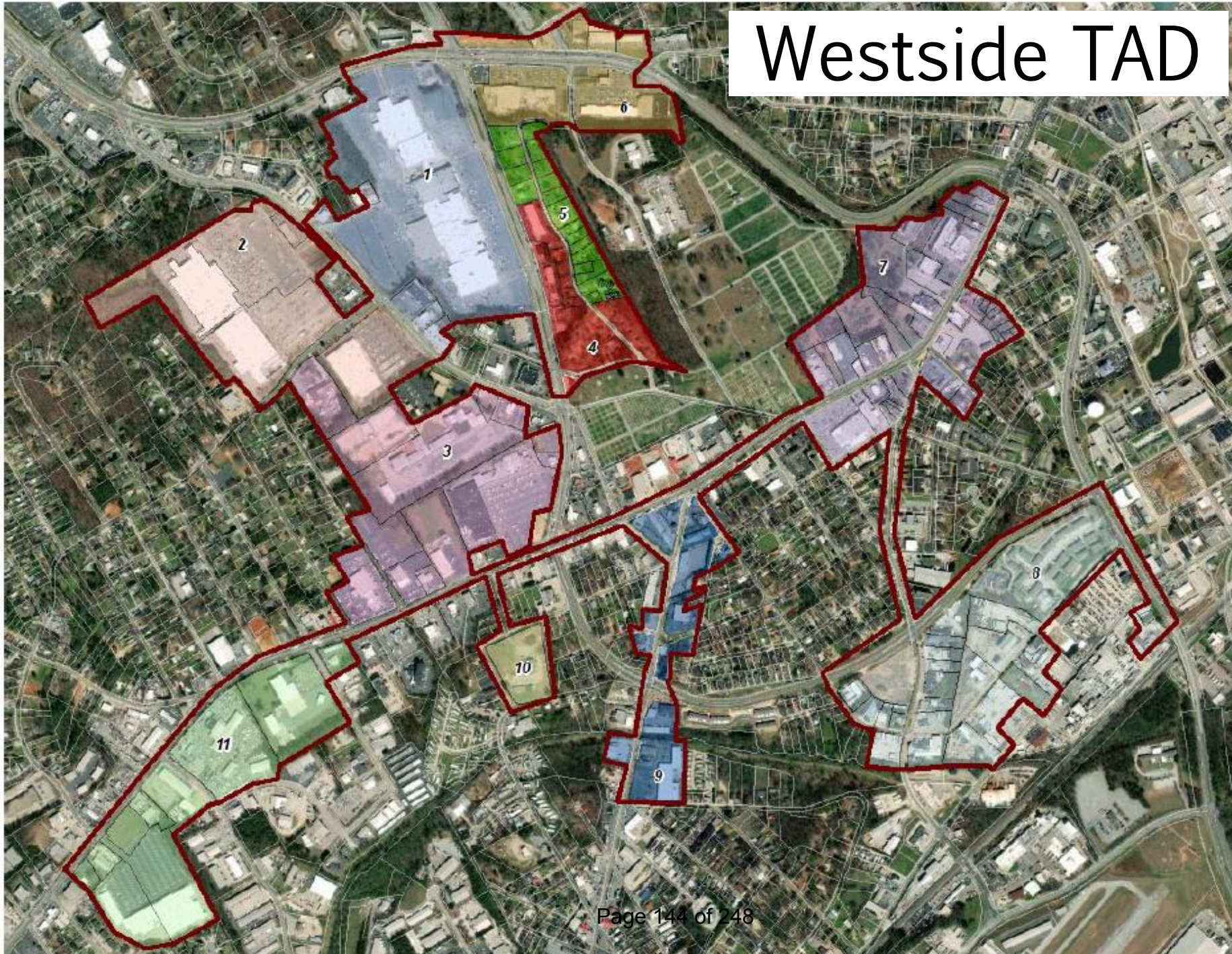


# Shallowford Road Sidewalks





# Westside TAD



# Area 5 – Downtown





# Key Downtown Projects

Parking Deck Expansion



Parkside on the Square

New Pocket Park

Carroll Daniel Headquarters

# Parkside Pocket Park



# Parkside Connections



# Washington/Bradford/Spring Streetscaping





# Washington/Bradford/Spring Streetscaping Timeline



No.	Description	Completion Date
1	Executed Agreements between City and K&W	December 2018
2	Complete engineering design, prepare bid ready construction documents, advertise for bids	June 2019
3	Bid Opening	July 2019
4	Execute Construction Contracts	August 2019
5	Construction Begins	September 2019
6	Construction Complete (12 month construction time)	September 2020

## NOTES:

- a. Assumes reasonable design and coordination schedules by third parties, including; Georgia Power Lighting, overhead to underground utility relocation designs and duct bank design coordination, underground utility relocations due to potential conflicts.



# Bradford St. Streetscaping





# Bradford St. Streetscaping





# Washington St. Streetscaping

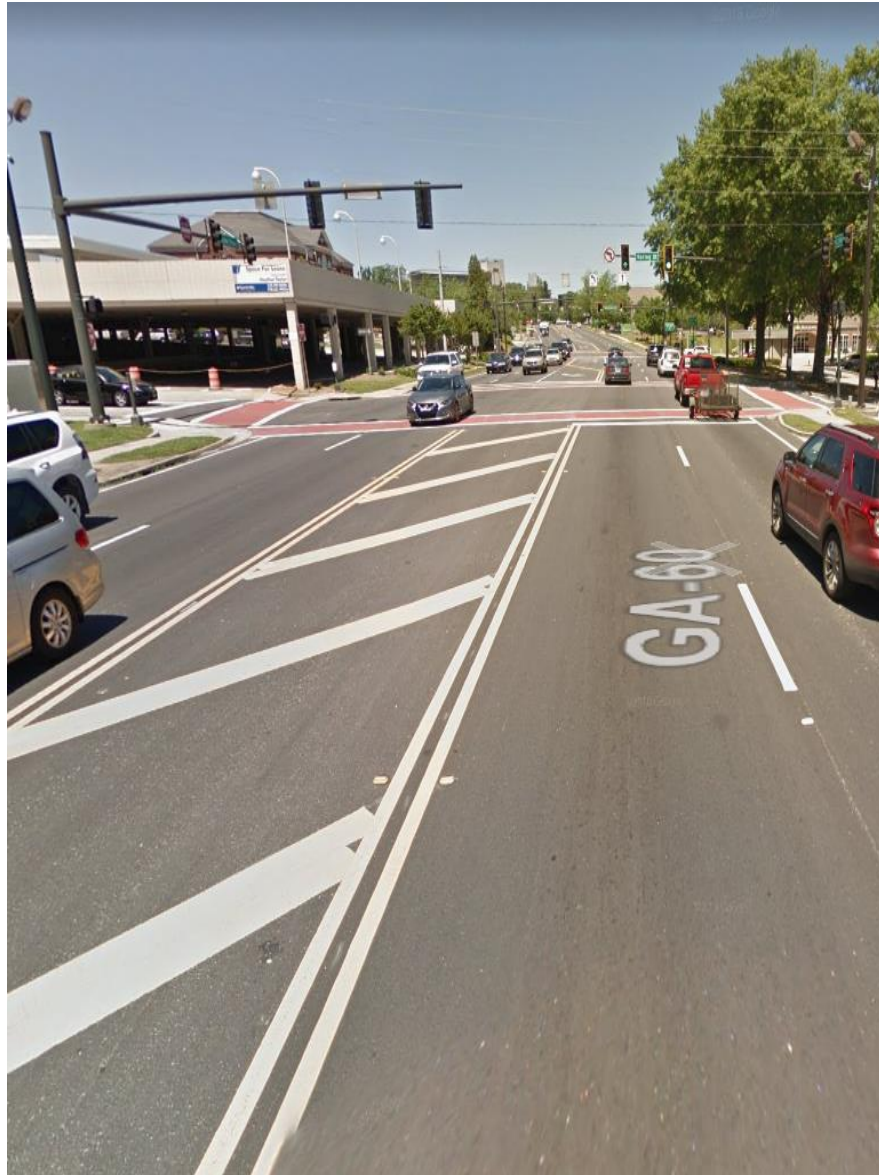




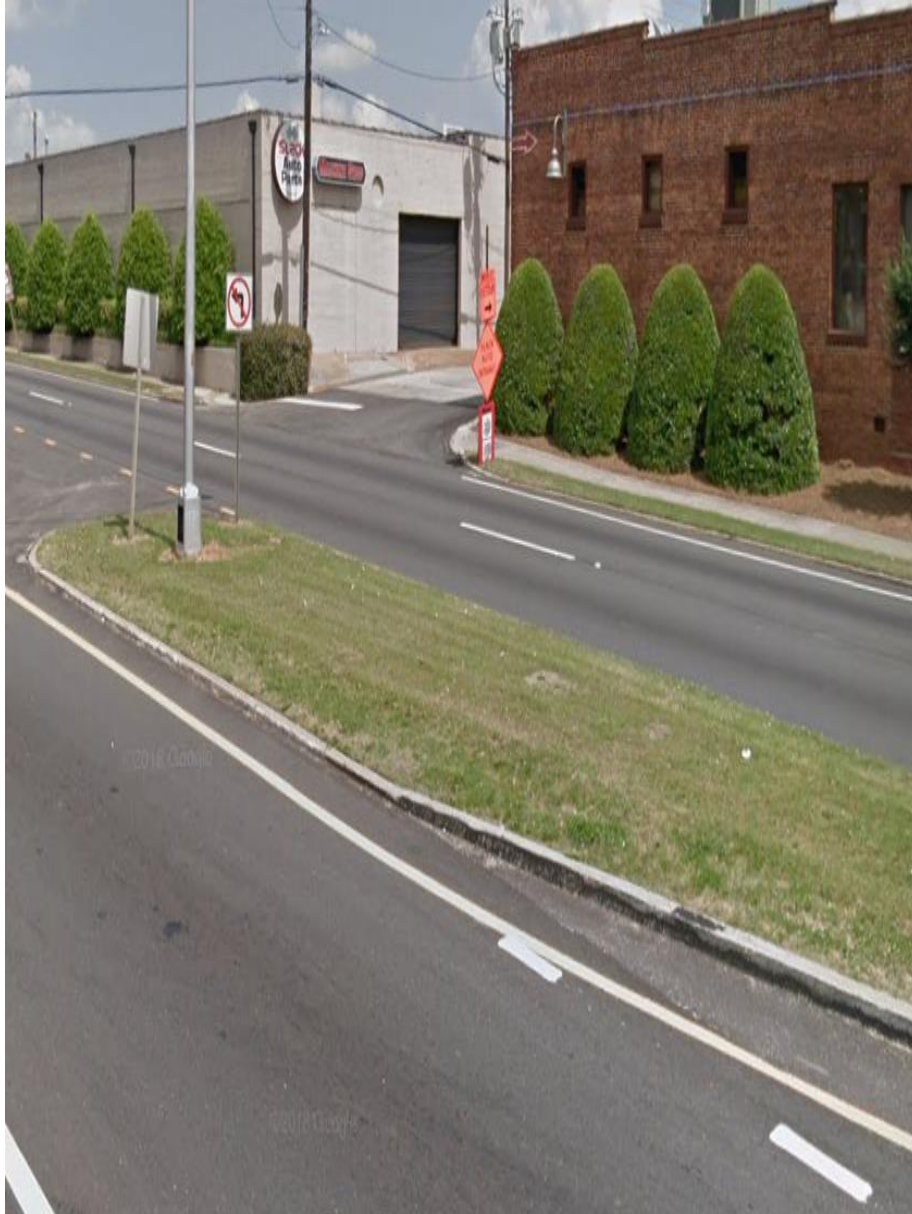
# Washington St. Streetscaping



# Landscaped Islands & Crosswalks



# Landscaped Islands & Crosswalks



# Landscaped Islands & Crosswalks



# Main St. Streetscaping: Before



# Main St. Streetscaping: After



# Area 6 – Midtown





# Midtown



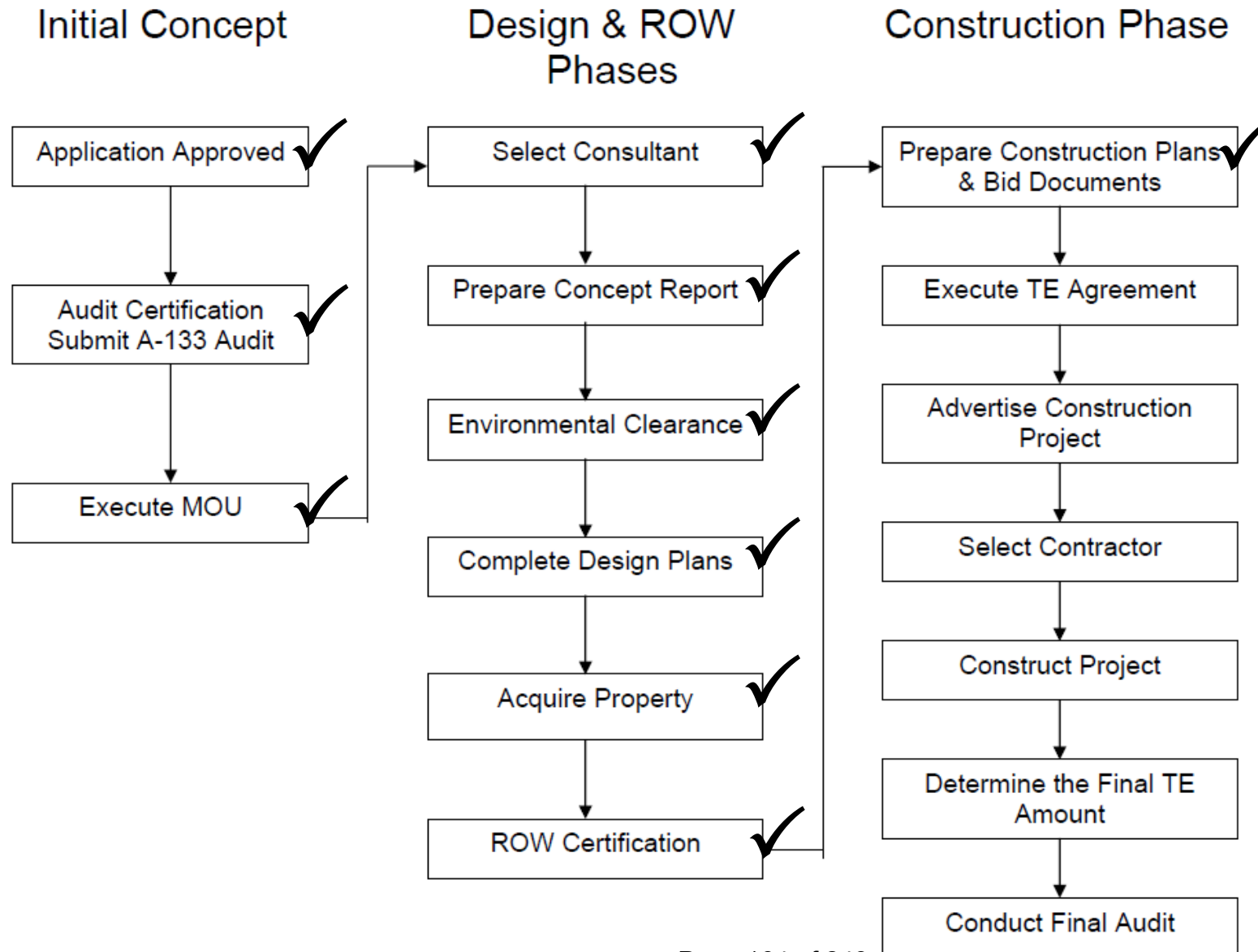
# TE Grant



# TE Grant

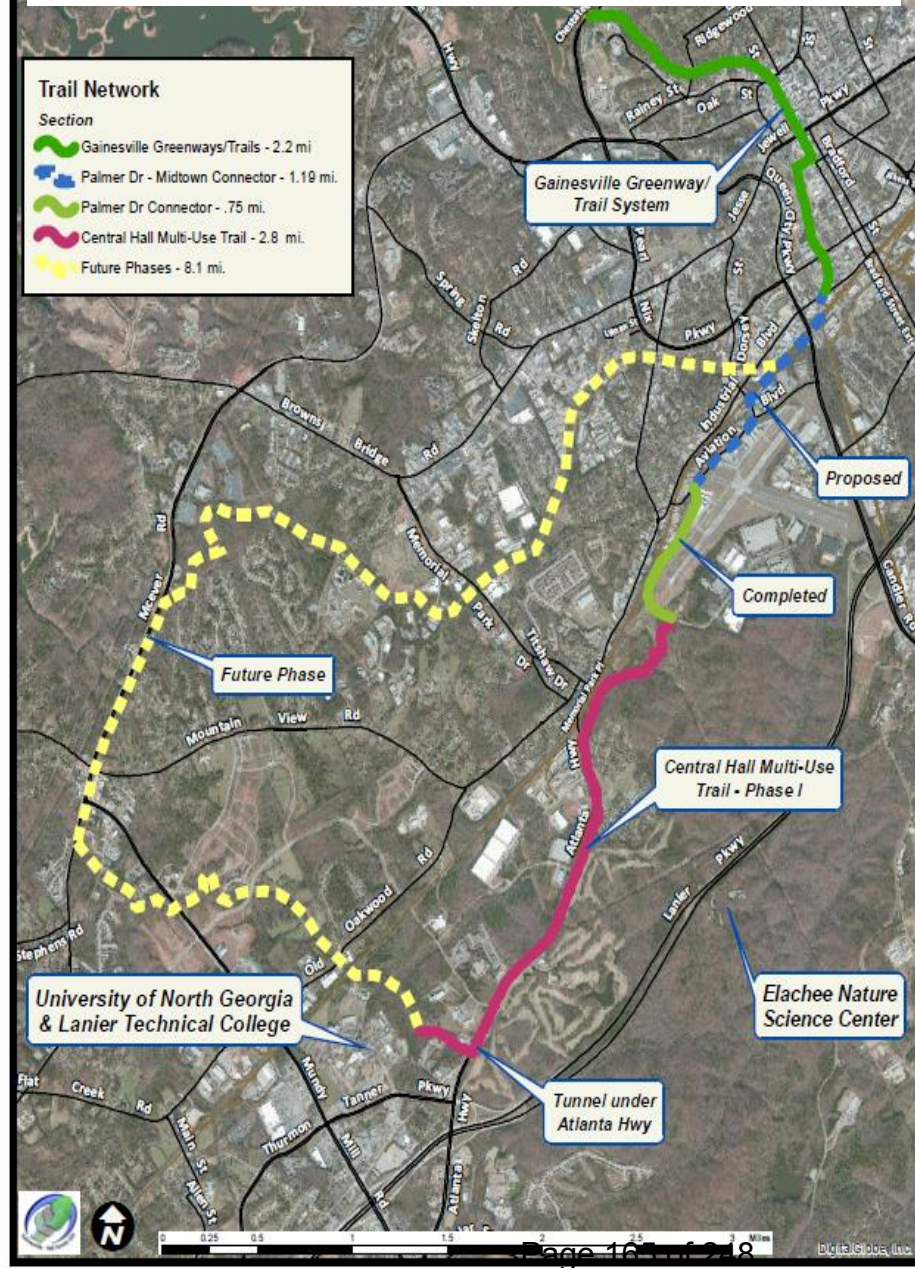


# TRANSPORTATION ENHANCEMENT (TE) PROCESS FLOW CHART

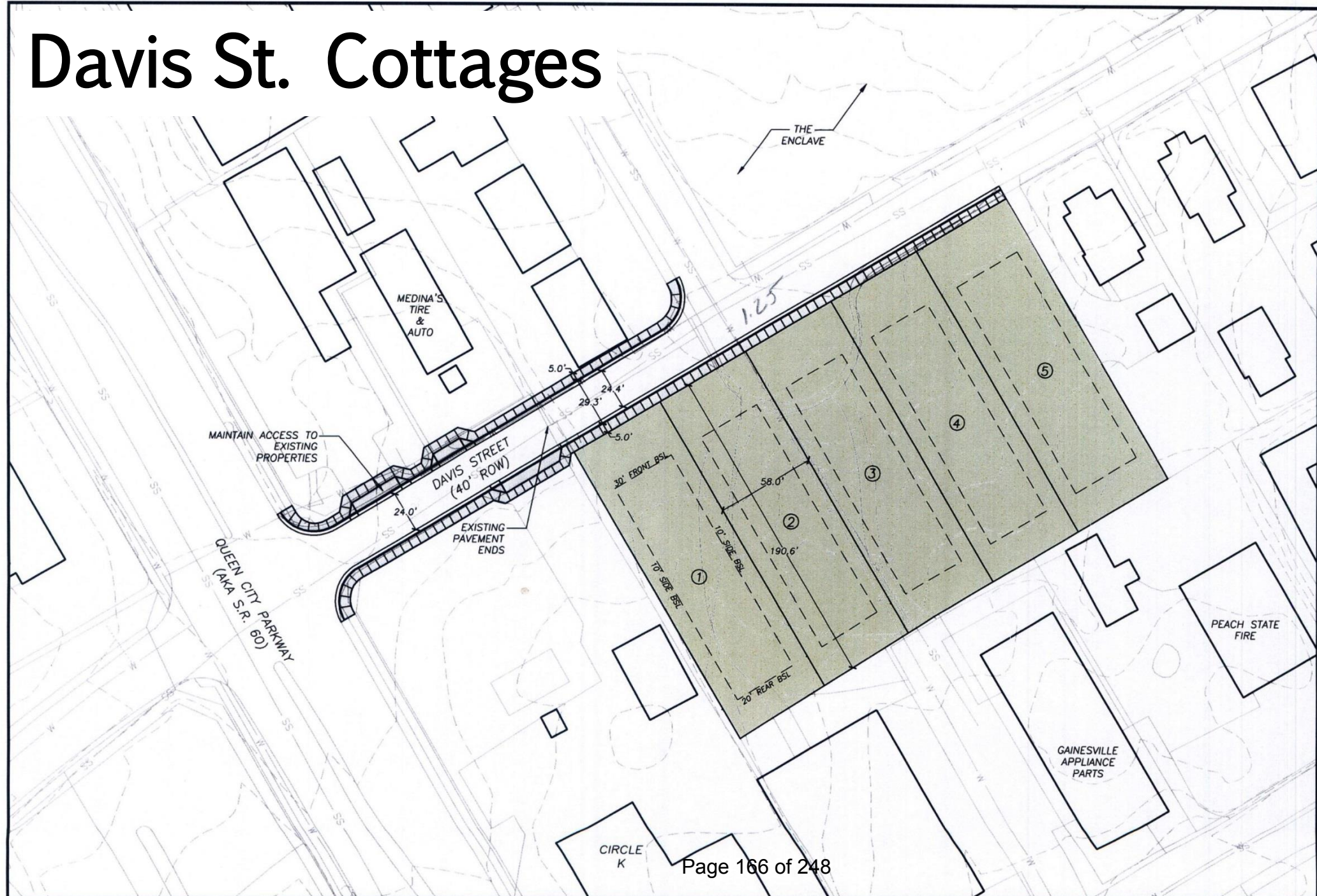


# Highlands to Islands Trail

Trail Network	
Section	
	Gainesville Greenways/Trails - 2.2 mi
	Palmer Dr - Midtown Connector - 1.19 mi.
	Palmer Dr Connector - .75 mi.
	Central Hall Multi-Use Trail - 2.8 mi.
	Future Phases - 8.1 mi.



# Davis St. Cottages



NO.	DATE	REVISION



DAVIS STREET  
RE-ALIGNMENT /  
RESIDENTIAL LOTS  
CITY OF GAINESVILLE



SCALE  
1" = 50'  
DATE 11.27.2017  
PROJ  
DWG  
SHEET  
SITE PLAN

C 1.0



# Davis St. Cottages



# JOMCO Construction: Before



# JOMCO Construction: After





# Midtown Overlay Zone Update



## Adopted Prohibited Uses Such As:

- › Automated or non-automated car washes
- › Dollar-type stores or thrift stores
- › Gas stations (on lots less than 2 acres)
- › Group homes, homeless shelters, crisis centers
- › Industrial uses with outdoor storage
- › Jail/Correctional facility
- › Kennels
- › Liquor stores
- › Mini-warehouses
- › Motels or extended stay lodging
- › Motor vehicle sales and service
- › Pawn shops

# Departmental Details





# Public Works

- › Comprised of 8 Divisions
  - Engineering Services
  - Streets Maintenance
  - Solid Waste





# Public Works

- › Comprised of 8 Divisions
  - Traffic Services
  - Vehicle Services
  - Public Lands and Buildings





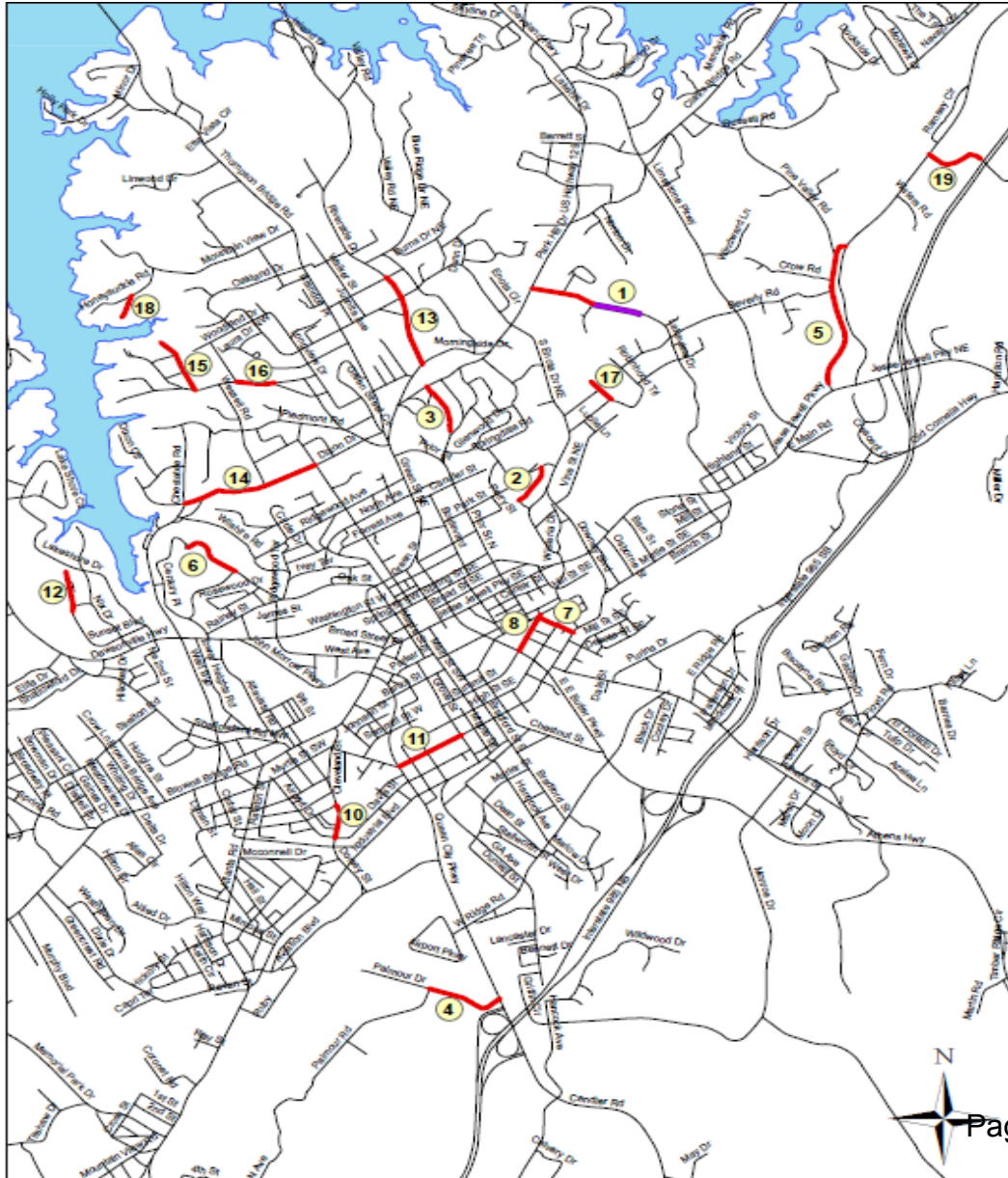
# Public Works

- Lee Gilmer Memorial Airport
- Alta Vista Cemetery





# Roadway Resurfacing



## ROAD LIST

- |                        |                     |                      |
|------------------------|---------------------|----------------------|
| 1. Lakeview Drive      | 8. Summit Street    | 15. Patten Drive     |
| 2. Sherwood Park Drive | 9. Club Drive       | 16. Holly Drive      |
| 3. Memorial Drive      | 10. Dorsey Street   | 17. Crudup Drive     |
| 4. Palmour Drive       | 11. MLK Blvd        | 18. Honeysuckle Lane |
| 5. White Sulphur Road  | 12. Sunset Blvd     | 19. Howard Road      |
| 6. Woods Mills Road    | 13. Riverside Drive |                      |
| 7. Carlton Street      | 14. Dixon Drive     |                      |





# Public Works



## RoadBotics



Data Collection



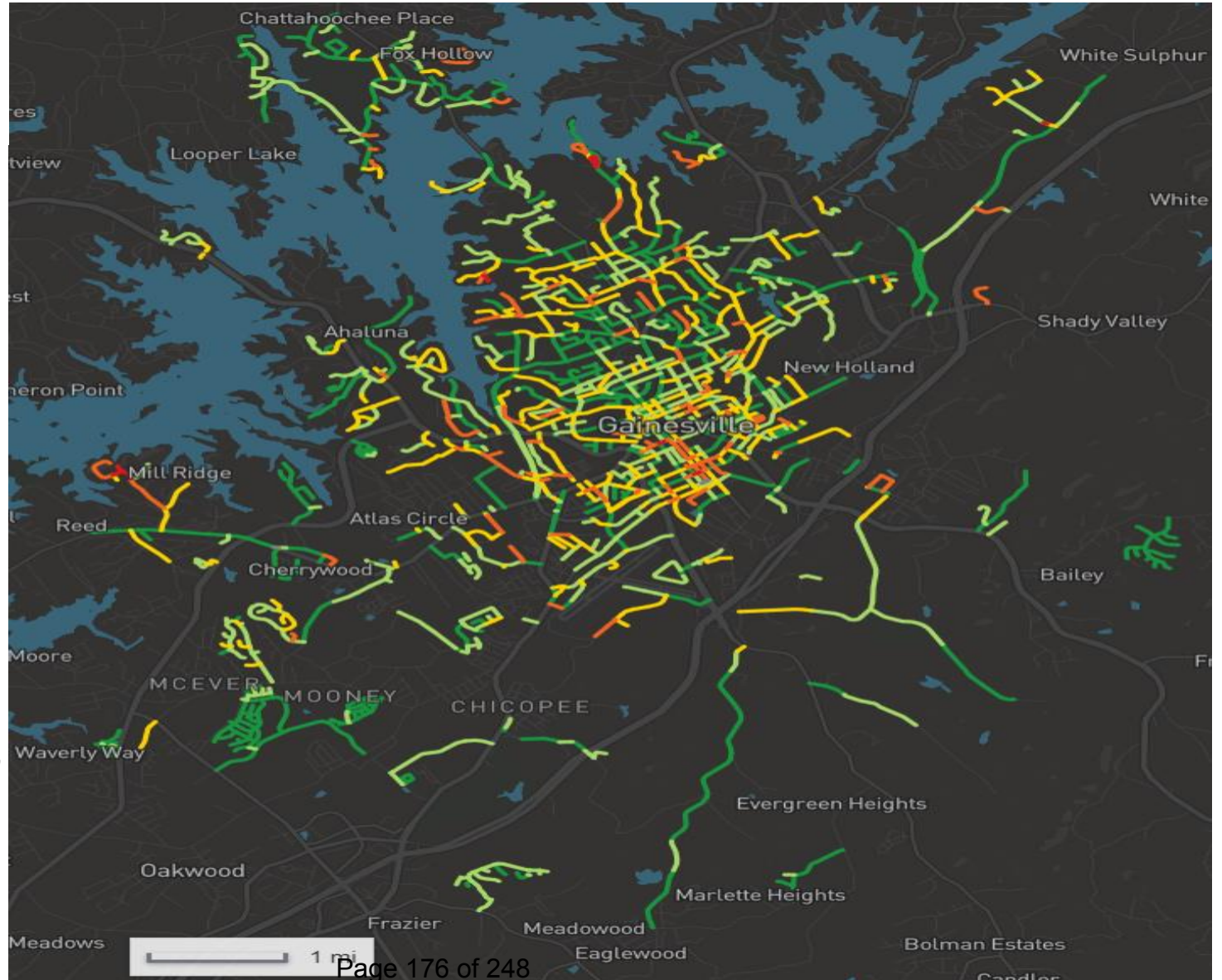
Online Map



GIS and CSV Files



High Resolution Images of Roads Every 10-ft





# Public Works



5 Level Rating of Road Conditions

Points ^

Level 1



Level 2



Level 3



Level 4



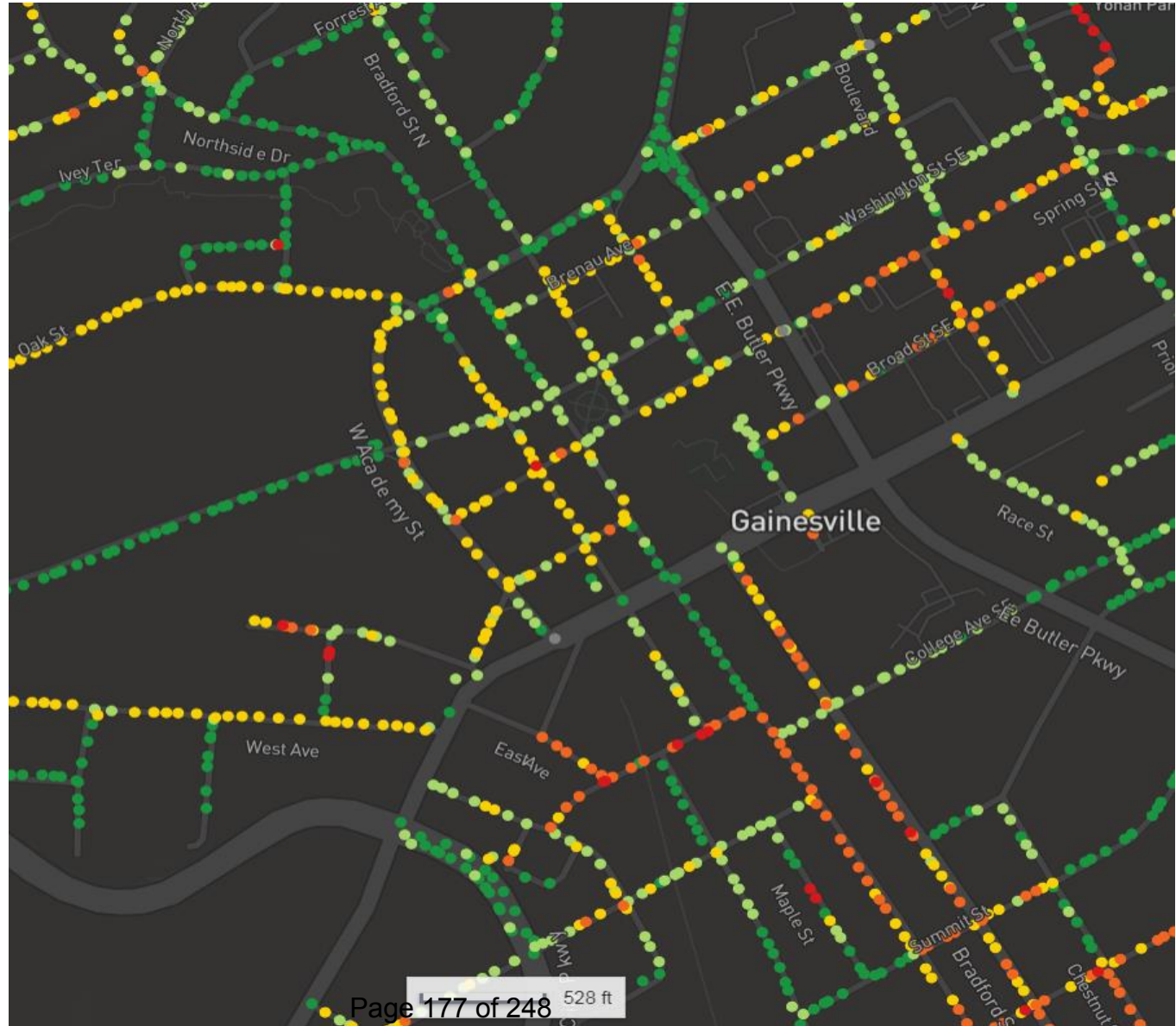
Level 5



Not Paved Road



Toggle All





# Public Works



Click Picture to Enlarge



OPEN IN NEW TAB

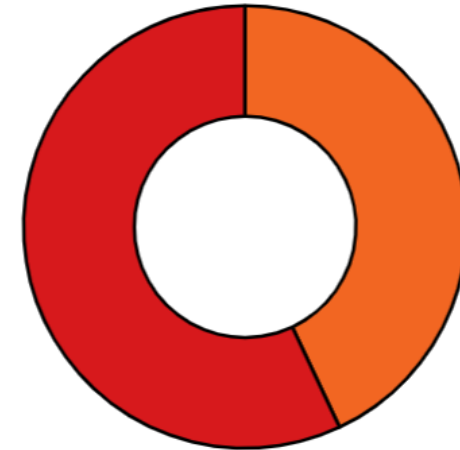
Rating: 5

Timestamp: Tue Dec 18 2018 18:04:39 GMT-0500

Latitude: 34.29529

Longitude: -83.8254

Parker Street



Avg Rating: 4.565

Length: 219.816 Feet

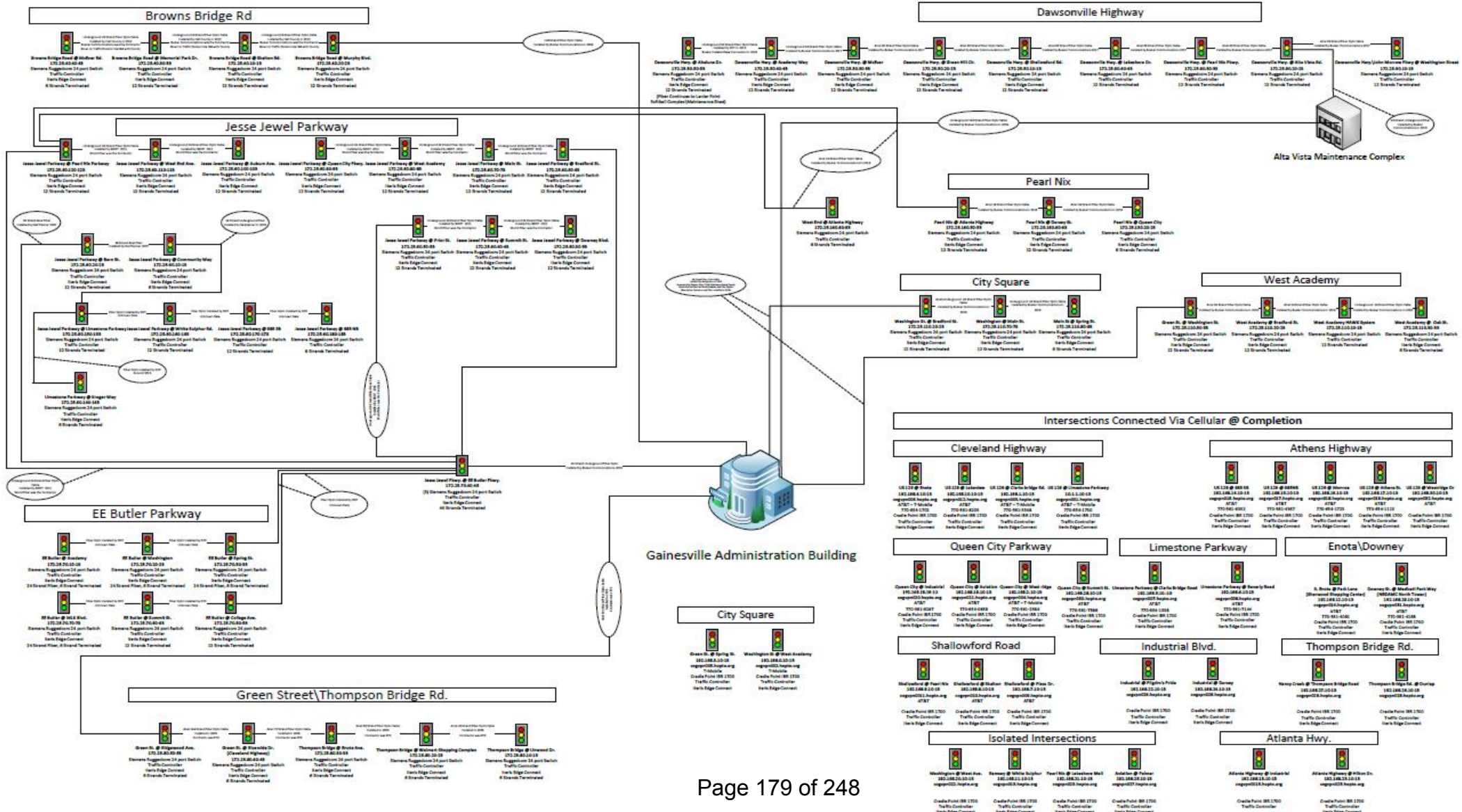
## Roadway Segment and Point Data

- Length
- Rating
- Point Lat/Long
- Picture

# Intelligent Transportation System



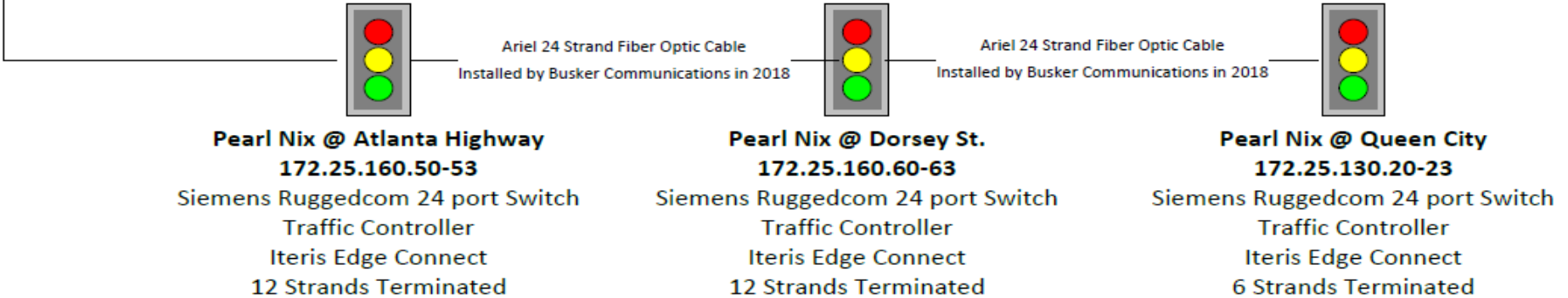
## Gainesville Traffic Network Topology



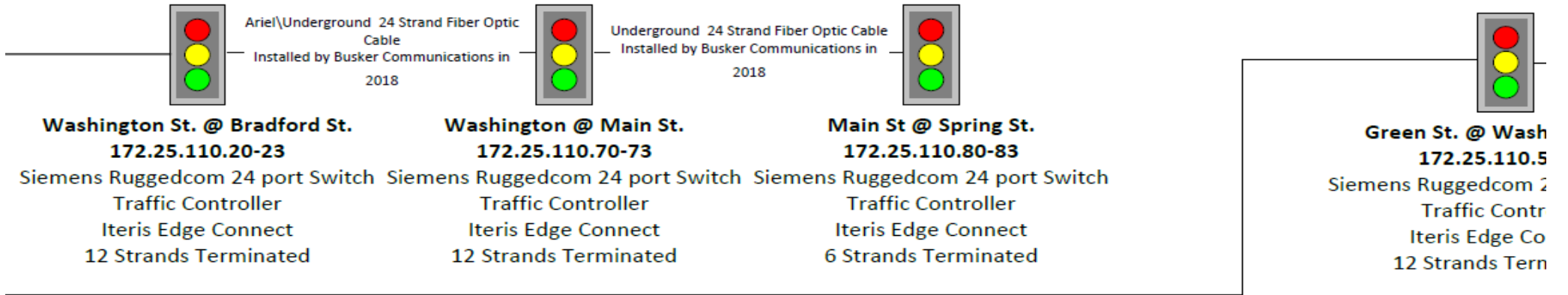


# Intelligent Transportation System

## Pearl Nix



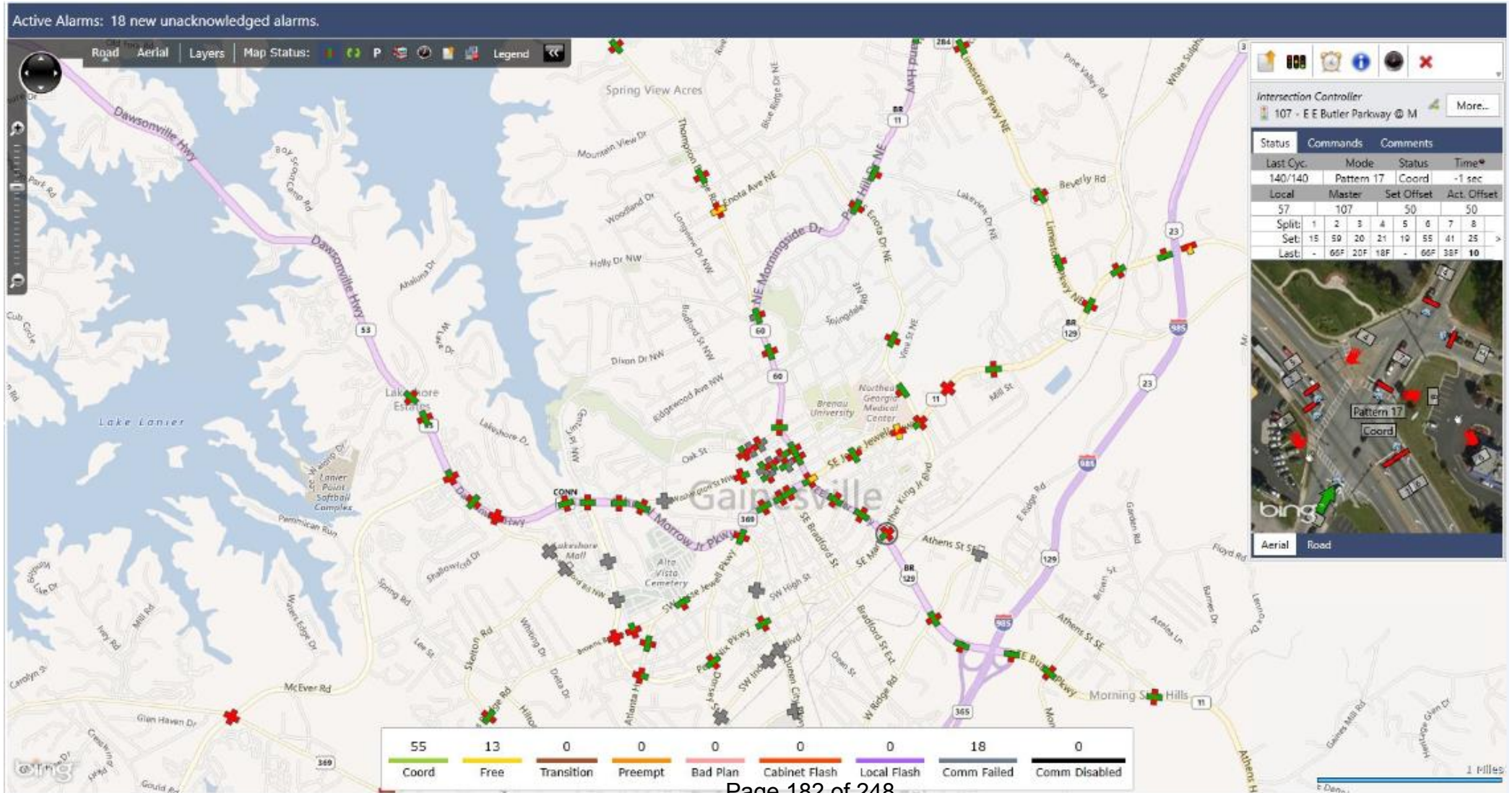
## City Square



# Intelligent Transportation System Operations Center



# ITS Transportation Operations Center Max View





# ITS Transportation Operations Center Intersection Detection Cameras

Edge Viewer

Intersections Groups

iteris

- Browns Bridge@Mei
- Browns Bridge@Mu
- Browns Bridge@Pea
- Browns Bridge@Ske
- Browns Bridge@We
- Dawsonville@Acade
- Dawsonville@Ahalu
- Dawsonville@Green
- Dawsonville@McEve
- Dawsonville@Shallo
- EE Butler@College
- EE Butler@MLK
- EE Butler@MLK@Atl
- EE Butler@Spring
- EE Butler@Summit
- EE Butler@Washingt
- EE Butler-Green@Ac
- Green@Ridgewood
- Jesse Jewell@Aubur
- Jesse Jewell@Barn
- Jesse Jewell@Bradfo

Dawsonville@McEver

Dawsonville@Shallowford

EE Butler@College

EE Butler@MLK

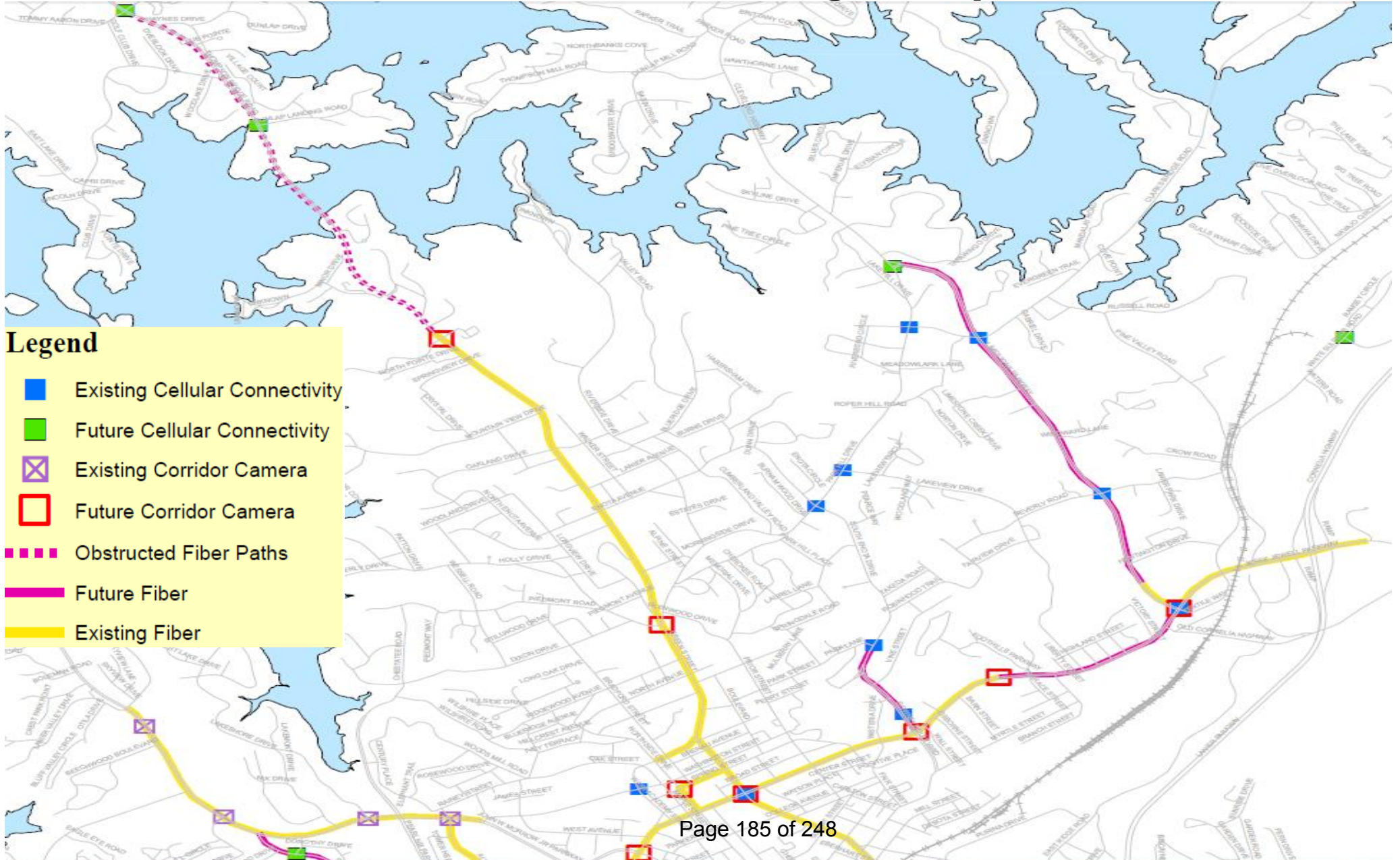
2X2 3X3 Low Bandwidth:

Edge Viewer Page 183 of 248 iteris Inc. All rights reserved. <http://www.iteris.com> Product Support (888)254-5487

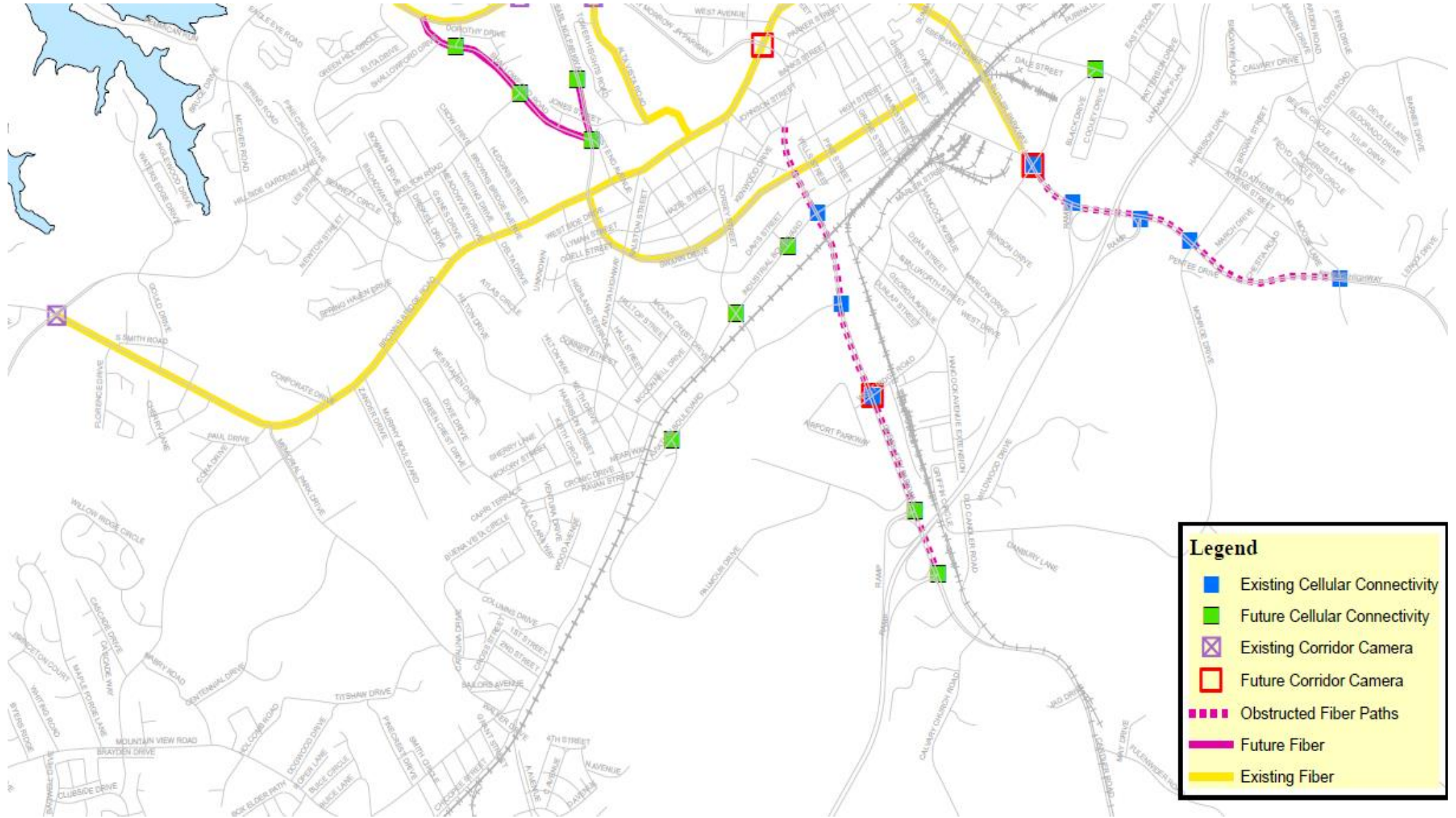
# ITS Transportation Operations Center Corridor Cameras



# ITS Connectivity Map



# ITS Connectivity Map



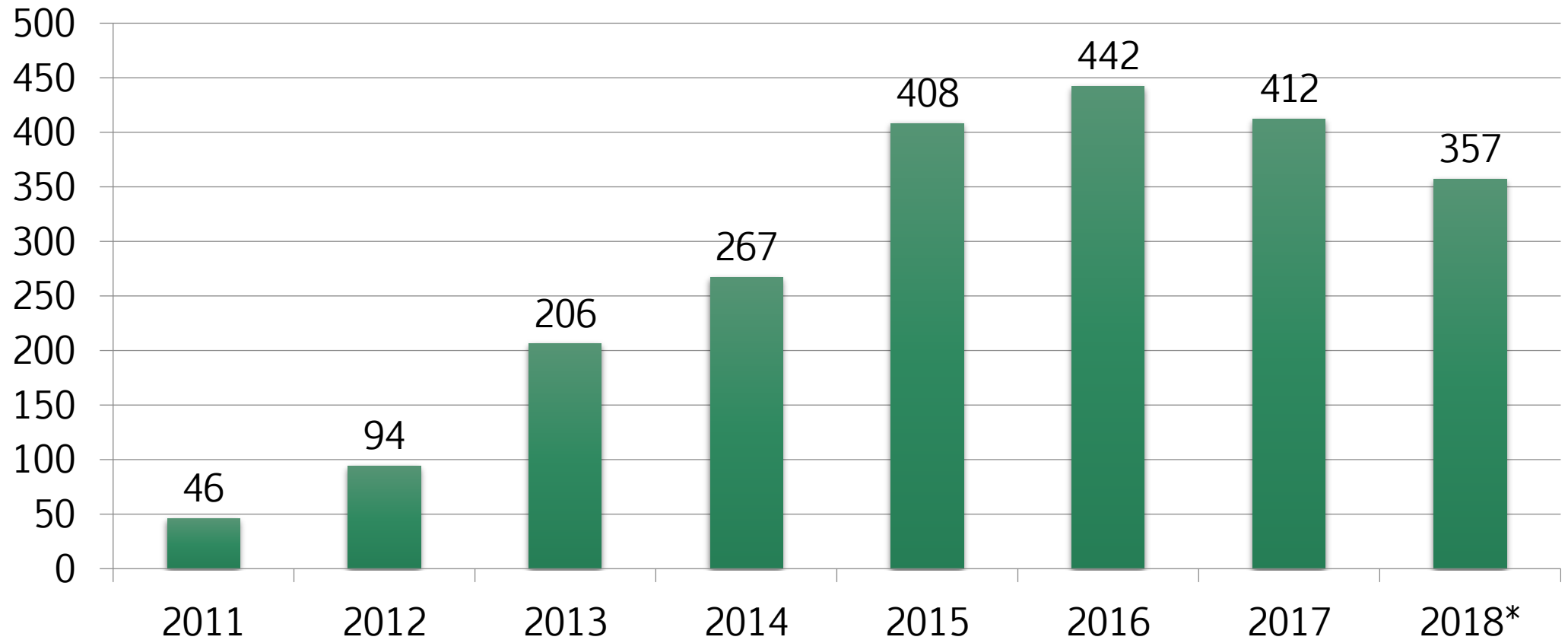


# Community Development Stats. - 2018

- › Building Inspections
  - 15,283 inspections performed
  - Issued 2,079 residential permits
  - Issued 603 commercial permits
  
- › Code Enforcement
  - Addressed 6,030 code violations, while issuing only 38 Municipal Court citations
  
- › Planning
  - Processed 24 rezoning applications and issued 65 land disturbance permits



# New Home Permits 2011-2018



*\*Through 12/31/18*



# Multi-Family – Under Development

Name	Location	Unit Type	Number of Units
The Mill at New Holland	Limestone Pkwy.	Apartments	274
Mundy Mill	Mundy Mill Rd.	Apartments	266
Walton Summit	E.E. Butler Pkwy.	Apartments	252
Lake Shadow	Pine Valley Rd.	Townhouses	52
Bluffs at Lanier	Otila Dr.	Townhouses	22
Ashton Senior Living Cottages	Yonah Ave.	Duplexes	15
Mott/Johnson Townhomes	Mott St.	Townhouses	11
<b>TOTAL</b>			<b>892</b>



# Multi-Family – Approved Not Permitted

Name	Location	Unit Type	Number of Units
Mundy Mill	Mundy Mill Rd.	Apartments	969
Oak Hall	Ahaluna Dr.	Apartments & Assisted Living	325
Limestone Greenway	Limestone Pkwy.	Apartments	252
Spring Road Village	Spring Rd.	Townhouses	110
Lake 53, LLC	Dawsonville Hwy.	Condominiums	79
JH Homes	Pearce Way	Townhouses	65
Woodland Point	Pemmican Run	Townhouses	56
Parkside on the Square	Spring St.	Condominiums	32
<b>TOTAL</b>			<b>1,888</b>

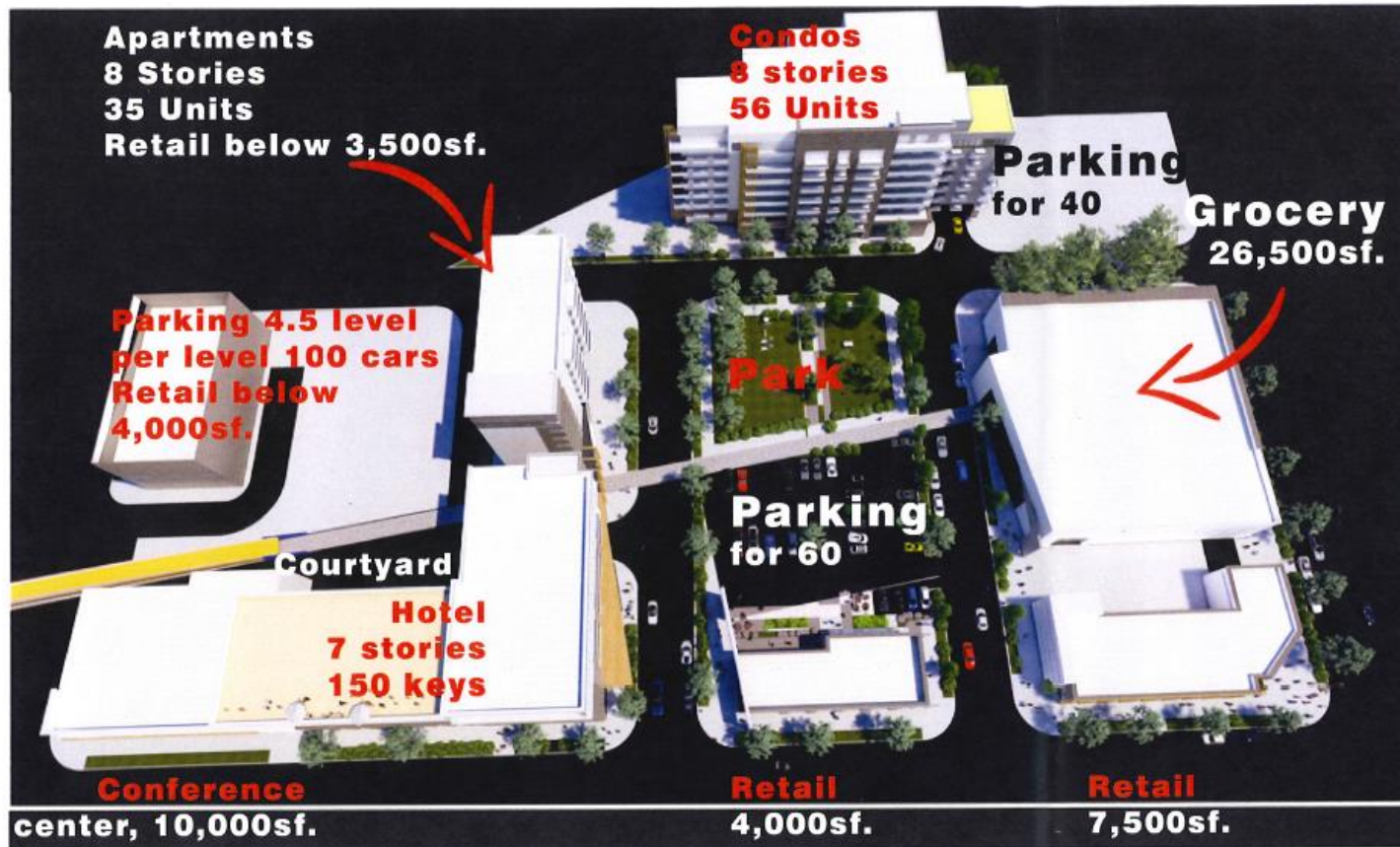
*\*Sussex – Old Cornelia Hwy. approved in 2001 for 1,293 multi-family units.*

# Pedestrian Bridge



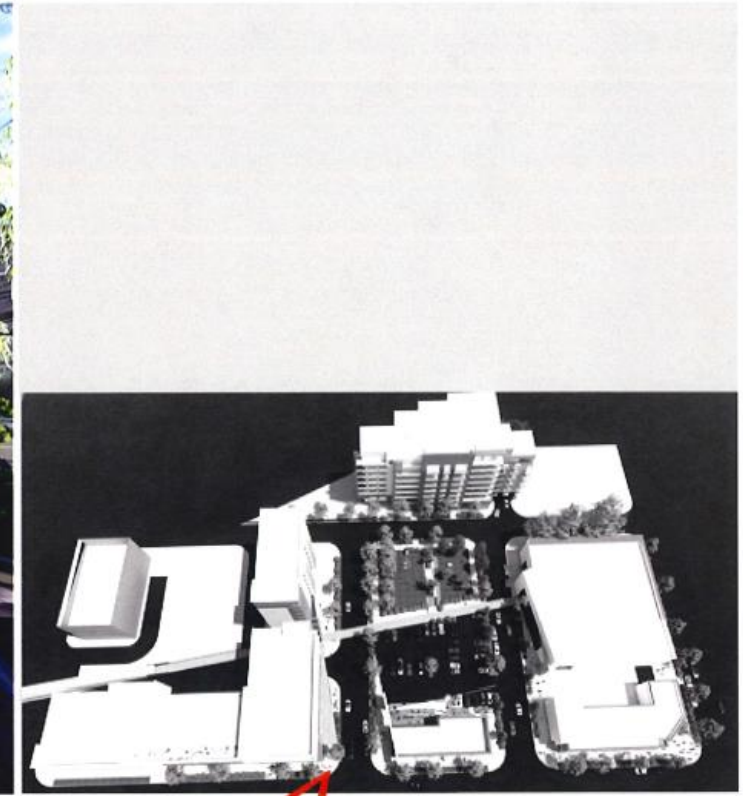


- Hotel: 150 Keys  
7th Floor Lounge & Terrace
- Conference Center: 10,000 sf
- Condos: 56
- Apartments: 35
- Retail: 45,500 sf
- Parking: 685 Spaces
  - Deck: 450
  - Surface: 100
  - On-Street: 70
  - Underground: 65
- Future Connector to Chestnut Street S.E.



**URBAN INFILL DEVELOPEMENT**  
GAINESVILLE, GA.





**URBAN INFILL DEVELOPEMENT**  
GAINESVILLE, GA.

02 08 2019

SITE VIEW



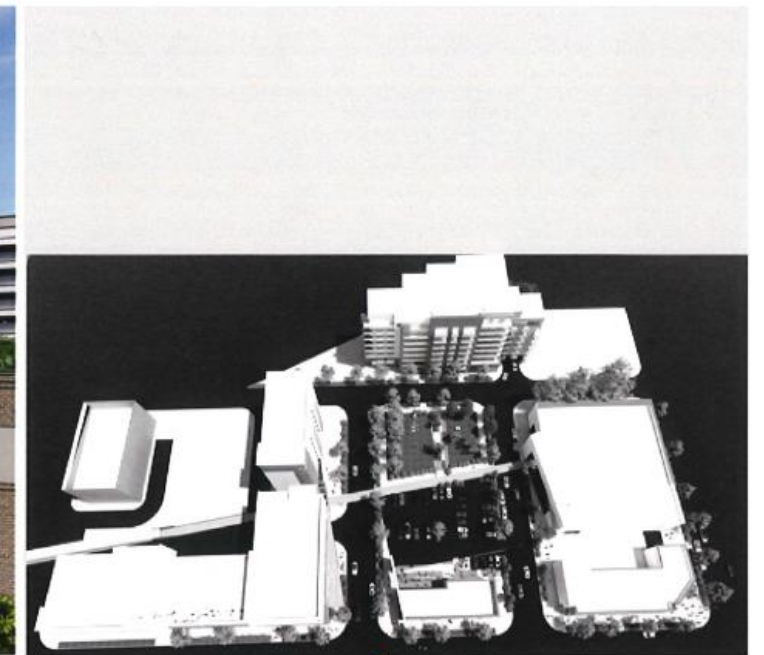


**URBAN INFILL DEVELOPEMENT**  
GAINESVILLE, GA.

02 08 2019

SITE VIEW



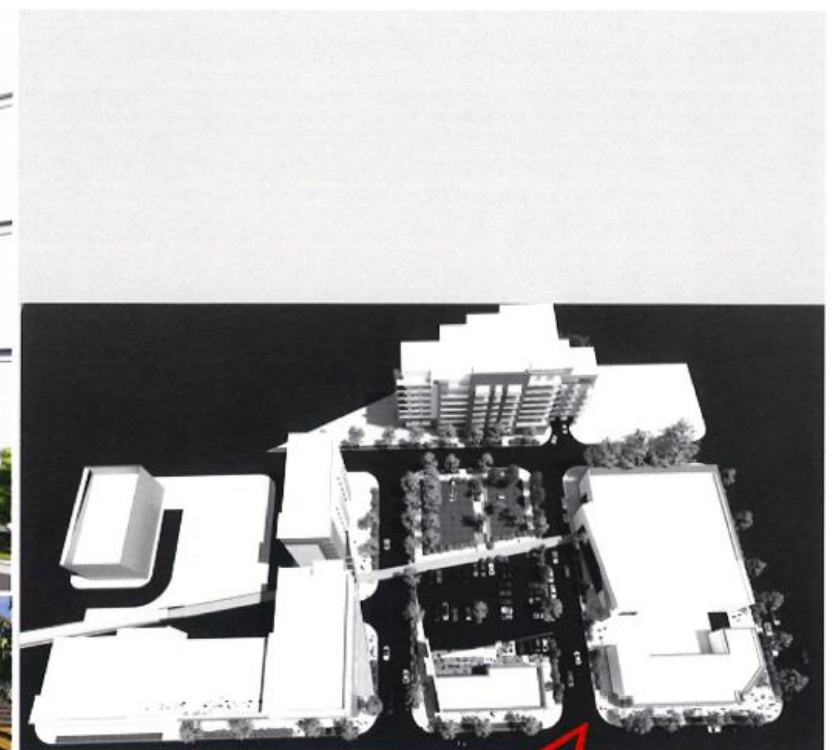


**URBAN INFILL DEVELOPEMENT**  
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02 08 2019

SITE VIEW





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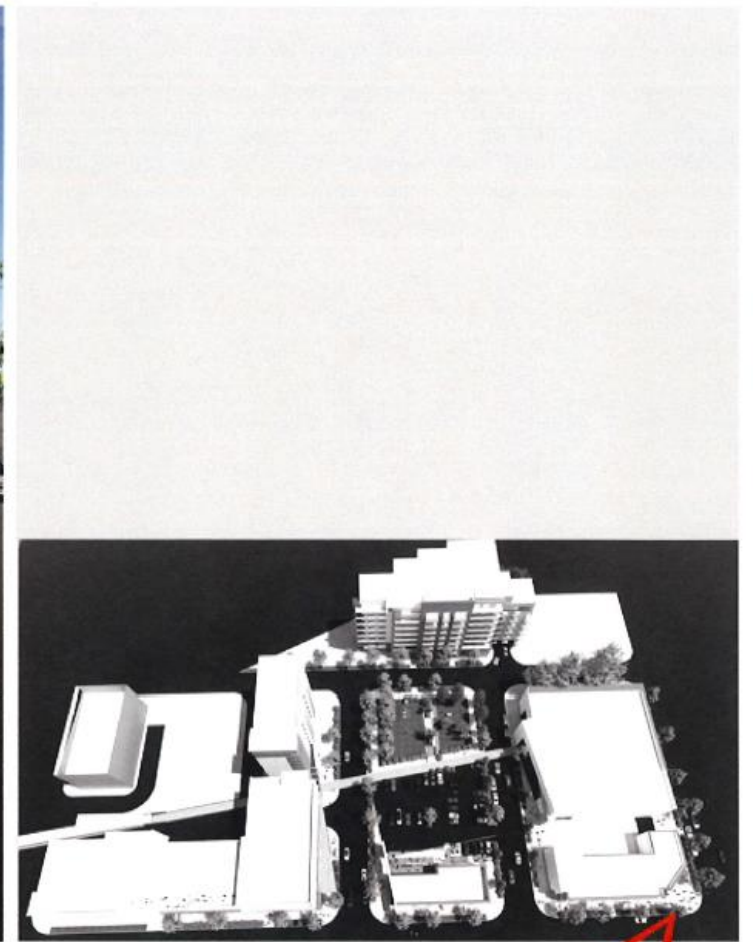


**URBAN INFILL DEVELOPEMENT**  
GAINESVILLE, GA.

02 08 2019

SITE VIEW





**URBAN INFILL DEVELOPEMENT**  
GAINESVILLE, GA.

02 08 2019

SITE VIEW





# FY2020 ECONOMIC DEVELOPMENT & INFRASTRUCTURE RETREAT

---

SATURDAY MORNING DISCUSSION

# Estimated Property Tax Revenue

Estimated Tax Year 2018  
(Fiscal Year 2019)

Millage Rates  
for TY 2018 &  
FY 2019

Additional  
Revenue from  
Reassessments  
(estimated based on FY  
2019 final)

Additional  
Revenue from  
Real Growth  
(estimated based on FY  
2019 final)

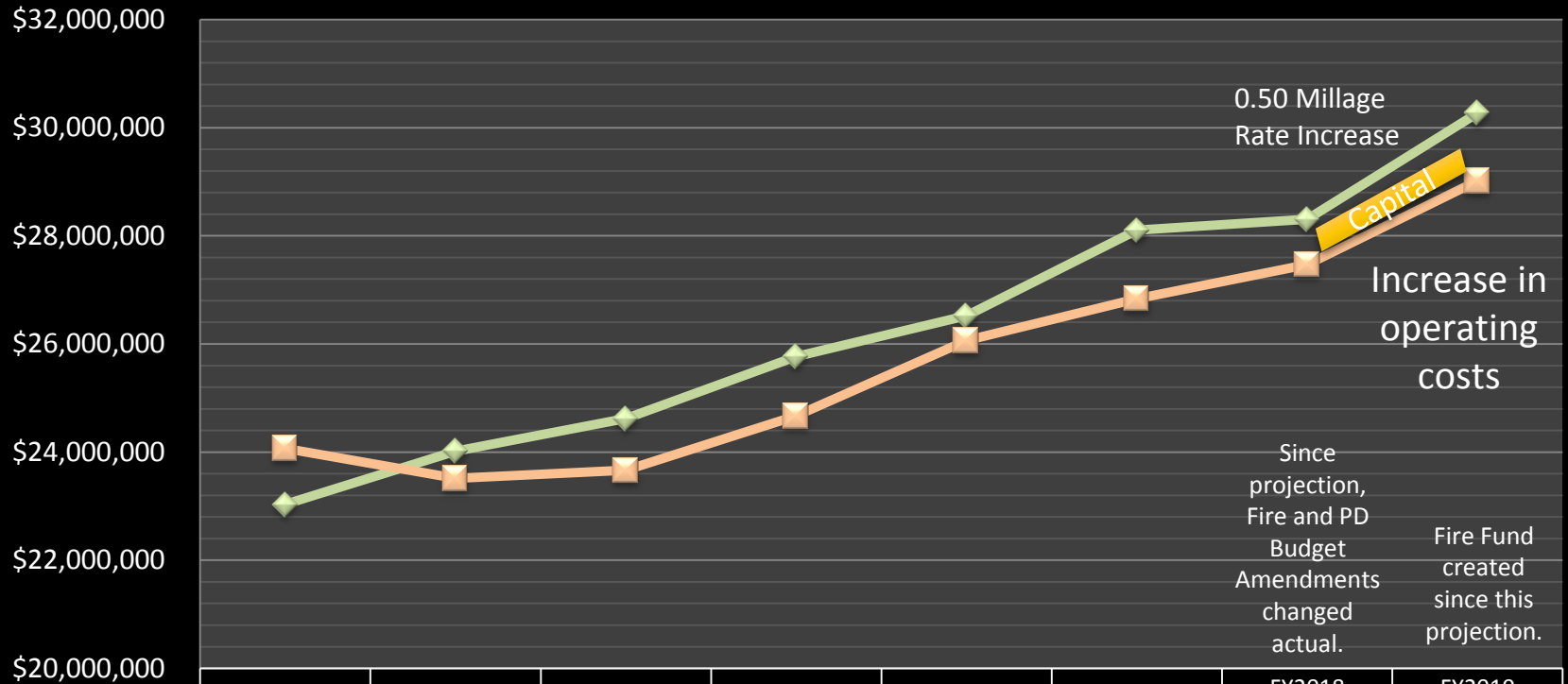
Fire Fund	1.250	\$192,154	\$478,134
General Fund	1.364	\$209,678	\$521,739
Parks & Recreation	0.750	\$115,292	\$286,880
Totals	3.364	\$517,124	\$1,286,753

0.04 mill rollback (millage rate from 1.364 to 1.324)

# General Fund Operating Revenues & Expenditures

(Excludes TWS purchase, Transfers In and Out)

Note: Information presented during 2018 Retreat.

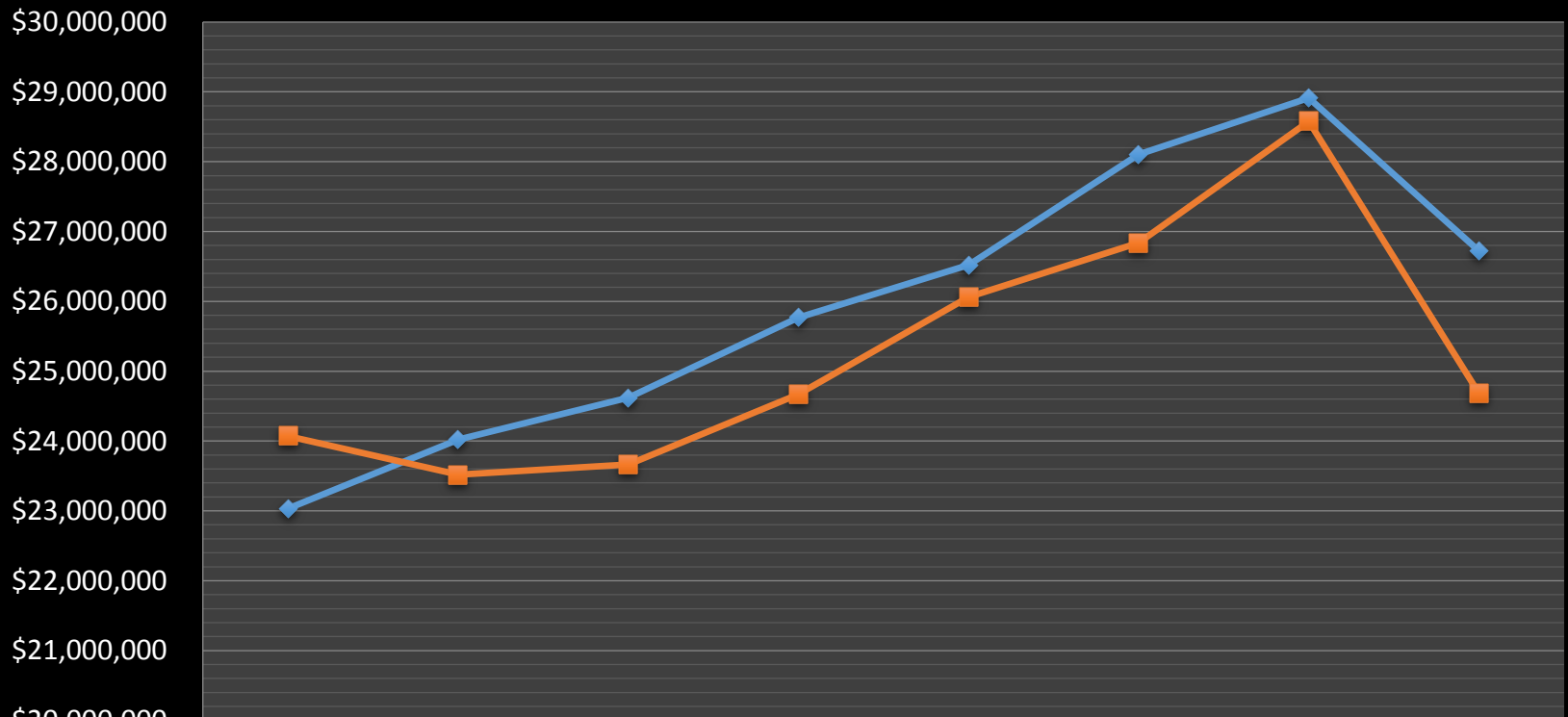


	FY2012 ACTUAL	FY2013 ACTUAL	FY2014 ACTUAL	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 PROJECTED ACTUAL	FY2019 PROJECTED ACTUAL
Operating Revenues	\$23,031,768	\$24,020,404	\$24,620,991	\$25,768,418	\$26,520,700	\$28,103,946	\$28,307,650	\$30,270,519
Operating Expenditures	\$24,070,215	\$23,516,349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

# General Fund

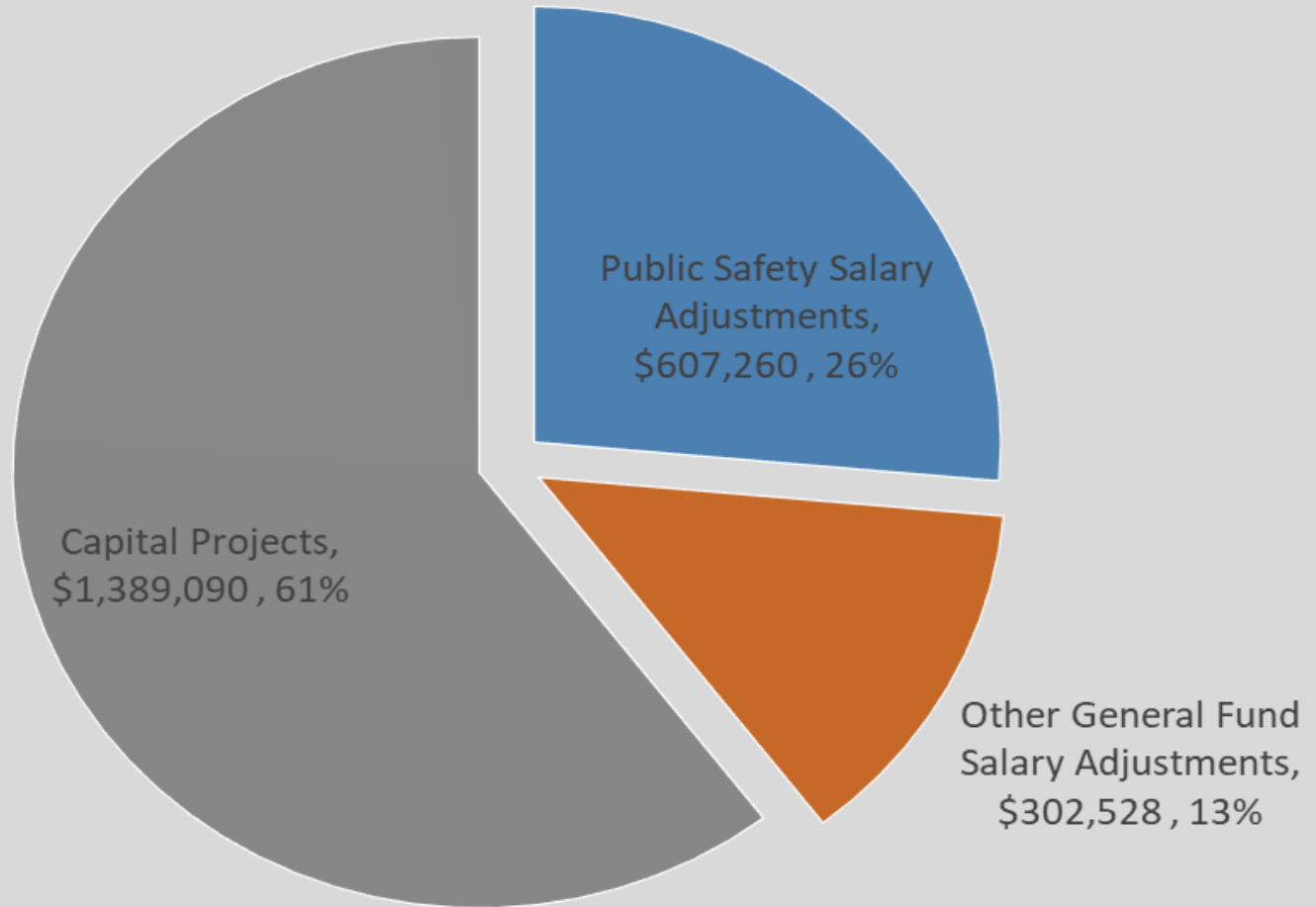
## Operating Revenues & Expenditures

(Excludes TWS purchase, Tax Equity Payment, Transfers In and Out)



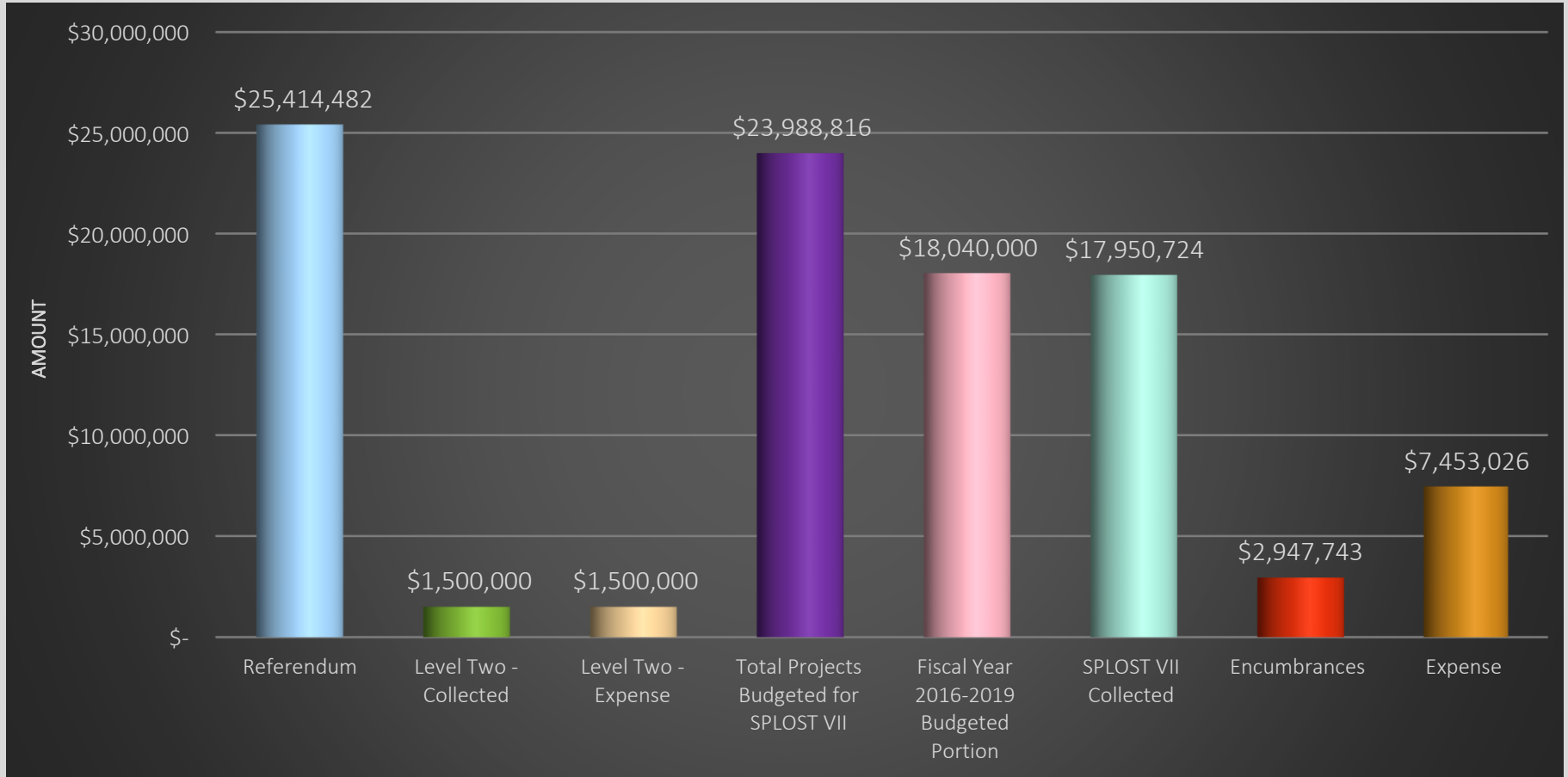
	FY2012 ACTUAL	FY2013 ACTUAL	FY2014 ACTUAL	FY2015 ACTUAL	FY2016 ACTUAL	FY2017 ACTUAL	FY2018 ACTUAL	FY2019 PROJECTED
Operating Revenues	\$23,031,768	\$24,020,404	\$24,620,991	\$25,768,418	\$26,520,700	\$28,103,946	\$28,911,919	\$26,718,913
Operating Expenditures	\$24,070,215	\$23,516,349	\$23,665,122	\$24,671,466	\$26,063,759	\$26,837,940	\$28,578,530	\$24,679,863

# How will the .5 mill increase be used?



# SPLOST VII

# SPLOST VII as of 02/20/19



SPLOST VII began July 2015

- Five (5) year SPLOST
- City's pro rata share is 18.813% (\$25,414,482) of the estimated \$135,090,000
- From the \$22,910,000 Level Two projects, the City received \$1,500,000

Collections thru December 2018

- 18 months remain

SPLOST VII ends June 2020

**FY2016**

**FY2017**

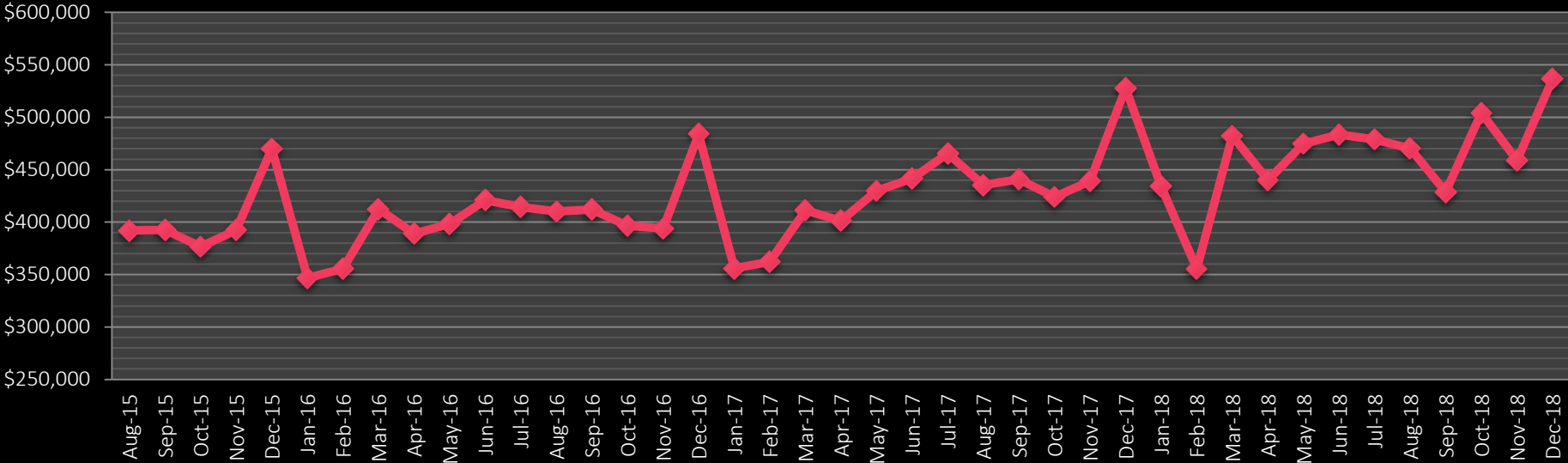
**FY2018**

**FY2019**

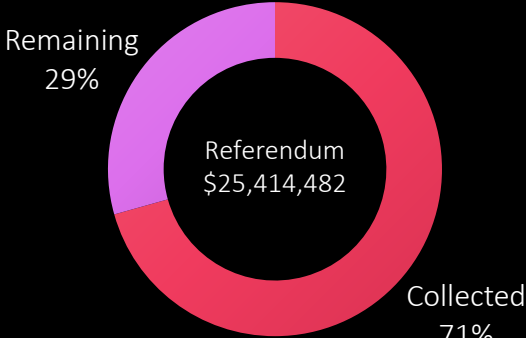
**FY2020**

# SPLOST VII as of 02/20/19

## SPLOST VII Collections (per month)

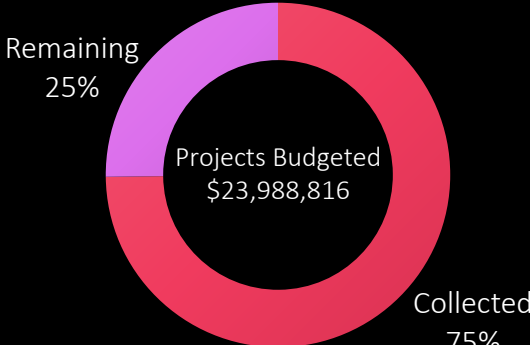


### Amount collected toward total *Referendum*



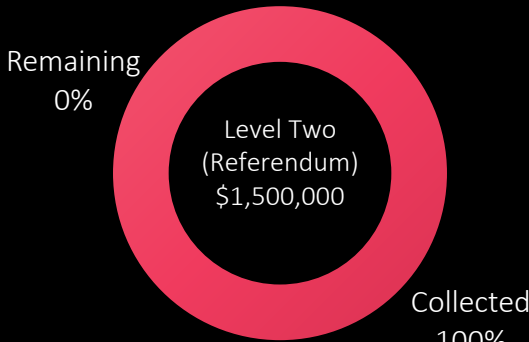
Collections are above estimates of 69% for 42 months.

### Amount collected toward total *Projects Budgeted*



Collections are above estimates of 69% for 42 months.

### Amount collected toward *Level Two (Referendum)*



Project Completed (Senior Life Center)

<b>GAINESVILLE</b>			
1	Public Safety	Fire Station Construction/ Replacement Fire Vehicle/Apparatus	\$ 5,500,000
2	Roads, Bridges, Storm water		12,914,482
3	Youth Sports Athletic Complex	Phase 1	6,750,000
4	Park Improvements		250,000
<b>TOTAL</b>			<b>\$25,414,482</b>

	Projected Collections / Intergovernmental Agreement	% of Total	Financial Services Projections	Difference in Projections - Now Available Funds
Public Safety	\$ 5,500,000	21.64%	\$ 5,250,000	\$ 250,000
Roads, Bridges, Storm Water	\$ 12,914,482	50.82%	\$ 11,738,816	\$ 1,175,666
Youth Sports Athletic Complex	\$ 6,750,000	26.56%	\$ 6,750,000	\$ -
Park Improvements	\$ 250,000	0.98%	\$ 250,000	\$ -
Totals	\$ 25,414,482	100.00%	\$ 23,988,816	\$ 1,425,666

# SPLOST VIII

**Table 3: Hall County SPLOST VIII Forecast with Additional Scenarios**

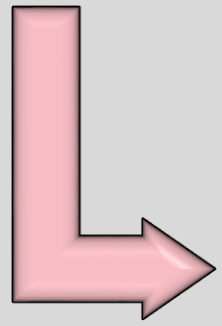
	Original Revenue Forecast	4.1 Percent Revenue Growth Forecast	3.1 Percent Revenue Growth Forecast
2020 (July – December)	\$18,231,309	\$18,034,211	\$17,749,025
2021	\$37,887,458	\$37,096,209	\$36,229,196
2022	\$39,930,073	\$38,690,774	\$37,502,961
2023	\$42,091,383	\$40,374,893	\$38,788,854
2024	\$44,225,359	\$42,001,081	\$39,934,287
2025	\$46,467,680	\$43,703,498	\$41,068,255
2026 (January – June)	\$24,076,200	\$22,331,212	\$20,773,310
<b>Total SPLOST VIII Revenue:</b>	<b>\$252,909,462</b>	<b>\$242,331,212</b>	<b>\$232,045,888</b>

Source: CEDR, Georgia Institute of Technology

Budget 93.5% = \$216,962,905  
Referendum Amount

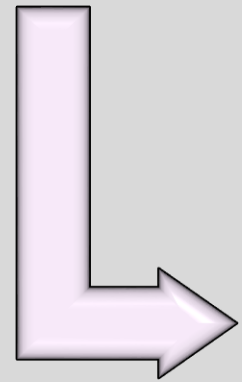
Tier I  
\$0

- Constitutionally Mandated Duties: County Courthouse, Jail, CI, Health Department.



Tier II  
\$35,021,600

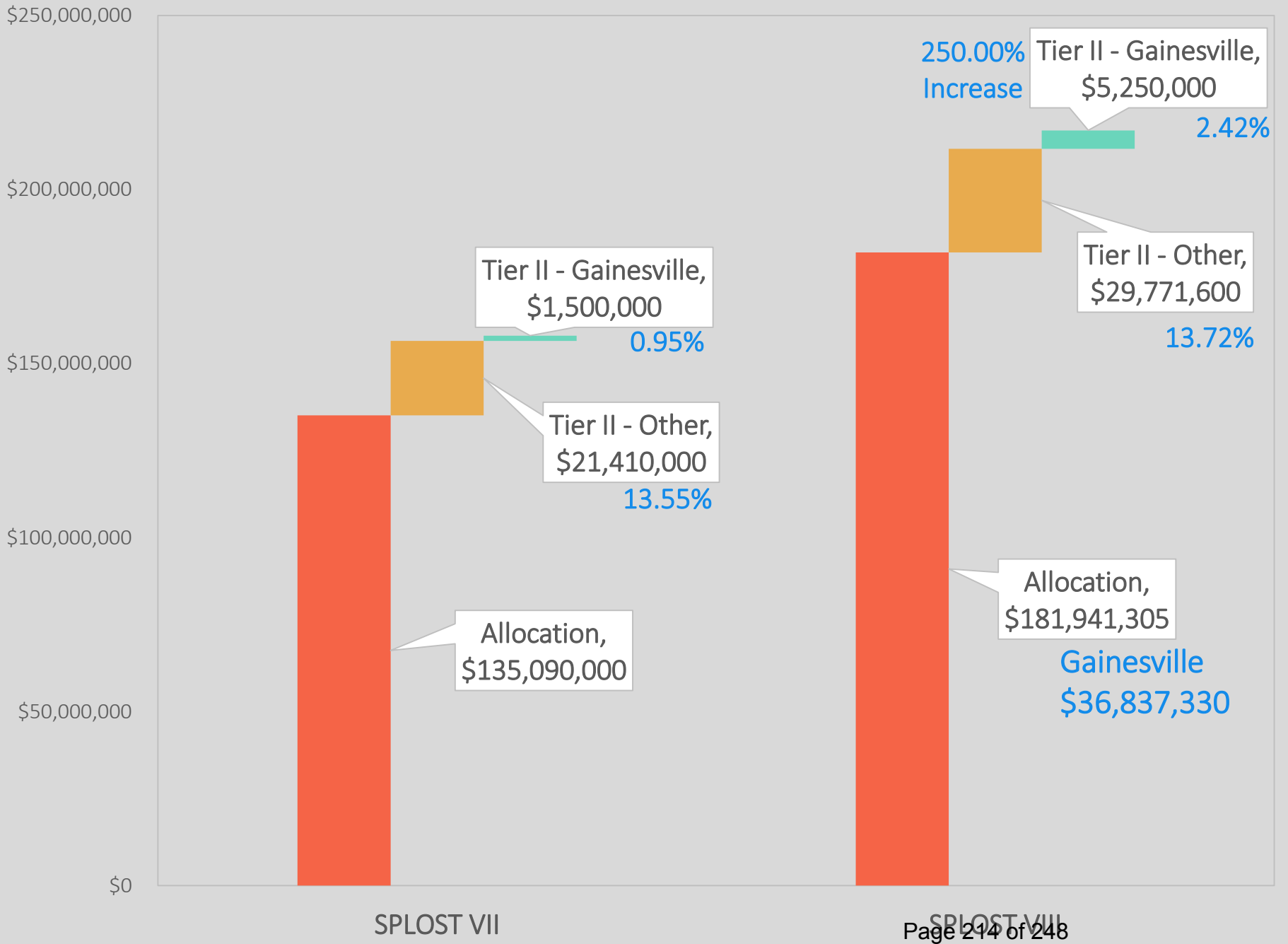
- County-Wide Projects

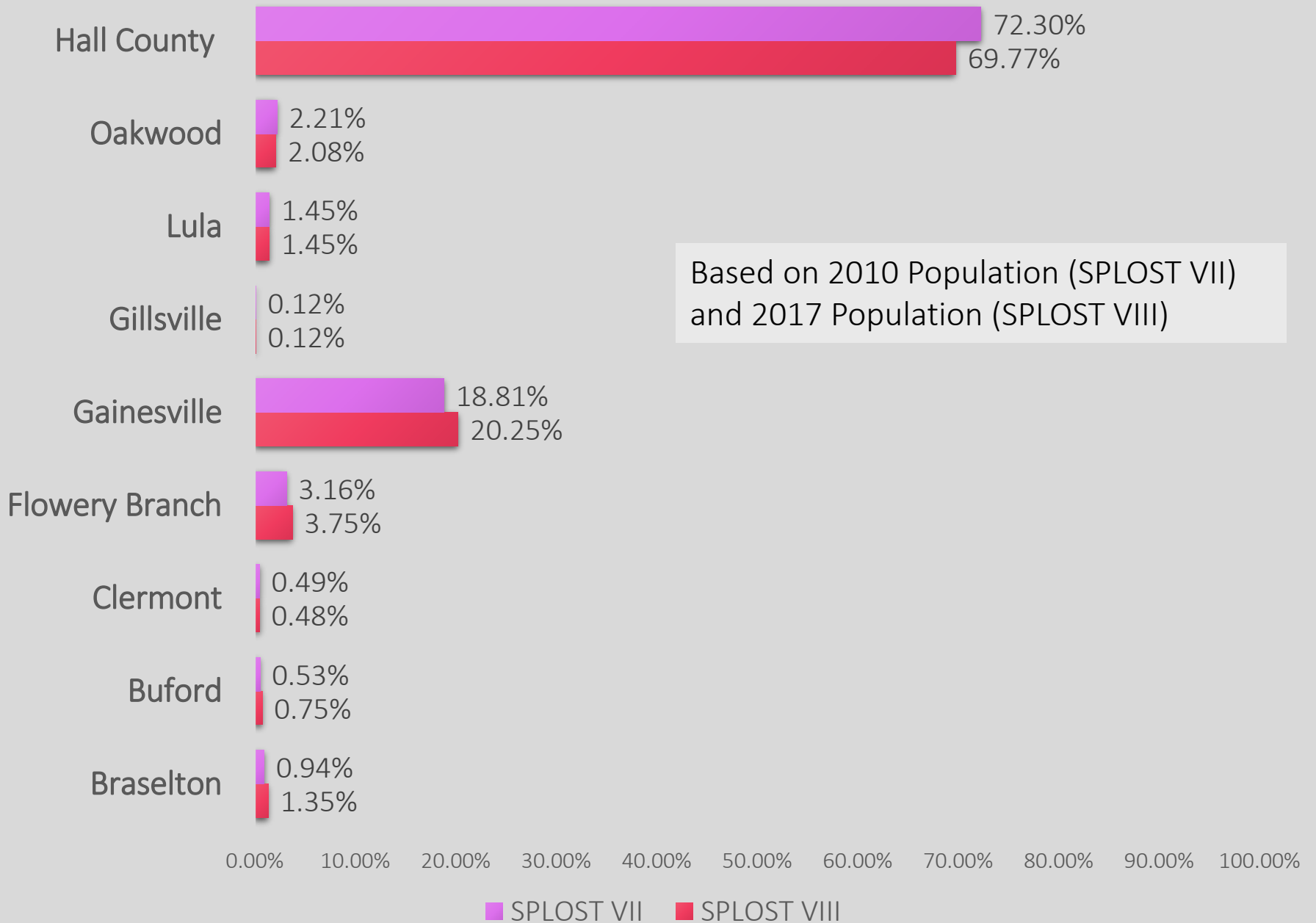


Distribution  
\$181,941,305

- Population Based Distribution

County Wide Tier II Projects	Amount
Library Parking Deck	\$5,000,000
Trails and Greenspace	\$7,000,000
Landfill Phase II Cell II	\$5,500,000
Ambulances	\$3,000,000
Fire Training Center Expansion	\$3,000,000
New East Hall Library	\$3,000,000
HCGC Building/Campus Improvements	\$6,500,000
Courthouse Improvements	\$1,771,600
Senior Center Parking Lot	\$250,000
Total	Page 213 of 248 <b>\$35,021,600</b>





Requested SPLOST VIII Projects	Amount
Fire Stations #5 and #6	\$9,600,000
Police Training Building	\$1,000,000
Athletic Fields & Recreation Center	\$10,836,000
Skate Park	\$1,250,000
Parking Deck	\$9,000,000
Roads and Bridges	\$9,000,000
Storm Water	\$6,000,000
Total	\$46,686,000

Requested SPLOST VIII Projects	Amount
Fire Stations #5 and #6	\$9,600,000
Police Training Building	\$1,000,000
Athletic Fields & Recreation Center	\$10,836,000
Skate Park	\$1,250,000
Parking Deck	\$4,000,000
Roads and Bridges	\$9,000,000
Storm Water	\$6,000,000
<b>Total</b>	<b>\$41,686,000</b>

## Public Safety

- **Fire Department: \$7,000,000**

Fire station #5 with equipment. Construction of a three (3) bay station of approximately 8,000 square feet. The station would house a maximum total of 15 personnel daily. Apparatus would include one (1) engine company and one (1) ladder company.

- **Police Department: \$1,500,000**

Training Building that consists of 3 to 4 classrooms, a gym area for Defensive Tactics and role play activities, 4 offices and restrooms. East & West Precincts

## Recreational

- **Athletic Fields: \$5,500,000**

Multi-purpose Athletic Fields were originally proposed as part of the Youth Athletic Complex planned for Allen Creek in a regional park development. Based on NRPA standards and community surveys, Gainesville Parks and Recreation needs these artificial turf rectangular fields to meet service demands.

- **Train park: \$2,000,000**

- **Historic City Hall Renovation: \$900,000**

- **Civic Center Renovations: \$900,000**

**Total  
\$36,800,000**

## Roads, Bridges, Storm Water

- **Roads & Bridges: \$9,000,000**

Public Works

- **Storm Water: \$6,000,000**

Water Resources

## Parking Deck

- **Parking Deck – City Allocation:  
\$4,000,000**

North side of Downtown

# Impact Fee

# What is an impact fee?

- A one-time charge on development to pay a share of the cost of providing certain public facilities that are needed to serve new development
- In principle, an impact fee program should help pay for facilities identified in a Capital Improvement Plan (CIE) over a 20-year period



# Why are impact fees charged?

- Without impact fees, costs of providing facilities for new development are paid thru:
  - Existing property taxes
  - LOST
  - SPLOST
  - Fees
- Rational way to ensure a consistent Level of Service



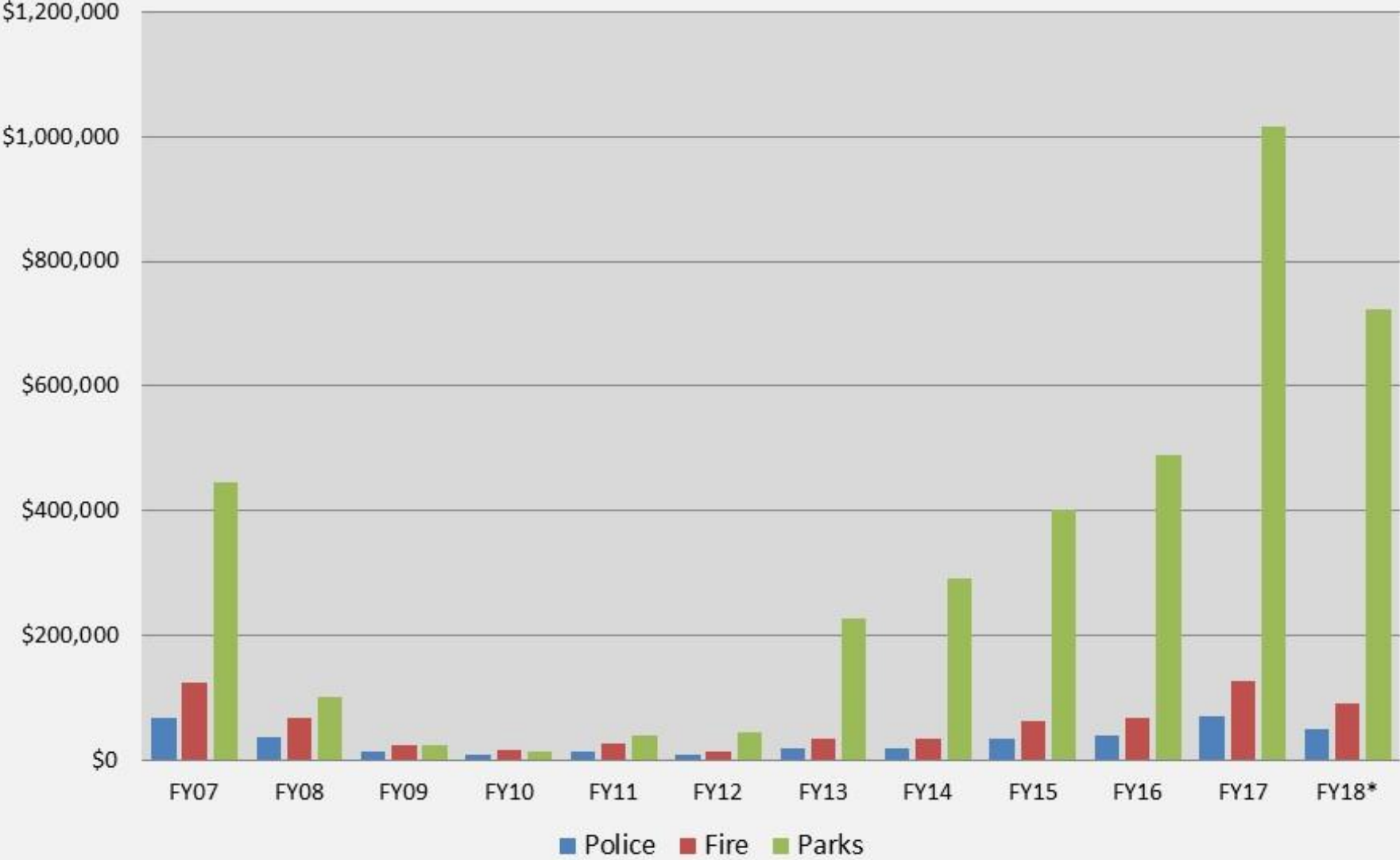
## What has Gainesville already done?

- The City adopted an impact fee program in 2006 that includes:
  - Parks and recreation (residential only)
  - Police
  - Fire
  - Libraries (on behalf of Hall County)

	Parks & Recreation	Fire	Police	Hall Co. Library	Admin. Fee	TOTAL
Residential	\$1,129	\$98.93	\$54.30	\$261.27	\$46.31	<b>\$1,589.81</b>

*Non-Residential – varies depending on use and square footage.*

# Impact Fees Collected: FY07 – FY18\*



(\* ) Indicates FY18 is estimated per Tidemark/Advantage permit data. Amounts will be confirmed by FY18 audit/CAFR

## How have impact fees been used?

- New ladder truck
- Police firing range
- Frances Meadows Center playground and pavilion
- Wilshire Trails playground

*Note: The initial CIE has been amended annually. Such amendments have included changes to the initial (2006) facility recommendations*

## Potential Future Impact Fee Funded Projects

- New fire stations & equipment
- New police precincts
- Expanded public safety training facility
- Public Safety equipment
- Skate Park
- Train-themed park

## Funding: How much impact fees are needed?

Per Dwelling	Existing	CIE Proposal	Staff Proposal
Parks	\$1,129.00	\$1,500.00	\$1,400.00
Fire	\$98.93	\$700.00	\$685.00
Police	\$54.30	\$375.00	\$375.00
Hall Co. Library	\$261.27	\$261.27	\$261.27
Admin. Fee	\$46.31	\$85.10	\$81.64
Total	\$1,589.81	\$2,921.37	\$2,802.91

## Impact Fee Timeline

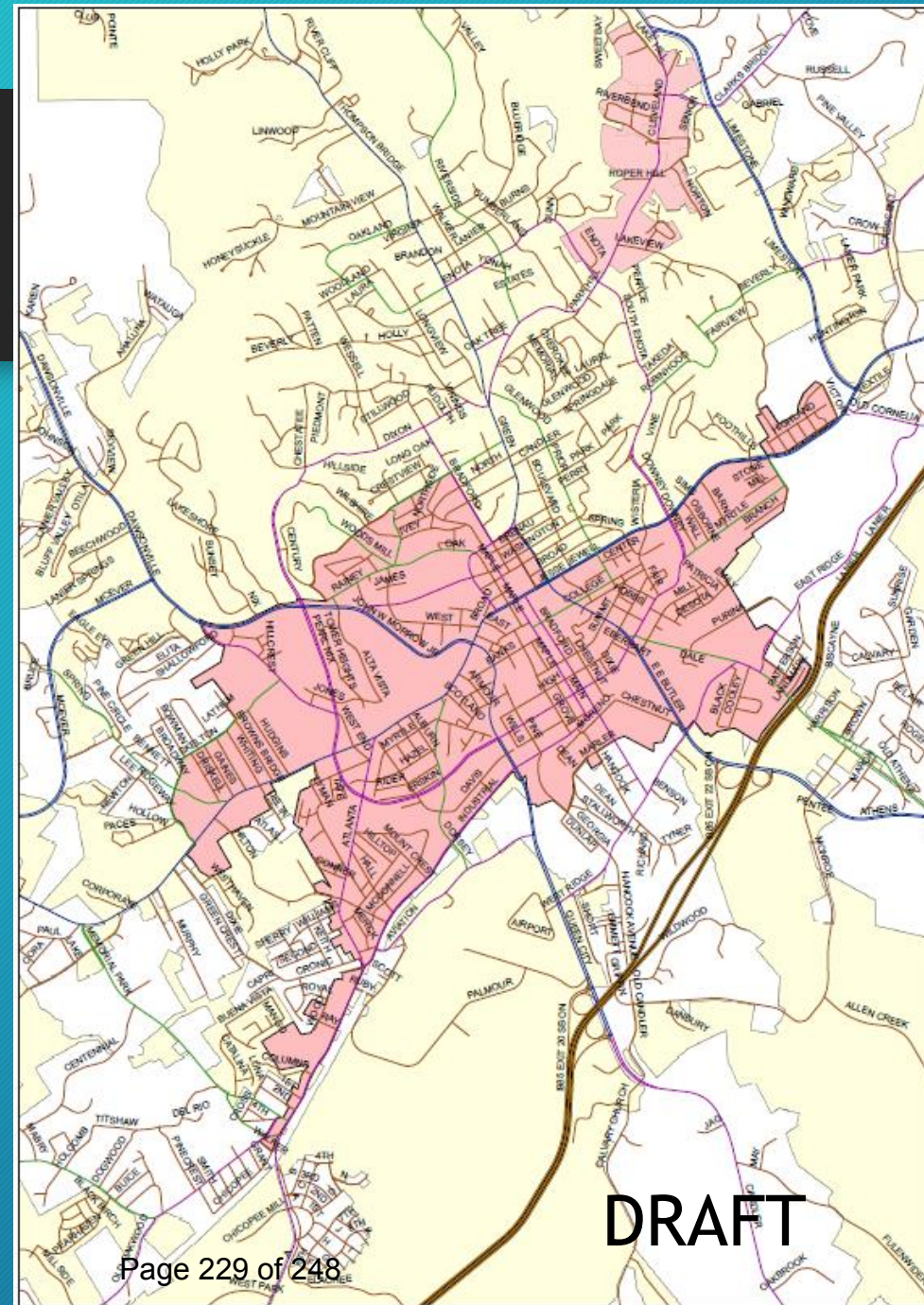
- Presented Capital Improvement Element (CIE) Update at Council Work Session on 11/29/18 with Council vote on transmittal on 12/4/18
- Transmitted CIE to GA Mountains Regional Commission and DCA on 12/5/18 with 30-day comment period
- Present CIE and updated Fee Schedule at Council Work Session on 5/7/19 with Council vote on 5/21/19
- Redevelopment Ordinance to Council in May

# Redevelopment Incentives Ordinance

- Currently Under Consideration - Details are Still Being Developed
- Designed to Incentivize Redevelopment in Targeted Areas by waiving certain local fees
  - Applies to both residential and non-residential redevelopment
  - Within targeted areas that can be modified based on need
  - Redevelopment must meet certain criteria and standards

# DRAFT Map of Target Area

- Shallowford Road
- Jesse Jewell Parkway
- Atlanta Highway
- Downtown/Midtown
- 129 South - Athens Street
- 129 North - Park Hill Apartments
- Oak Street/Ivy Terrace



# Criteria to Qualify for Incentives

- Redevelopment Site must be at least 1 ½ acres in size
- All structures on site must be demolished
  - Exceptions for historic structure or out-buildings
- Meet Architectural Standards
- Meet Landscaping Standards
- Must provide sidewalks and pedestrian lighting

# Criteria to Qualify for Incentives

- Residential

- Allow Density Bonus
- Must provide Garage (at least one car)
- Units must have access to covered and/or screened storage
- Incentives would not apply to new apartments - only redevelopment of existing apartments

- Non-Residential

- Use Restrictions Apply (Midtown Overlay Zone)
- Incentives would not apply for moving a business from one location in the City to another location in the City
- Uniform sign plan required
- Residential Uses allowed (no more than 25% apartments)

# Incentive - Potential Fees to be Waived

- Water and Sewer - tap, meter, connection fees
- Land disturbance fee
- Civil and Architectural Review Fees
- Building Inspections and Permit Fees (C.O., Signage, etc.)
- Fees for PAB Actions - Variance, Annexation, Rezoning, etc.
  
- Not Waived
  - EPD Land Development Fees
  - Water/Sewer Inspection Fees
  - Impact Fees (legally not allowed unless the fee amount is contributed to the Impact Fee Fund from another source)

# Residential -Single-family 1,500 sf home

• Rezoning Fee	\$500.00
• Building permit	\$340.00
• Occupancy Permit	\$50.00
• Demolition Fee	\$25.00
• Water Tap /Connection/Admin Fee	\$2,850.00 per unit (3/4 inch Tap)
• <u>Sewer Tap /Connection/Admin Fee</u>	<u>\$4,577.00 per unit (3/4 inch Tap)</u>
	<b>\$8,342.00 Total Savings</b>

# Residential Subdivision -20 lots - Fee-Simple Units

• Rezoning Fee	\$500.00
• Civil Plan Review Fee	\$600.00 (\$400.00 + \$10 per disturbed acre)
• Final Plat Review Fee	\$500.00 (\$300 + \$10 per lot)
• Building permit	\$6,800.00 (\$340.00 per unit)
• Occupancy Permit	\$1,000.00 (\$50.00 per unit)
• Sign Permit Fee	\$45
• Demolition Fee	\$50
• Water Tap & Meter / Admin Fee-	\$57,000.00 (\$2,850.00 per unit with 3/4 inch tap size)
• <u>Sewer Tap &amp; Admin Fee-</u>	<u>\$91,540.00 (\$4,577.00 per unit with a 3/4 inch tap size)</u>
	<b>\$158,035 Total Savings</b>

# Commercial Office Site -5,000 sf building on 2 acres

• Rezoning Fee	\$500.00
• Civil Plan Review Fee	\$420.00 (\$400.00 + \$10 per disturbed acre)
• Building Plan Review Fee	\$100.00
• Building permit	\$1,040.00
• Occupancy Permit	\$50.00
• Sign Permit Fee	\$45.00
• Demolition Fee	\$50.00
• Water Tap & Meter / Admin Fee	\$2,850.00 per unit (3/4 inch Tap size)
• <u>Sewer Tap &amp; Admin Fee</u>	<u>\$4,577.00 per unit (3/4 inch Tap size)</u>
	<b>\$9,632.00 Total Savings</b>

# Next Steps

- Finalize Redevelopment Incentives Ordinance
- Finalize Redevelopment Incentives Map
- Meet with Developers for Feedback
- City Manager & City Attorney Review
- Discussion with Council
- Schedule for Adoption

# DWR Action Items in FY 2020

- ▶ Stormwater Ordinance / Dec 2020
- ▶ Storage Contracts
- ▶ Capital Projects



# City View



# City View



**URBAN INFILL DEVELOPEMENT**  
GAINSVILLE, GA.

02 08 2019

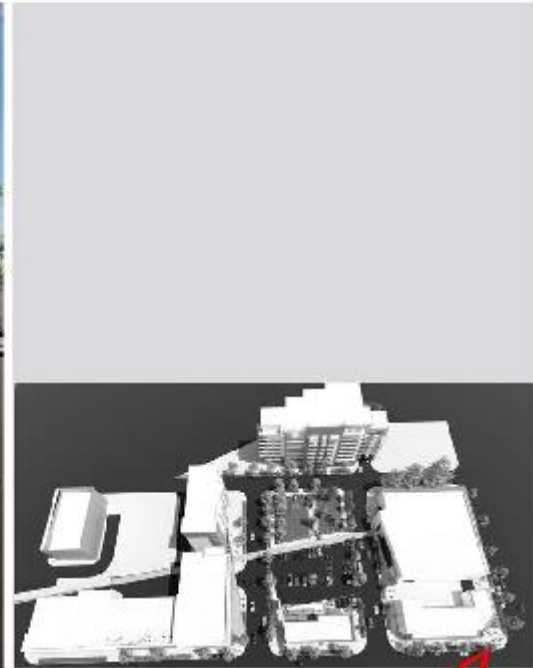
MASTER PLAN



Overcash Demmitt Architects [www.oda.us.com](http://www.oda.us.com)



# City View



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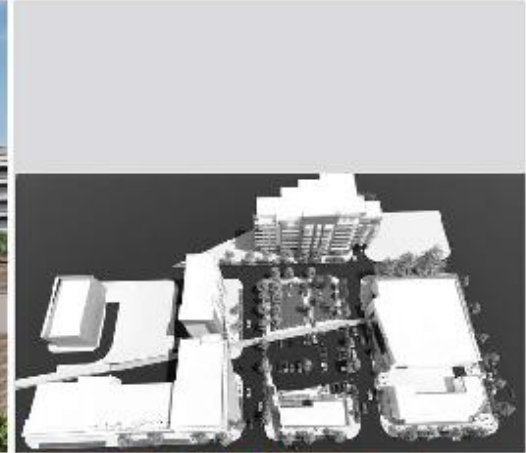
SITE VIEW

**DUKE HOSPITALITY**

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# City View



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# City View



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ODa

# City View



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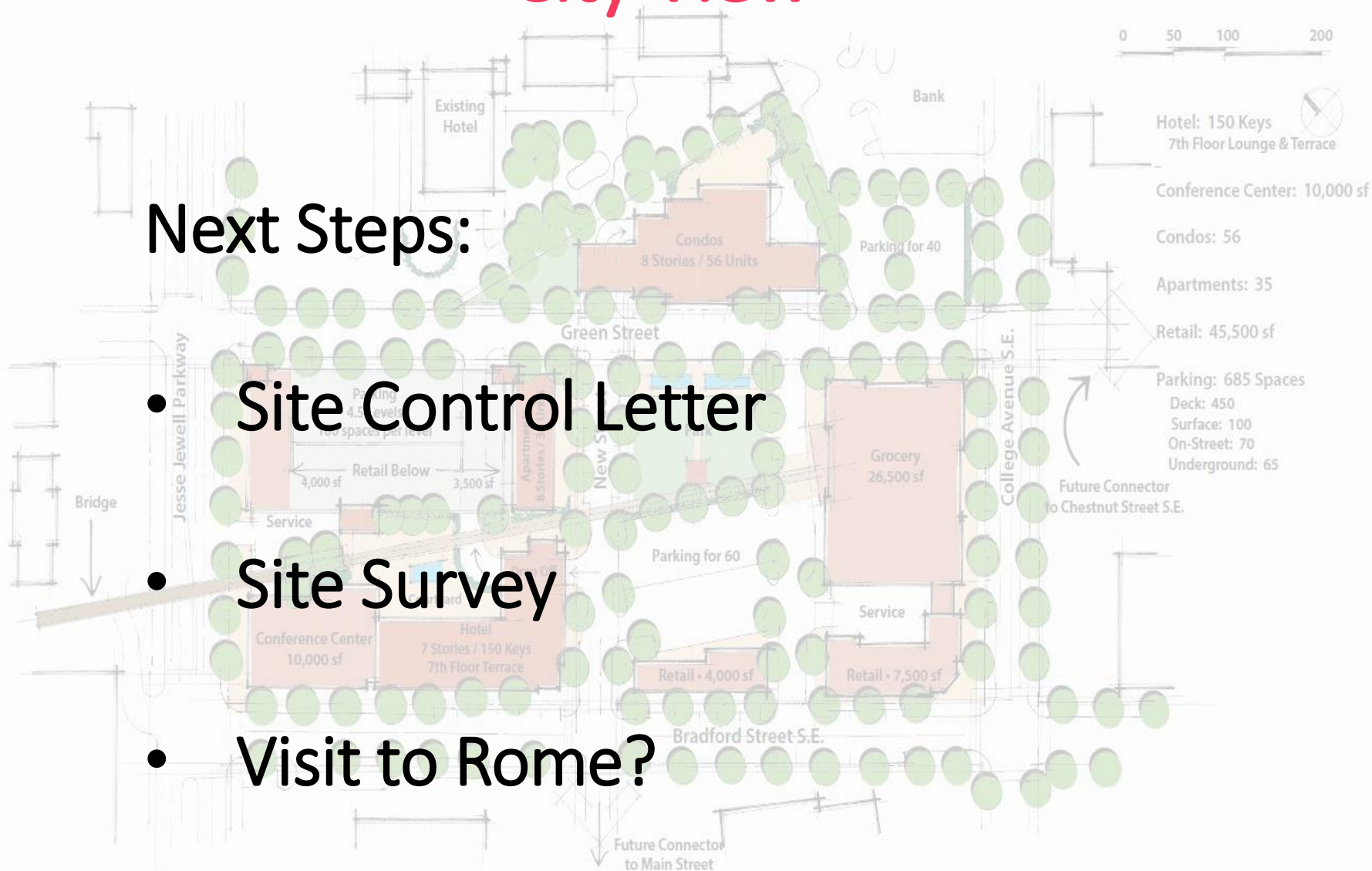


ODA

# City View

## Next Steps:

- Site Control Letter
- Site Survey
- Visit to Rome?



# Visit To Rome, GA



# JUNE 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Public Hearing Ad / Budget & Millage Adoption Ad	26	27	28	29	30 City Manager Budget Presentation	31
1	2	3 Public Budget Hearing 6pm	4	5	6 Budget & Millage Adoption Ad / Five Year History	7
8	9	10	11	12	13	14
15	16	17 Adoption of Millage Ordinance / Budget Adoption	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6						

# Wrap UP

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- General Fund Roll Back
- Differential
- Direction/Feedback for:
  - Water Resources
  - Public Works
  - Community & Economic Development
- SPLOST VIII
- Impact Fees / Redevelopment Ordinance