TENTATIVE AGENDA

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

SPECIAL CALLED SESSION

TUESDAY, JUNE 6, 2023, 5:00 P.M.

CITY HALL

A. Roll call

B. Purpose of meeting: enter into executive session for discussion of pending litigation and real estate disposition.

C. Enter into executive session

D. Adjourn

A qualified interpreter for the hearing impaired is available upon request at least 10 days in advance of this meeting. Please call (706) 613-3031 (TDD {706} 613-3115) to request an interpreter or for more information.

REVISED 06-06-2023

If making a public comment, please fill out the form available on the table in the hallway to help ensure that your information is correctly entered into the minutes. Once you have spoken, please hand your form to the staff in front of the podium for the Clerk.

TENTATIVE AGENDA

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

TUESDAY, JUNE 6, 2023 **6:00 P.M.**

CITY HALL

If business has not concluded by 8:15 p.m., there will be a 15-minute break.

Roll call and approval of Minutes of meetings of Tuesday, May 2; Thursday, May 11; and Tuesday, May 16; and other meetings of May 4; May 9; May 11; May 16; May 18; May 23; and May 26.

A. Conduct public hearing #3 on the proposed FY24 budget as required by the Taxpayer Bill of Rights passed by the Georgia General Assembly in 1999. If you wish to address the Mayor and Commission on this item, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT MEMBERS OF THE PUBLIC MAY SPEAK ONCE DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

B Public input. If you wish to address the Mayor and Commission on any item listed below on the consent agenda, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT MEMBERS OF THE PUBLIC MAY SPEAK ONCE DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

C. Consent agenda. Items under this section have been discussed at prior public meetings and will be presented for consideration as a single item. Only one vote will be taken.

1. ADOPT: Ordinance for FY24 Congressionally Directed Spending (CDS) from the Office of Senator Jon Ossoff (D-GA) for Real Time Crime Center (RTCC), crime analysts, and event public safety equipment
2. ADOPT: Ordinance FY2023 COPS Hiring Program (CHP) grant application
3. ADOPT: Ordinance 2023 Community Policing Development (CPD) Microgrants Program application
4. ADOPT: Ordinance for Animal Services request for contingency funding
5. APPROVE: School Resource Officer (SRO) agreement for 2023-2024 academic year
6. APPROVE: Middle Oconee East Trunk Improvements Project - Phase I: Approval of preliminary construction Plans
7. APPROVE: Lake Meeler S/D Sewer Realignment Project - Approval of preliminary construction plans

8. APPROVE: Merlin Drive Sewer Repair Project - Approval of preliminary construction plans

9. APPROVE: Ratification of the first amendment to the lease agreement with the Athens Neighborhood Health Center

10. APPROVE: Initiation of roadway abandonment process of excess right of way at Intersection of Athena Road, Spring Valley Road, and Anderson Lane

11. APPROVE: Request to amend pay for the members of the Board of Elections

12. APPROVE: Athens Justice & Memory Project's Affordable Housing Preservation RFP concept

13. APPROVE: Development of the Rock Hill Quarry schedule

14. APPROVE: SPLOST 2020 Project 28, Mental Health Recovery Facility Project – Proposed project concept

15. APPROVE: SPLOST 2020 Project 05, Fire Department Equipment Sub-project #4 – Proposed project concept and purchase of ballistics gear

16. APPROVE: SPLOST 2020 Project 03, Classic Center Arena – Commissioning authority change order #1

17. APPROVE: CY22 Pavement Management Program project - Change order #3

18. APPROVE: Small municipal and county government enterprise agreement

D. 19. Appointments and accompanying ordinance

E. Public hearing and deliberation on recommendations from the Athens-Clarke County Planning Commission. The proposed recommendations will be disposed of by the receipt of public input, the close of public input, and the consideration by the Commission. PLEASE REFER TO ATTACHMENT A FOR TIME LIMITS FOR PRESENTATIONS.

20. Request of David W. Matheny/Armentrout Matheny, Thurmond P.C. for Red & Black Publishing Company for amendment to a C-G(PD) (Commercial-General, Planned Development on 0.62 acres known as 540 Baxter Street. Proposed use is a fraternity. Type II District 4

Planning Commission recommendation: Denial (4-3)

21. Request of Michael B. Thurmond/Armentrout, Matheny, Thurmond P.C. owners Casey Savage, Bobby and Mary Savage and Timothy and Kim Savage, for an amendment to an RS-25 (PD) (Single-Family Residential-25, Planned development) on 9.63 acres known as 4075-4079 Barnett Shoals Road. Proposed use is residential. Type II District 1

Planning Commission recommendation: Approve w/conditions (6-1)

22. Text amendments – State-mandated ordinance changes

Planning Commission recommendation: Approve (unanimous)

F. Public input. If you wish to address the Mayor and Commission on any item listed below under old and new business, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT MEMBERS OF THE PUBLIC MAY SPEAK ONCE DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

G. Old business – Discussion

23. Request of Jason Wadsworth / Mill Creek Residential, Owner: SFI Land, LLC & Wollmoor Properties, LLC., for rezoning from E-I & I* (Employment-Industrial & Industrial with Conditions) to RM-1 (PD) (Mixed-Density Residential -1, Planned Development) on 65.89 acres known as 505 & 515 Olympic Drive. Proposed use is residential multifamily. This will require an amendment to the Future Land Use map from Employment Center to Mixed Density Residential. Type I District 9

24. Request of Frank Pittman / Pittman and Greer Engineering PC, Owner: Jimmy D. Baugus; Nancy McElhannon; Myrtie & Jerry B. Hall for rezoning from E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential-2) on 10.88 acres known as 286, 290, & 296 Classic Road. Proposed use is multifamily. This will require an amendment to the Future Land Use map from General Business & Employment Center to Mixed Density Residential. Type I District 6

25. TSPLOST 2018, Project 11 & Project 12 - Bicycle and Pedestrian Improvement Programs, Barber Street Bike and Pedestrian Improvements, Sub-Project #7 proposed project concept

26. An Ordinance agreeing for Unified Government of Athens-Clarke County, Georgia to be covered by the Firefighter's Mediation Act (O.C.G.A. Sec. 25-5-1, et seq.) so as to provide firefighters with the right to bargain collectively with the Unified Government of Athens-Clarke County, Georgia and to be represented by a labor organization in such collective bargaining as to wages, rates of pay, hours, working conditions, and all other terms and conditions of employment. (Tuesday, December 6, 2022)

27. Community Energy Fund: Potential projects and initiatives; franchise fee allocation; and proposed policy revision

28. SPLOST 2020 Project 19, Bishop Park Improvements – Award of construction services

29. Neighborhood leaders contract renewal

30. Authorization of funding towards development of workforce development strategic plan

31. Adoption of the FY24 Operating and Capital Budgets; establishment of 2023 property tax rates; approve schedule of fees and charges for FY24 and for other purposes

H. New business – Consider under suspension of Rules

32. ARPA funding allocation to Boys & Girls Club

33. Resolution authorizing settlement

34. Ordinance amending the date, time, & place of the July 2023 M&C meeting

35. Appointments to Athens in Motion and Athens Cultural Affairs Commission

36. SPLOST 2020 Project 03, Classic Center Arena – Proposed construction contract change order and budget ordinance

39. North Avenue Corridor RAISE Grant preliminary engineering and design services contract award

I. Public input. If you wish to address the Mayor and Commission on any item other than those listed on this agenda, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT A CITIZEN MAY SPEAK **ONCE** DURING THE FOLLOING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

J. Receive report from Mayor

K. Receive report from Manager

37. Acceptance of grant funding and budget amendment

38. Contract awards in excess of $10,000 for April 2023

L. Receive report from Attorney

M Receive input from Commissioners

N. Adjourn

A qualified interpreter for the hearing impaired is available upon request at least 10 days in advance of this meeting. Please call (706) 613-3031 (TDD {706} 613-3115) to request an interpreter or for more information.

Wireless access will be available for general use shortly before, during, and shortly after each Mayor and Commission meeting. Connect to “ACC Public” Click on “I Agree”.

Free parking deck vouchers for citizens attending the monthly Regular Voting Meetings, Work Sessions, and Agenda Setting Meetings of the Mayor and Commission held at City Hall are available on the 2nd floor of City Hall.

ATTACHMENT A

PROCEDURE FOR CITIZEN INPUT ON ZONING RELATED PUBLIC HEARINGS.

All persons supporting and opposing a proposed rezoning may take either one of two different opportunities to address the Mayor and Commission at the final public hearing on the proposed rezoning, as follows:

1.a. Proponents shall first present their ten (10) minute argument in support of the proposed rezoning, and opponents shall then present their ten (10) minute argument in opposition to the proposed rezoning.

b. Neither side will be required to use all of its ten (10) minute argument period.

c. Either side may allocate its ten (10) minute argument period among any number of speakers, provided that the presentation by all speakers for each side shall not exceed ten (10) minutes per side.

d. All persons wishing to speak longer than three (3) minutes during one side's ten (10) minute argument period must register their intent to do so with the Clerk of Commission not later than the time that the meeting of the Mayor and Commission at which the final public hearing on the proposed rezoning is to be conducted is first called to order.

e. In the event that all persons wishing to speak longer than three (3) minutes as a part of one side's ten (10) minute argument are not able to agree how that side's ten (10) minute argument period shall be allocated, they shall inform the Mayor of their disagreement before either side begins its 10-minute argument, in which event the Mayor shall decide and announce the manner in which that side's ten (10) minute argument period shall be allocated. Any Commissioner dissatisfied with the Mayor's allocation of that side's ten (10) minute argument shall have the right to appeal the Mayor's allocation decision to the Commission before either side begins its ten (10) minute argument.

2. After the supporters and opponents of the proposed rezoning have concluded their ten (10) minute arguments, any person who has not yet spoken either for or against the proposed rezoning shall be allowed to address the Mayor and Commission concerning the proposed rezoning for no longer than three (3) minutes per person.

Attachment #1

AN ORDINANCE TO AMEND THE FY2023 OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE GRANT FUNDING, IF AWARDED, FROM CONGRESSIONALLY DIRECTED SPENDING FOR EXPENSES RELATED TO REAL TIME CRIME CENTER (RTTC) SOFTWARE, CRIME ANALYSTS, AND EVENT PUBLIC SAFETY EQUIPMENT; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the Grants Special Revenue Fund to provide grant funding, if awarded, from Congressionally Directed Spending (CDS) for expenses related to acquisition of Real Time Crime Center (RTCC) software, Crime Analysts, and event public safety equipment; and for other purposes.

Said Operating budget is hereby amended as follows:

Grants Special Revenue Fund:

REVENUES:
Increase:
Federal Grants up to $673,000

EXPENDITURES:
Increase:
Police Department:
Personal Services up to $181,200
Capital Expenses up to $491,800

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: FY24 Congressionally Directed Spending (CDS) from the Office of Senator Jon Ossoff (D-GA) for Real Time Crime Center (RTCC), Crime Analysts, and Event Public Safety Equipment

DATE: April 28, 2023

BUDGET INFORMATION:

REVENUES: $673,000

EXPENSES:
ANNUAL:
CAPITAL:
OTHER: $673,000

FUNDING SOURCE: U.S. Congressional Appropriation(s) / FY24 Review Cycle

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Approve the submission of a CDS application by the Athens-Clarke County Police Department (ACCPD) to acquire Real Time Crime Center (RTCC) software, crime analysts, and event public safety equipment, for a total project acquisition cost of $673,000;
b. Accept the allocated funds, if awarded;
c. Authorize the creation of up to 2 crime analyst positions, consistent with the grant award;
d. Adopt the attached budget amendment ordinance **(Attachment #1)**; and
e. Authorize the Mayor and appropriate staff to execute all documents associated with the allocated funds.

HISTORY:

1. On May 3, 2022, the Mayor and Commission approved the ACCPD to apply for, and if awarded grant funding, to accept funds from Senator Ossoff's FY23 Congressionally Directed Spending. Such projects entailed All-Electric Vehicles and Charging Stations for ACCPD Personnel, and an Investigator for LGBTQ+ and Elder Crimes.

2. Circa February 16, 2023, ACCPD became aware of a request for FY24 Congressionally Directed Spending (CDS) projects. Applicable projects were to be high-impact projects that

can be jumpstarted or reach completion with the assistance of the Federal Government. All requests were to be submitted through Senator Ossoff's website by March 7, 2023.

3. On February 24, 2023, ACCPD staff were able to discuss the projects with Senator Ossoff's Office staff to assess relative interest.

4. On March 7, 2023, Senator Ossoff's Office received an application from the ACCPD. Submission of the application did not bind ACCGov to accept funds, if awarded.

FACTS & ISSUES:

1. Consistent with Mayor & Commission direction, the ACCPD seeks to support the safe movement of people around Athens, foster a safer Athens by reducing and preventing crime, and enhance organizational capacities.

2. An RTCC proves an investigative tool to allow for the efficient and effective allocation of law enforcement resources through timely analysis of established law enforcement data sets. RTCC is an established, data-driven practice in agencies to address nascent and sustained resource needs in dynamic operational environments.

3. Critically, the requested software capacity and personnel would allow for enhanced real time information sharing with officers and detectives in the field, increased officer situational awareness, bolster investigative foundations, and potentially lead to improved outcomes.

4. The additional requested equipment (traffic control barriers and traffic cones) would allow ACCPD to better facilitate large events in Athens that historically have drawn tens of thousands to our region. ACCPD partners with agencies in the region for events like University of Georgia football games, half marathons, bicycle races, and other large-scale events. The additional equipment would aid not only ACCPD's efforts, but also those of the partnering agencies when they work these events. The equipment could greatly improve the traffic direction and safety of visitors within the region.

5. The ACCPD proposes the use of funding for:
    - Crime Analysts $181,200
    - RTCC Software and Related Expenses $300,000
    - Traffic control barriers $180,000
    - Traffic cones $11,800

6. If awarded, funds would be accepted and administered as with any other traditional grant funds over the course of twelve months.

7. These recommendations support the following ACCGov Strategic Plan Goal & Strategy:

    - Good Neighbors Goal, Strategy C: *Decrease crime and keep residents safe through "community-centric" services.*

OPTIONS:

1. Mayor and Commission:
    a. Approve the submission of a CDS application by the Athens-Clarke County Police Department (ACCPD) to acquire Real Time Crime Center (RTCC) software and equipment, crime analysts, and public safety equipment for large events, for a total project acquisition cost of $673,000;
    b. Accept the allocated funds, if awarded;
    c. Authorize the creation of up to 2 crime analyst positions, consistent with the grant award;
    d. Adopt the attached budget amendment ordinance **(Attachment #1)**; and
    e. Authorize the Mayor and appropriate staff to execute all documents associated with the allocated funds.

2. Mayor and Commission deny acceptance of grant funds, if awarded.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION:

Option #1 a, b, c, d and e

DEPARTMENT:

Prepared by: Michael Duckett



Jerry G. Saulters

5/4/2023

Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d, and e



Manager

May 10, 2023

Date:

ATTACHMENTS:

Attachment #1: Budget Ordinance

Attachment #1

AN ORDINANCE TO AMEND THE FY2024 ANNUAL OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE GRANT FUNDING, IF AWARDED, TO THE POLICE DEPARTMENT FROM THE U.S. DEPARTMENT OF JUSTICE – OFFICE OF COMMUNITY ORIENTED POLICING SERVICES HIRING PROGRAM GRANT; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the Grants Special Revenue Fund to provide grant funding, if awarded, to the Police Department from the U.S. Department of Justice – Office of Community Oriented Policing Services Hiring Program grant; and for other purposes.

Said Operating and Capital budget is hereby amended as follows:

General Fund:

EXPENDITURES:	
Decrease:	
Other General Administration	
Operating Contingency	$330,631
Increase:	
Transfers to Grant Special Revenue Fund	$330,631

Grants Special Revenue Fund:

REVENUES:	
Increase:	
COPS Hiring Program (CHP) Grant	$1,750,000
Transfers from General Fund	$330,631
	$2,080,631
EXPENDITURES:	
Increase:	
Police Department:	
Personal Services	$2,080,631

(Note: Fulltime Authorized positions in the Police Department would increase by up to 14 sworn officers)

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: FY2023 COPS Hiring Program (CHP) Grant Application

DATE: April 28, 2023

BUDGET INFORMATION:

REVENUES:	$1,750,000	Grant Revenues over 3-Year Period
EXPENSES:		
ANNUAL:		
CAPITAL:		
OTHER:	$2,840,771	Grant Reimbursable Expenses of $1,750,000 Local Cash Match of $1,090,771
FUNDING SOURCE:	U.S. Department of Justice / Office of Community Oriented Policing Services (COPS Office) and General Fund	

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a) Approve submission of an application by the Athens-Clarke County Police Department (ACCPD) for the 2023 COPS Hiring Program (CHP);
b) Accept the grant funds if awarded;
c) Authorize the creation of up to 14 entry-level sworn officer positions, consistent with the grant award;
d) Adopt the attached budget ordinance (**Attachment #1**); and
e) Authorize the Mayor and appropriate staff to execute all documents associated with the grant.

HISTORY:

1. On June 30, 2010, the Mayor and Commission approved the acceptance of a COPS Office Hiring Recovery Grant for the Athens-Clarke County Police Department. In total, $1,486,628 was awarded under such grant towards the salaries and benefits of 11 entry-level officers. The grant program ended on April 16, 2016, after the 12-month retention period expired for the last of the 11 officers hired.

2. On September 5, 2017, the Mayor and Commission approved the acceptance of a COPS Office Hiring Recovery Grant for the Athens-Clarke County Police Department. In total,

$1,375,526 was awarded under such grant towards the salaries and benefits of 12 entry-level officers

3. On March 8, 2023, the COPS Office released a solicitation for applications for the FY2023 COPS Hiring Program:
    a) Assistance Listing #: 16.710
    b) Grants.gov Opportunity: O-COPS-2023-171633

4. Circa April 17, 2023, ACCPD became aware of the FY2023 CHP award opportunity. Critically, to apply for this cycle's funding, the ACCPD must first apply in Grants.gov on, or before, May 4, 2023**.** All supporting materials must then be uploaded no later than May 11, 2023 at 4:59 P.M

5. On April 18, 2023, after reviewing the grant application guide, it was determined that it would be prudent to apply under the terms of the 2023 program, and the intent to apply for the grant was conveyed to managerial stakeholders.

FACTS & ISSUES:

1. The Office of Community Oriented Policing Services (COPS) Hiring Program (CHP) is a competitive grant program designed to provide funding directly to law enforcement to hire and/or rehire additional career law enforcement officers in an effort to increase community policing capacity and crime prevention efforts.

2. In this award cycle, $224.5 million was made available to the CHP program. Should the ACCPD be awarded funding, each award:
    a) Will support up to 75% of each awarded position's entry-level salary and benefits for three years within a five-year period of performance to accommodate time needed for recruitment and hiring;
    b) Will require a 25% local cash match (cost share) requirement, unless a waiver is approved; and
    c) Will be capped at $125,000 per position over the three-year period (or ~ $41,666 officer/year) unless a local match waiver is approved.
    **Note: ACCPD's FY23 base cost is ~ $50,728 officer / year at 75% of cost.

3. Any additional costs beyond the entry-level caps for salaries and fringe benefits are the responsibility of the recipient agency (e.g., base entry-rate in excess of ~ $41,666 per year). As such, an enhanced match of $380,578 beyond the base 25% program match is required to fully fund the project.

4. The number of officers a department may request cannot exceed 20% of the actual full-time sworn force, up to 50 officers. As such, the ACCPD could request up to 50 officers with an authorized staffing of 256 officers. However, consistent with operational needs, and actual staffing, the ACCPD seeks only fourteen officer positions at this time.

5. Should the ACCPD be awarded fourteen positions, at current salary levels, one may anticipate:
    a) Base Salary & Benefits ~ $67,637 x 14 officers x 3 years = $ 2,840,771
    b) Grant Award (Adjusted) ~ $41,666 x 14 officers x 3 years = $ 1,750,000
    c) Local Cash Match ~ $25,970 x 14 officers x 3 years = $ 1,090,771
        i. Operational Contingency (Year 1 of Grant): $ 330,631
        ii. Approved Budget (Years 2 and 3 of Grant): $ 760,140

6. ACCPD's staff have examined the manner in which additional officers may best address community / crime concerns in a tailored mode. Notably, in FY2023, there is an alignment between ACCPD operational needs and grantor priorities as additional consideration in the application review process will be given to applicants who propose a community-based approach to the following problem/focus areas:
    a) Building Legitimacy and Trust;
    b) Violent Crime (particularly gun violence); and
    c) Police-Based Response to Persons in Crisis.

7. Given CHP Grant and ACCPD alignment of operational priorities, should a grant award be made available, the ACCPD proposes the assignment of up to four experienced officers in support of each problem/focus areas, once the newly hired CHP officers are assigned to patrol operations. Should an award of fourteen CHP officers be made, the remaining two officers would be assigned to the problem/focus area of greatest need, as determined by ACCPD operational metrics.

8. Funding, if awarded, would be available from October 1, 2023 through September 30, 2028.

9. These recommendations support the following ACCGov Strategic Plan Goal & Strategy:

    - Good Neighbors Goal, Strategy C: *Decrease crime and keep residents safe through "community-centric" services.*

OPTIONS:

1. Mayor and Commission:
    a) Approve submission of an application by the Athens-Clarke County Police Department (ACCPD) for the 2023 COPS Hiring Program (CHP);
    b) Accept the grant funds if awarded;
    c) Authorize the creation of up to 14 entry-level sworn officer positions, consistent with the grant award;
    d) Adopt the attached budget ordinance (Attachment #1); and
    e) Authorize the Mayor and appropriate staff to execute all documents associated with the grant.

2. Mayor and Commission deny approval for the COPS Hiring Program (CHP) grant, if awarded.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION:
Option #1: a, b, c, d and e.

DEPARTMENT:
Prepared by: Joshua Watkins



Jerry G. Saulters

05/10/2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1: a, b, c, d and e



Manager

May 10, 2023
Date:

ATTACHMENTS:

Attachment #1: FY24 Budget Ordinance

Attachment #2

AN ORDINANCE TO AMEND THE FY2024 ANNUAL OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE GRANT FUNDING, IF AWARDED, FROM THE COMMUNITY POLICING DEVELOPMENT MICROGRANTS PROGRAM FOR LUCAS DEVICES, AUTOMATED EXTERNAL DEFIBRILLATORS, AND RELATED COMMUNITY ENGAGEMENT AND OUTREACH; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the Grants Special Revenue Fund to provide grant funding, if awarded, from the Community Policing Development Microgrants Program to acquire LUCAS Devices, Automated External Defibrillators, and assist with related Community Engagement and Outreach expenses; and for other purposes.

Said Operating and Capital budget is hereby amended as follows:

Grants Special Revenue Fund:

REVENUES:
Increase:
DOJ Community Policing Development Microgrants up to $175,000

Expenditures:
Increase:
Police Department:
Capital up to $175,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: 2023 Community Policing Development (CPD) Microgrants Program Application

DATE: April 28, 2023

BUDGET INFORMATION:

REVENUES: $175,000

EXPENSES:
ANNUAL:
CAPITAL:
OTHER: $175,000

FUNDING SOURCE: U.S. Department of Justice / COPS Office

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a) Approve the submission of an application **(Attachment #1)** by the Athens-Clarke County Police Department (ACCPD) for the 2023 Community Policing Development (CPD) Microgrants Program;
b) Accept the grant funds, if awarded;
c) Adopt the attached budget amendment ordinance **(Attachment #2)**; and
d) Authorize the Mayor and appropriate staff to execute all documents associated with the grant.

HISTORY:

1. On April 7, 2020 the Mayor and Commission approved the submission of a 2020 Community Policing Development (CPD) Microgrant Program application by the ACCPD, and acceptance of grant funds, if awarded. However, ACCGov was not awarded funding for this grant application.

2. On March 8, 2023, the COPS Office released a solicitation for applications for the FY2023 Community Policing Development (CPD) Microgrants Program:
   - Assistance Listing #: 16.710
   - Grants.gov Opportunity: O-COPS-2023-171548

3. Circa April 17 2023, ACCPD became aware of the FY2023 CPD Microgrant award opportunity. Critically, to apply for this cycle's funding, the ACCPD must first apply in

Grants.gov on, or before, May 1, 2023**.** All supporting materials must then be uploaded no later than May 8, 2023 at 4:59 P.M.

4. On April 25, 2023, after reviewing the grant application guide, it was determined that it would be prudent to apply under the terms of the 2023 program, and the intent to apply for the grant was conveyed to the Manager's Office.

FACTS & ISSUES:

1. As a result of previous U.S. Department of Justice / COPS Office grants, ACCPD has added significantly to its sworn officer cadre as with the COPS Hiring Program (CHP) Grants.

2. This is the second known application by the ACCPD for a COPS Office Microgrant. In 2020, the ACCPD requested up to $100,000 in funding in support of the Cadet Corps program with funding for one additional Full-time Neighborhood Service Officer (NSO) and for up to eight Cadets. ACCGov was not awarded funding from the COPS Office for the 2020 Cadet Corp Microgrant request.

3. Community Policing Development (CPD) Microgrants are used to develop the capacity of law enforcement to implement community policing strategies by providing guidance on promising practices through the development and testing of innovative strategies; building knowledge about effective practices and outcomes; and supporting new, creative approaches to preventing crime and promoting safe communities.

4. Applicants are invited to propose demonstration or pilot projects to be implemented in their agency offering creative ideas that advance crime fighting, community engagement, problem solving, or organizational changes in support of community policing in one of five engagement areas:
    a) Community violence intervention;
    b) Officer recruitment and retention and workforce diversification;
    c) Hate crimes and domestic extremism;
    d) Underserved populations; or
    e) Building trust and legitimacy with the community.

5. The ACCPD's application is responsive to the need to employ activities and strategies that are best/promising practices, to address underserved populations, and to build trust via enhanced service provision.

6. The ACCPD proposes the acquisition of additional advanced medical equipment to allow for potential improved medical outcomes in a similar mode to the issuance of Narcan to officers. Notably, in 2022, ACCPD officers administered 127 doses of Narcan to opioid overdose victims, saving lives. A similar capacity is proposed to address persons experiencing cardiac issues.

7. If awarded funding, LUCAS (Lund University Cardiopulmonary Assist System) devices and additional AEDs (Automated External Defibrillators) are proposed to be strategically deployed throughout Athens-Clarke County to improve potential medical outcomes based on call metrics. So, too, in a similar mode to opioid awareness, the ACCPD proposes a broader community outreach capacity to train persons in the use of such equipment, cardiac risk factors, and awareness of the enhanced response capacity.

8. ACCGov is eligible to apply for up to $175,000 in COPS Office funding. After funds are awarded, funds must be expended within one year. There is no match requirement.

9. The ACCPD proposes that 2023 microgrant funds facilitate:
    a) **$160,000 LUCAS Devices (up to 8 units)**
    Mechanical device used for performing external cardiac compressions on adult patients who have acute circulatory arrest.

    b) **$12,495 Automated External Defibrillators (up to 7 units)**
    A medical device capable of analyzing the heart's rhythm and, if necessary, deliver an electric shock to help the heart re-establish an effective rhythm.

    c) **$2,505 Community Engagement / Outreach Campaign for Cardiac Arrest Factors and Equipment Usage**
    The ACCPD will seek to leverage its Public Information Office, and partner with community stakeholders. Such activities may involve print, media, and in-person outreach expenses.

10. Funding, if awarded, would be available from October 1, 2023 through September 30, 2024.

11. These recommendations support the following ACCGov Strategic Plan Goal & Strategy:

    - Good Neighbors Goal, Strategy C: *Decrease crime and keep residents safe through "community-centric" services.*

OPTIONS:

1. The Mayor and Commission:
    a) Approve the submission of an application **(Attachment #1)** by the Athens-Clarke County Police Department (ACCPD) for the 2023 Community Policing Development (CPD) Microgrants Program;
    b) Accept the grant funds, if awarded;
    c) Adopt the attached budget amendment ordinance **(Attachment #2)**; and
    d) Authorize the Mayor and appropriate staff to execute all documents associated with the grant.

2. Mayor and Commission deny the acceptance of the grant, if awarded.

3. Mayor and Commission-Directed Option.

DEPARTMENT RECOMMENDED ACTION:
1: a, b, c, and d

DEPARTMENT:
Prepared by: Joshua Watkins



Jerry G. Saulters — 5/4/2023
Jerry G. Saulters — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, and d



Manager — May 10, 2023
Manager — Date:

ATTACHMENTS:

Attachment #1: 2023 COPS Office Microgrant Application
Attachment #2: FY24 Budget Ordinance

Standard Applicant Information

Project Information

Project Title

LUCAS Devices and Additional AEDs (Automated External Defibrillators) to be Strategically Deployed Throughout Athens-Clarke County, GA

Federal Estimated Funding (Federal Share)

175000.0

Total Estimated Funding

175000.0

Proposed Project Start Date

10/2/23

Applicant Estimated Funding (Non-Federal Share)

0.0

Proposed Project End Date

9/30/24

Program Income Estimated Funding

0.0

Areas Affected by Project (Cities, Counties, States, etc.)

Clarke County, GA

Type Of Applicant

Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

—

Type of Applicant 3: Select Applicant Type:

—

Other (specify):

—

Application Submitter Contact Information

Application POC Prefix Name

Mr.

Application POC First Name

Joshua

Application POC Middle Name

—

Application POC Last Name

Watkins

Application POC Suffix Name

—

Organizational Affiliation

Athens-Clarke County Police Department

Title

Supervisor / Planning & Budget Unit

Email ID

joshua.watkins@accgov.com

Phone Number
7624007120

Fax Number
7066133860

ORINumber
—

Executive Order and Delinquent Debt Information

Is Application Subject to Review by State Under Executive Order 12372? *

c. Program is not covered by E.O. 12372.

Is the Applicant Delinquent on Federal Debt?

No

SF424 Attachments (4)

Name	Date Added
manifest.txt	5/1/23
Form SF424_4_0-V4.0.pdf	5/1/23
Form SFLLL_2_0-V2.0.pdf	5/1/23
GrantApplication.xml	5/1/23

Authorized Representative

Verify Legal Name, Doing Business As, and Legal Address

Legal Name
UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

Doing Business As
ATHENS-CLARKE COUNTY, GEORGIA

UEI
WT9LA1BLEL65

Legal Addess
Street 1
310 COLLEGE AVE

Street 2

STE 300

City	State	Zip/Postal Code
ATHENS	GA	30601

CongressionalDistrict	Country
10	USA

Certification

The legal name + Doing Business As (DBA) and legal address define a unique entity in the system as represented in its entity profile. The profile legal name and address is applicable to ALL applications and awards associated to this fiscal agent.

1. If this information is correct confirm/acknowledge to continue with completion of this application.

I confirm this is the correct entity.

Signer Name

Joshua Watkins

Certification Date / Time

05/08/2023 05:38 PM

2. If the information displayed does not accurately represent the legal entity applying for federal assistance:
   a. Contact your Entity Administrator.
   b. Contact the System for Award Management (SAM.gov) to update the entity legal name/address.

3. If the above information is not the entity for which this application is being submitted, Withdraw/Delete this application. Please initiate a new application in Grants.gov with using the correct UEI/SAM profile.

Proposal Abstract *

The Athens-Clarke County Police Department's ("ACCPD" / Athens, GA) application is responsive to the need to employ activities and strategies that are best/promising practices, to address underserved populations, and to build trust via enhanced service provision.

The ACCPD proposes the acquisition of additional advanced medical equipment to allow for potential improved medical outcomes in a similar mode to the issuance of Narcan to officers. Notably, in 2022, ACCPD officers administered 127 doses of Narcan to opioid overdose victims, saving lives. A similar capacity is proposed to address persons experiencing cardiac issues.

If awarded funding, LUCAS (Lund University Cardiopulmonary Assist System) devices and additional AEDs (Automated External Defibrillators) are proposed to be strategically deployed throughout Athens-Clarke County to improve potential medial outcomes based on call metrics. So, too, in a similar mode to opioid awareness, the ACCPD proposes a broader community outreach capacity to train persons in the use of such equipment, cardiac risk factors, and awareness of the enhanced response capacity.

Data Requested with Application *

FY23 CPD MG Eligibility

Applicant Eligibility

Applicant Eligibility

Please indicate if your jurisdiction is primarily considered rural, urban, or suburban.

Urban

Enter the current number of sworn officers for your agency below:

256

Instructions: The following questions will be used to determine eligibility for the CPD Microgrants program. NOTE: If you select "no" to any of the below questions, you will be considered ineligible for the CPD Microgrants program and will not receive consideration for funding.

Instructions: A law enforcement is established and operational if the jurisdiction has passed authorizing legislation and it has a current operating budget. Based on the definition above, is your agency established and currently operational?

Yes

Instructions: An agency with primary law enforcement authority is defined as the first responder to calls for service for all types of criminal incidents within its jurisdiction. Agencies are not considered to have primary law enforcement authority if they only: respond to or investigate specific type(s) of crime(s), respond to or investigate crimes within a correctional institution, serve warrants, provide courthouse security, transport prisoners, have cases referred to them for investigation or investigational support or only some combination of these. Based on the definition above, does your agency have primary law enforcement authority? [Or, if contracting to receive services, does the agency that will be providing law enforcement services have primary law enforcement authority for the population to be served?]

Yes

Program Selection

Instructions: Applicants for the Community Policing Development (CPD) Microgrants solicitation must select one subcategory from the below list. Please select the CPD Microgrants subcategory that you are applying under:

Building Trust and Legitimacy with the Community

Based on your selection in the previous question, please describe the specific audience in the following text box. (max 250 words) Please note when describing the specific audience: For the purposes of the community, the COPS Office includes community groups, other government agencies, nonprofit, businesses, and general residents as part of the audience. For the purposes of the youth/student audience, the COPS Office includes all individuals under the age of 18 as well as specific subpopulations of youth including high-risk, justice involved, future officer, or in school-based settings. Finally, for the purposes of law enforcement audience, the COPS Office includes prospective officers as well.

Audience: General Residents and Visitors to Athens-Clarke County, Georgia.

The ACCPD proposes the acquisition of additional advanced medical equipment to allow for potential improved medical outcomes in a similar mode to the issuance of Narcan to officers. Notably, in 2022, ACCPD officers administered 127 doses of Narcan to opioid overdose victims, saving lives. A similar capacity is proposed to address persons experiencing cardiac issues.

If awarded funding, LUCAS (Lund University Cardiopulmonary Assist System) devices and additional AEDs (Automated External Defibrillators) are proposed to be strategically deployed throughout Athens-Clarke County to improve potential medial outcomes based on call metrics. So, too, in a similar mode to opioid awareness, the ACCPD proposes a broader community outreach capacity to train persons in the use of such equipment, cardiac risk factors, and awareness of the enhanced response capacity.

⌄ FY23 CPA Solicitation Ques

Research and Development

Instructions: For the purposes of this solicitation, R&D as defined by 2 C.F.R. §200.87 means all research activities, both basic and applied, and all development activities that are performed by nonfederal entities. The term "research" also includes activities involving the training of individuals in research techniques where such activities use the same facilities as other research and development activities and where such activities are not included in the instruction function. "Research" is defined as a systematic study directed toward fuller scientific knowledge or understanding of the subject studied. "Development" is the systematic use of knowledge and understanding gained from research directed toward the production of useful materials, devices, systems, or methods, including design and development of prototypes and processes. Please select "yes" if any part of your project could be considered R&D or "no" if no portion of your project would support R&D.

Could any portion of your project be considered research and development (R&D) as defined by 2 C.F.R. §200.87?

No

Youth-Centered Project

Instructions: For the purposes of this solicitation, please select "yes" if a purpose of some or all of the activities to be carried out under (whether by the recipient, or a subrecipient at any tier) is to benefit a set of individuals under 18 years of age. NOTE: An award condition will apply to all youth-centered awards. This condition will require recipients and subrecipients to make determinations of suitability before certain covered individuals interact with participating minors under the age of 18 years old in the course of activities funded under the award.

Could any activities under your project benefit a set of individuals under 18 years of age?

No

Training

Instructions: The COPS Office defines training as the teaching and learning activities carried out for the primary purpose of helping members of an organization other than your own acquire and apply the knowledge, skills, abilities, and attitudes needed by a particular job or organization. Training is driven by specific goals and objectives; it is not a single event but rather an ongoing process that requires continuous self-reflection and evaluation. Guides, webinars, articles, conference presentations, toolkits, podcasts, videos, blogs, and news feeds (to provide a few examples) can serve as support material in trainings or as standalone materials to increase knowledge, but on their own they are not defined as training by the COPS Office. Please select "yes" if any part of your project fits within the definition of training or "no" if no portion of your project fits within the definition of training.

Could any portion of your project be considered training?

Yes

U.S. Attorney's District Office

Please select your U.S. Attorney's District Office from the below drop-down options.

Georgia, Middle

Executive/Contact Information

Please provide the name and contact information for the highest ranking Law Enforcement or Program Official and Government Executive or Financial Official for your agency or organization, please see instructions below. LAW ENFORCEMENT EXECUTIVE/PROGRAM OFFICIAL This position will ultimately be responsible for the programmatic management of the award. Instructions for Law Enforcement Agencies: For law enforcement agencies, the Law Enforcement Executive is the highest ranking official in the jurisdiction (Chief of Police, Sheriff, or equivalent). Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application. Instructions for Non-Law Enforcement Agencies: For non-law enforcement agencies (e.g., institutions of higher education, school districts, private organizations, etc.), the Program Official is the highest-ranking official in the jurisdiction (e.g., executive director, chief executive officer, or equivalent). Please note that information for non-executive positions (e.g., clerks, trustees) is not acceptable. Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

Title:

Chief

First name:

Jerry

Last name:

Saulters

Phone:

7624007055

Email address:

jerry.saulters@accgov.com

GOVERNMENT EXECUTIVE/FINANCIAL OFFICIAL This position will ultimately be responsible for the financial management of the award. Please note that information for non-executive positions (e.g., clerks, trustees) is not acceptable. Instructions for Law Enforcement Agencies: For law enforcement agencies, this is the highest ranking government official within your jurisdiction (e.g., Superintendent, Mayor, City Administrator, or equivalent). Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application. Instructions for Non-Law Enforcement Agencies and Non-Government Agencies: For non-law enforcement agencies and non-government agencies, this is the financial official who has the authority to apply for this award on behalf of the applicant agency (e.g., Chief Financial Officer, Treasurer, or equivalent). Please note that information for non-executive positions (e.g., clerks, trustees) is not acceptable. Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

Title:

Mayor

First name:

Kelly

Last name:

Girtz

Phone:

7066133010

Email address:

kelly.girtz@accgov.com

Instructions for Application Submitter Contact: Enter the application point of contact's name and contact information.

Title:

Mr.

First name:

Joshua

Last name:

Watkins

Phone:

7624007120

Email address:

joshua.watkins@accgov.com

Law Enforcement and Community Policing Strategy

Instructions: The following is the COPS Office definition of community policing that emphasizes the primary components of community partnerships, organizational transformation, and problem solving: Community policing is a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem solving techniques to proactively address the immediate conditions that give rise to public safety issues, such as crime, social disorder, and fear of crime. Please refer to the COPS Office website

to public safety issues such as crime, social disorder, and fear of crime. Please refer to the COPS Office website (https://cops.usdoj.gov/RIC/ric.php?page=detail&id=COPS-P157) for further information regarding this definition and its sub-elements. Please answer the following questions regarding your community support and impact on the jurisdiction.

To what extent is there community support in your jurisdiction for implementing the proposed award activities?

Minimal support

If awarded, to what extent will the award activities impact the other components of the criminal justice system in your jurisdiction?

No change in impact

Explanation of Need for Financial Assistance

All applicants are required to explain their inability to address the need for this award without federal assistance. Please do so in the space below. [Please limit your response to a maximum of 250 word count.]

The Athens-Clarke County Police Department (ACCPD) seeks additional funding to address both sustained and nascent operational needs. Innovative programs, as with the proposed application, are a priority, but are not fundamental to operations. The allocated funds provided to the department allow for base operations to be met, and to address select nascent needs. However, the ACCPD's operating budget could not easily allow for the requested equipment items absent dramatic reductions to other established programs and/or established needs. As such, such innovative projects as the acquisition of LUCAS devices and AEDs could not easily be accommodated by our existing, allocated budgetary funding.

Continuation of Support After Federal Funding Ends

Instructions: The questions in this section will be used for programs without a retention requirement to report any plans to continue the program or activity after the conclusion of federal funding.

Does your agency or organization plan to obtain necessary support and continue the program, project, or activity following the conclusion of federal support?

Yes

Please identify the source(s) of funding that your agency plans to utilize to continue the program, project, or activity following the conclusion of federal support: General funds

Yes

Issue bonds or raise taxes

No

Private sources and donations

No

Non-federal asset forfeiture funds (subject to approval from the state or local oversight agency)

No

State, local, or other non-federal grant funding

No

Fundraising efforts

No

Other

No

If "other" is selected in the above question, please provide a brief description of the source(s) of funding.

FY23_CPDMGAppQuest

Problem Identification and Problem Description

Instructions: From the list below, please select the primary topic area for your CPD Microgrant project.

Building Trust and Legitimacy with the Community

Please describe how this Microgrant project will fulfill a specific public safety need. (max 250 words)

The ACCPD proposes the acquisition of additional advanced medical equipment to allow for potential improved medical outcomes in a similar mode to the issuance of Narcan to officers. Notably, in 2022, ACCPD officers administered 127 doses of Narcan to opioid overdose victims, saving lives. A similar capacity is proposed to address persons experiencing cardiac issues.

What are the major activities that your agency will implement if funded? (max 250 words)

If awarded funding, LUCAS (Lund University Cardiopulmonary Assist System) devices and additional AEDs (Automated External Defibrillators) are proposed to be strategically deployed throughout Athens-Clarke County to improve potential medial outcomes based on call metrics. So, too, in a similar mode to opioid awareness, the ACCPD proposes a broader community outreach capacity to train persons in the use of such equipment, cardiac risk factors, and awareness of the enhanced response capacity.

How will the proposed activities assist your agency in implementing or institutionalizing community policing? (max 250 words)

The ACCPD seeks to bolster community trust with enhanced service provision at initial contact. Just as the ACCPD has improved medical outcomes via the use of Narcan for persons experiencing medical distress; so, too, the ACCPD seeks to leverage its responding personnel to allow for improved medical outcomes for persons in cardiac arrest via strategically deployed AEDs and LUCAS Devices.

What is innovative about the approach or how will your agency build on prior program success? Please include information on whether the approach has been previously practiced or tested by another agency. (max 250 words)

The ACCPD proposes the acquisition of additional advanced medical equipment to allow for potential improved medical outcomes in a similar mode to the issuance of Narcan to officers. Notably, in 2022, ACCPD officers administered 127 doses of Narcan to opioid overdose victims, saving lives. A similar capacity is proposed to address persons experiencing cardiac issues. Notably, the ACCPD has officers which exhibit advanced medical training, such equipment could enhance their lifesaving efforts. Such would also complement existing county capacities.

What are the final deliverables of the project? How do they contribute to the solicitation goals and requirements? (max 250 words)

The final deliverables concern the acquisition of the AEDs and the LUCAS Devices. Metrics will encompass the number of items acquired, and the number of usages in the first six months of deployment, and for the first year. So, too, the number of lives saved from such usages.

Project Reach and Impact

Identify any current governmental and community initiatives that complement or will be coordinated with the proposal. (max 250 words)

Athens-Clarke County Government's fire services personnel are trained in advanced lifesaving techniques. Deployment of additional devices in the field may allow for improved outcomes via more timely address of issues and equipment availability. Athens-Clarke County's E911 function is also in the process of Emergency Medical Dispatch deployment.

Describe the potential impact of the project to the law enforcement field as a whole. (max 250 words)

Enhanced service delivery may similarly enhance the public's trust. The proposed project is also responsive to the expanded service delivery roles expected of a community-oriented policing department in the 21st Century as with data-driven delivery of necessary services, innovative thought, and acknowledgement law enforcement officers are often the first responders on scene and can enhanced medical outcomes via enhanced tools and training.

What specific outcomes does your agency expect to accomplish with this funding and how will the project team track or measure them? (e.g. What data will you gather in order to assist with evaluating the effectiveness of the program? Why did you choose that data?) (max 250 words)

In a similar mode to the existing narcan deployments, the ACCPD would measure the number of units acquired, the number of deployments in six months, the number deployed in 12 months and the number of lives saved by such devices.

As a point of comparison, in 2022, ACCPD officers administered 127 doses of Narcan to opioid overdose victims, saving lives. A similar capacity is proposed to address persons experiencing cardiac issues.

Please describe how these efforts will be sustained once the award ends (max 250 words)

The ACCPD would seek to incorporate all base operating and necessary training expenses into the next annual budget request. The data obtained via the program's operation would also help to inform the need for enhanced resources, while the obtained data the perceived effectiveness of the acquired tools.

Management and Implementation

Describe the overall management and implementation plan for the project including identification of any key community or other stakeholder partnerships(community groups, private and/or public agencies) that will play a role in the implementation of this project. Note: A timeline of project deliverables, activities, and milestones will need to be uploaded in the "Additional Application Components" section. (max 250 words)

The ACCPD will be the primary project lead and seek to acquire all materials and provide training. As product availability allows, the ACCPD would seek to acquire all equipment within three (3) months of grant award, and to train personnel on operation of such equipment in the month after equipment arrival. In the three (3) months after equipment arrival the ACCPD would seek to inform the community of the equipment's arrival, initial deployment numbers, and set a date date for a minimal training session for community members on such items usage.

Please identify key project staff and their experience as well as the agency capacity to carry out the project (max 250 words).

Grant administration would be via the ACCPD's Planning & Budget Unit. The Planning & Budget Unit currently administers numerous federal grant awards (COPS Hiring, JAG, etc.). The ACCPD's Training Unit would provide base equipment operational training, along with ACCPD's officers with EMT certifications, and the ACCGov's Fire Fighters, as appropriate.

FY23_CPA_EO14074

Supporting Executive Order 14074

Instructions: To support Executive Order 14074, Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety, the following questions will help the U.S. Department of Justice determine eligibility for priority consideration, if applicable, and identify potential gaps in training and technical assistance.

Does your agency collect and report data on law enforcement use of force to the FBI's National Use-of-Force Data Collection (including deaths in custody incident to an official use of force)?

Yes

Does your agency collect and report data on officer suicides to the FBI's Law Enforcement Suicide Data Collection?

No

Does your agency collect and report data on officers killed and assaulted to the FBI's Law Enforcement Officers Killed and Assaulted Data Collection?

Yes

Does your agency prohibit the use of chokeholds and carotid restraints except in those situations where the use of deadly force is authorized by law?

Yes

Does your agency limit the use of unannounced entries, often referred to as "no knock entries," except where knocking and announcing an officer's presence would create an imminent threat of physical violence to the officer and/or another person?

No

Does your agency possess and use any of the following military equipment obtained via property transfer contracts or grants with the Federal government acquired through property transfers or purchases with federal funds or from federal agencies or contractors?

Yes

Applicable military equipment includes: (i) firearms of .50 or greater caliber; (ii) ammunition of .50 or greater caliber; (iii) firearm silencers, as defined in 18 U.S.C. 921(a)(24); (iv) bayonets; (v) grenade launchers; (vi) grenades (including stun and flash-bang); (vii) explosives (except for explosives and percussion actuated non-electric disruptors used for accredited bomb squads and explosive detection canine training); (viii) any vehicles that do not have a commercial application, including all tracked and armored vehicles (except for vehicles used exclusively for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or anti-terrorism preparedness, protection, prevention, response, recovery, or relief); (ix) weaponized drones and weapons systems covered by DOD Directive 3000.09 of November 21, 2012, as amended (Autonomy in Weapon Systems); (x) aircraft that are combat-configured or combat-coded, have no established commercial flight application, or have no application for disaster-related emergencies; active shooter scenarios; hostage or other search and rescue operations; or antiterrorism preparedness, protection, prevention, response, recovery, or relief; and (xi) long-range acoustic devices that do not have a commercial application.

FY23 CPA Information

Type of Agency Organization

Type of Agency (select one)

Law Enforcement

From the list below, please select the type of agency which best describes the applicant.

County Police (Non-Sheriff)

From the list below, please select the type of agency which best describes the applicant.

Duplication of Funding

Instructions: Applicants are required to disclose whether they have pending applications for federally funded assistance or active federal awards that support the same or similar activities or services for which funding is being requested under this application. Be advised that as a general rule, COPS Office funding may not be used for the same item or service funded through another funding source. However, leveraging multiple funding sources in a complementary manner to implement comprehensive programs or projects is encouraged and is not seen as inappropriate. To aid the COPS Office in the prevention of awarding potentially duplicative funding, please indicate whether your agency has a pending application or an active award with any other federal funding source (e.g., direct federal funding or indirect federal funding through state sub-awarded federal funds) which supports the same or similar activities or services as being proposed in this COPS Office application.

Do you have any current, active non-COPS Office award with any other federal funding source (e.g., direct federal funding or indirect federal funding through state subawarded federal funds) that supports the same or similar activities or services as being proposed in this COPS Office application?

Yes

If Yes, for each potentially duplicative non-COPS Office award, provide the following detailed information: name of federal awarding agency, or state agency for subawarded federal funding; award number; program name; award start and end dates; award amount; and description of how this project differs from the application for COPS office funding.

U.S. Department of Justice – Office of Justice Programs; 2019-DJ-BX-0638; Justice Assistance Grant (JAG); 10/01/2018-09/30/2023; Total Award Amount: $45,094

Of that $45,094 total award, $14,425 is currently allocated for Automated External Defibrillators (AEDs). Those eight (8) AEDs should be purchased within 30 days from today (05/08/2023) and well before we would receive this award, if approved. JAG 2019-DJ-BX-0638 does not include any funding for training with the devices and does not provide enough AEDs to adequately serve our community. Additional AEDs provided under this application would provide our department a greater ability to save lives.

Do you have any pending non-COPS Office grant applications with any other federal funding source (e.g., direct federal funding or indirect federal funding through state subawarded federal funds)that support the same or similar activities or services as being proposed in this COPS Office application?

No

If Yes, for each potentially duplicative non-COPS Office grant application, provide the following detailed information: application number (if known); program name; project length; total requested amount; items requested; and describe how this project differs from the application for COPS Office funding.

Certification of Review of 28 CFR Part 23/Criminal Intelligence

REVIEWS AND CERTIFICATIONS Certification of Review of 28 C.F.R. Part 23/Criminal Intelligence Systems: If your agency is requesting COPS Office funding for equipment or technology that will be used to operate an interjurisdictional criminal intelligence system that receives,

stores, analyzes, exchanges, or disseminates data regarding ongoing criminal activities, you must agree to comply with the operating principles at 28 C.F.R Part 23. If you are requesting COPS Office funds to operate a single agency database (or other unrelated forms of technology) and will not share criminal intelligence data with other jurisdictions, 28 C.F.R. Part 23 does not apply. Please review the FY23 CPA Programs Reference Guide for additional information.

Please check one of the following, as applicable to your agency's intended use of COPS Office funds.

No, my agency will not use these COPS Office funds (if awarded) to operate an interjurisdictional criminal intelligence system.

CERTIFICATION OF REVIEW AND REPRESENTATION OF COMPLIANCE

By checking the box, the applicant indicates he or she understands that the signatures of the Law Enforcement Executive /Program Official, Government Executive / Financial Official, and the Person Submitting this Application on the Reviews and Certifications represent to the COPS Office that: 1. the applicant will comply with all legal, administrative, and programmatic requirements that govern the applicant for acceptance and use of federal funds as outlined in the applicable COPS Office Solicitation and Reference Guides, the COPS Office award owner's manual, the DOJ Grants Financial Guide, Assurances, Certifications and all other applicable program regulations, laws, orders, and circulars; 2. the applicant understands that as a general rule COPS Office funding may not be used for the same item or service funded through another funding source; and 3. the applicant and any required or identified official partner(s) listed in this application mutually agreed to this partnership prior to submission.

true

Acknowledgement of Electronic Signatures

By checking the box, the applicant indicates that he or she understands that "clicking to agree" in this application and the required forms, including the Assurances, Certifications, and Disclosure of Lobbying Activities form are just as legally enforceable as physical signatures.

I understand.

true

Proposal Narrative

Budget and Associated Documentation

Budget Summary

Budget Category	Total Cost
Sworn Officer Positions	$0.00
Civilian or Non-Sworn Personnel	$0.00
Travel	$0.00
Equipment	$160,000.00
Supplies	$12,495.00
SubAwards	$0.00
Procurement Contracts	$0.00
Other Costs	$2,505.00

Indirect Costs	$0.00	
Total Project Costs	$175,000.00	
Federal Funds:	$175,000.00	100.00%
Match Amount:	$0.00	0.00%
Program Income:	$0.00	0.00%

Budget / Financial Attachments

Non-competitive Justification

No documents have been uploaded for Non-Competitive Justification

Indirect Cost Rate Agreement

No documents have been uploaded for Indirect Cost Rate Agreement

Consultant Rate Justification

No documents have been uploaded for Consultant Rate Justification

Additional Attachments

No documents have been uploaded for Additional Attachments

Budget and Associated Documentation

DOES THIS BUDGET CONTAIN CONFERENCE COSTS WHICH IS DEFINED BROADLY TO INCLUDE MEETINGS, RETREATS, SEMINARS, SYMPOSIA, AND TRAINING ACTIVITIES? ____

Base Salary and Fringe Benefits for Sworn Officer

Personnel

Instructions

List each position by title and name of employee, if available. Show the annual salary rate and the percentage of time to be devoted to the project. Compensation paid for employees engaged in grant activities must be consistent with that paid for similar work within the applicant organization. In the narrative section, please provide a specific description of the responsibilities and duties for each position, and explain how the responsibilities and duties support the project goals and objectives outlined in your application.

Year 1

Year 1

Personnel Detail

Name	Position	Salary	Rate	Time Worked	Percentage of Time (%)	Total Cost
No items						

Personnel Total Cost

$0

Additional Narrative

Fringe Benefits

Instructions

Fringe benefits should be based on the actual known costs or an approved negotiated rate by a Federal Agency. If not based on an approved negotiated rate, list the composition of the fringe benefit package. Fringe benefits are for the personnel listed in Personnel budget category listed and only for the percentage of time devoted to the project. In the narrative section, please provide a specific description for each item

Year 1

Fringe Benefit Detail

Name	Base	Rate (%)	Total Cost
No items			

Fringe Benefits Total Cost

$0

Additional Narrative

Travel

Instructions

Itemize travel expenses of staff personnel (e.g. staff to training, field interviews, advisory group meeting, etc.). Describe the purpose of each travel expenditure in reference to the project objectives. Show the basis of computation (e.g., six people to 3-day training at $X airfare, $X lodging, $X subsistence). In training projects, travel and meals for trainees should be listed separately. Show the number of trainees and the unit costs involved. Identify the location of travel, if known; or if unknown, indicate "location to be determined." Indicate whether applicant's formal written travel policy or the Federal Travel Regulations are followed. Note: Travel expenses for consultants should be included in the "Consultant Travel" data fields under the "Subawards (Subgrants)/Procurement Contracts" category. For each Purpose Area applied for, the budget should include the estimated cost for travel and accommodations for two staff to attend two three-day long meetings, with one in Washington D.C. and one in their region, with the exception of Purpose Area 1, which should budget for one meeting in Washington D.C, and Purpose Areas 6 and 7, which should budget for 3 meetings within a 3 year period, with 2 in Washington D.C, and 1 within their region. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1

Travel Detail

Purpose of Travel	Location	Type of Expense	Basis	Cost	Quantity	# Of Staff	# Of Trips	Total Cost	Non-Federal Contribution	Federal Request
No items										

Travel Total Cost

$0

Equipment

Instructions

List non-expendable items that are to be purchased (Note: Organization's own capitalization policy for classification of equipment should be used). Expendable items should be included in the "Supplies" category Applications should analyze the cost benefits of purchasing versus leasing equipment, especially high cost items and those subject to rapid technological advances. Rented or leased equipment costs should be listed in the "Contracts" data fields under the "Sub awards" (Sub grants)/Procurement Contracts" category. In the budget narrative, explain how the equipment is necessary for the success In the budget narrative, explain how the equipment is necessary for the success of the project, and describe the procurement method to be used. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1

Equipment Detail

Equipment Item	# of Items	Cost	Total Cost	Non-Federal Contribution	Federal Request
LUCAS Devices	8.00	$20,000.00	$160,000.00		$160,000.00

Equipment Total Cost

$160,000

Additional Narrative

Mechanical device used for performing external cardiac compressions on adult patients who have acute circulatory arrest.

Supply Items

Instructions

List items by type (office supplies, postage, training materials, copy paper, and expendable equipment items costing less than $5,000, such as books, hand held tape recorders) and show the basis for computation. Generally, supplies include any materials that are expendable or consumed during the course of the project. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1

Supply Item Detail

Purpose of Supply Items	# of Items	Unit Cost	Total Cost	Non-Federal Contribution	Federal Request
Automated External Defibrillators (AED)	7.00	$1,785.00	$12,495.00		$12,495.00

Supplies Total Cost

$12,495

Additional Narrative

A medical device capable of analyzing the heart's rhythm and, if necessary, deliver an electric shock to help the heart re-establish an effective rhythm.

Construction

Instructions

As a rule, construction costs are not allowable. In some cases, minor repairs or renovations may be allowable. Consult with the DOJ grant-making component before budgeting funds in this category. In the narrative section, please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application.

Year 1

Construction Detail

Purpose of Construction	Description of Work	# of Items	Cost	Total Cost	Non-Federal Contribution	Federal Request
No items						

Construction Total Cost

$0

Subawards

Instructions

Subawards (see "Subaward" definition at 2 CFR 200.92) : Provide a description of the Federal Award activities proposed to be carried out by any subrecipient and an estimate of the cost (include the cost per subrecipient, to the extent known prior to the application submission). For each subrecipient, enter the subrecipient entity name, if known. Please indicate any subaward information included under budget category Subawards (Subgrants) Contracts by including the label "(subaward)" with each subaward category.

Year 1

Subaward (Subgrant) Detail

Description	Purpose	Consultant	Country	State/U.S. Territory	City	Total Cost	Non-Federal Contribution	Federal Request
No items								

Subawards Total Cost

$0

Add Consultant Travel

—

Procurement contracts (see "Contract" definition at 2 CFR 200.22): Provide a description of the product or service to be procured by contract and an estimate of the cost. Indicate whether the applicant's formal, written Procurement Policy or the Federal Acquisition Regulation is followed. Applicants are encouraged to promote free and open competition in awarding procurement contracts. A separate justification must be provided for sole source procurements in excess of the Simplified Acquisition Threshold set in accordance with 41 U.S.C. 1908 (currently set at $250,000) for prior approval. Please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application. Consultant Fees: For each consultant enter the name, if known, service to be provided, hourly or daily fee (8-hour day), and estimated time on the project. Unless otherwise approved by the COPS Office, approved consultant rates will be based on the salary a consultant receives from his or her primary employer. Consultant fees in excess of $650 per day require additional written justification, and must be pre-approved in writing by the COPS Office if the consultant is hired via a noncompetitive bidding process. Please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application. Please visit https://cops.usdoj.gov/grants for a list of allowable and unallowable costs for this program.

Instructions

Procurement contracts (see "Contract" definition at 2 CFR 200.1): Provide a description of the product or service to be procured by contract and an estimate of the cost. Indicate whether the applicant's formal, written Procurement Policy or the Federal Acquisition Regulation is followed. Applicants are encouraged to promote free and open competition in awarding procurement contracts. A separate justification must be provided for noncompetitive procurements in excess of the Simplified Acquisition Threshold set in accordance with 41 U.S.C. 1908 (currently set at $250,000).

Consultant Fees: For each consultant enter the name, if known, service to be provided, hourly or daily fee (8-hour day), and estimated time on the project. Written prior approval and additional justification is required for consultant fees in excess of the DOJ grant-making component's threshold for an 8-hour day.

In the narrative section, please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application.

Year 1

Procurement Contract Detail

Description	Purpose	Consultant	Country	State/U.S. Territory	City	Total Cost	Non-Federal Contribution	Federal Request
No items								

Do you need Consultant Travel?

—

Procurement Cost

$0

Other Direct Costs

Instructions

List items (e.g., rent, reproduction, telephone, janitorial or security services, and investigative or confidential funds) by type and the basis of the computation. For example, provide the square footage and the cost per square foot for rent, or provide a monthly rental cost and how many months to rent. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1

Other Cost Detail

Description	Quantity	Basis	Costs	Length of Time	Total Costs	Non-Federal Contribution	Federal Request
Community Engagement / Outreach Campaign for Cardiac Arrest Factors and Equipment Usage	1.00	Year	$2,505.00	1.00	$2,505.00		$2,505.00

Other Costs Total Cost

$2,505

Additional Narrative

The ACCPD will seek to leverage its Public Information Office, and partner with community stakeholders. Such activities may involve print, media, and in-person outreach expenses.

Indirect Costs

Instructions

Indirect costs are allowed only if: a) the applicant has a current, federally approved indirect cost rate; or b) the applicant is eligible to use and elects to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f). (See paragraph D.1.b. in Appendix VII to Part 200—States and Local Government and Indian Tribe Indirect Cost Proposals for a description of entities that may not elect to use the "de minimis" rate.) An applicant with a current, federally approved indirect cost rate must attach a copy of the rate approval, (a fully-executed, negotiated agreement). If the applicant does not have an approved rate, one can be requested by contacting the applicant's cognizant Federal agency, which will review all documentation and approve a rate for the applicant organization, or if the applicant's accounting system permits, costs may be allocated in the direct costs categories. (Applicant Indian tribal governments, in particular, should review Appendix VII to Part 200—States and Local Government and Indian Tribe Indirect Cost Proposals regarding submission and documentation of indirect cost proposals.) All requested information must be included in the budget detail worksheet and budget narrative. In order to use the "de minimis" indirect rate an applicant would need to attach written documentation to the application that advises DOJ of both the applicant's eligibility (to use the "de minimis" rate) and its election. If the applicant elects the de minimis method, costs must be consistently charged as either indirect or direct costs, but may not be double charged or inconsistently charged as both. In addition, if this method is chosen then it must be used consistently for all federal awards until such time as the applicant entity chooses to negotiate a federally approved indirect cost rate.

Year 1

Indirect Cost Detail

Description	Base	Indirect Cost Rate	Total Cost	Non-Federal Contribution	Federal Request
No items					

Indirect Costs Total Cost

$0

Additional Narrative

Memoranda of Understanding (MOUs) and Other Supportive Documents

Memoranda of Understanding (MOUs) and Other Supportive Documents

Upload

The recommended files to upload are PDF, Microsoft Word and Excel.

Additional Application Components

Letters of Support

No documents have been uploaded for Letters of Support

Additional Attachments

Name	Category	Created by	Application Number	Date Added
COPS Micro Athens Clarke County 050823 Timeline.docx	Timeline	Joshua Watkins	—	05/08/2023

Disclosures and Assurances

Disclosure of Lobbying Activities

Name	Category	Created by	Application Number
Form SFLLL_2_0-V2.0.pdf	LobbyingActivitiesDisclosure	—	—

DOJ Certified Standard Assurances *

OMB APPROVAL NUMBER 1121-0140

EXPIRES 05/31/2019

U.S. DEPARTMENT OF JUSTICE

CERTIFIED STANDARD ASSURANCES

On behalf of the Applicant, and in support of this application for a grant or cooperative agreement, I certify under penalty of perjury to the U.S. Department of Justice ("Department"), that all of the following are true and correct:

(1) I have the authority to make the following representations on behalf of myself and the Applicant. I understand that these representations will be relied upon as material in any Department decision to make an award to the Applicant based on its application.

(2) I certify that the Applicant has the legal authority to apply for the federal assistance sought by the application, and that it has the institutional, managerial, and financial capability (including funds sufficient to pay any required non-federal share of project costs) to plan, manage, and complete the project described in the application properly.

(3) I assure that, throughout the period of performance for the award (if any) made by the Department based on the application–

a. the Applicant will comply with all award requirements and all federal statutes and regulations applicable to the award;
b. the Applicant will require all subrecipients to comply with all applicable award requirements and all applicable federal statutes and regulations; and
c. the Applicant will maintain safeguards to address and prevent any organizational conflict of interest, and also to prohibit employees from using their positions in any manner that poses, or appears to pose, a personal or financial conflict of interest.

(4) The Applicant understands that the federal statutes and regulations applicable to the award (if any) made by the Department based on the application specifically include statutes and regulations pertaining to civil rights and nondiscrimination, and, in addition–

a. the Applicant understands that the applicable statutes pertaining to civil rights will include section 601 of the Civil Rights Act of 1964 (42 U.S.C. § 2000d); section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); section 901 of the Education Amendments of 1972 (20 U.S.C. § 1681); and section 303 of the Age Discrimination Act of 1975 (42 U.S.C. § 6102);
b. the Applicant understands that the applicable statutes pertaining to nondiscrimination may include section 809(c) of Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c)); section 1407(e) of the Victims of Crime Act of 1984 (34 U.S.C. § 20110(e)); section 299A(b) of the Juvenile Justice and Delinquency Prevention Act of 2002 (34 U.S.C. § 11182(b)); and that the grant condition set out at section 40002(b)(13) of the Violence Against Women Act (34 U.S.C. § 12291(b)(13)), which will apply to all awards made by the Office on Violence Against Women, also may apply to an award made otherwise;
c. the Applicant understands that it must require any subrecipient to comply with all such applicable statutes (and associated regulations); and
d. on behalf of the Applicant, I make the specific assurances set out in 28 C.F.R. §§ 42.105 and 42.204.

(5) The Applicant also understands that (in addition to any applicable program-specific regulations and to applicable federal regulations that pertain to civil rights and nondiscrimination) the federal regulations applicable to the award (if any) made by the Department based on the application may include, but are not limited to, 2 C.F.R. Part 2800 (the DOJ "Part 200 Uniform Requirements") and 28 C.F.R. Parts 22 (confidentiality - research and statistical information), 23 (criminal intelligence systems), 38 (regarding faith-based or religious organizations participating in federal financial assistance programs), and 46 (human subjects protection).

(6) I assure that the Applicant will assist the Department as necessary (and will require subrecipients and contractors to assist as necessary) with the Department's compliance with section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 306108), the Archeological and Historical Preservation Act of 1974 (54 U.S.C. §§ 312501-312508), and the National Environmental Policy Act of 1969 (42 U.S.C. §§ 4321-4335), and 28 C.F.R. Parts 61 (NEPA) and 63 (floodplains and wetlands).

(7) I assure that the Applicant will give the Department and the Government Accountability Office, through any authorized representative, access to, and opportunity to examine, all paper or electronic records related to the award (if any) made by the Department based on the application.

(8) If this application is for an award from the National Institute of Justice or the Bureau of Justice Statistics pursuant to which award funds may be made available (whether by the award directly or by any subaward at any tier) to an institution of higher education (as defined at 34 U.S.C. § 10251(a)(17)), I assure that, if any award funds actually are made available to such an institution, the Applicant will require that, throughout the period of performance–

a. each such institution comply with any requirements that are imposed on it by the First Amendment to the Constitution of the United States; and
b. subject to par. a, each such institution comply with its own representations, if any, concerning academic freedom, freedom of inquiry and debate, research independence, and research integrity, at the institution, that are included in promotional materials, in official statements, in formal policies, in applications for grants (including this award application), for accreditation, or for licensing, or in submissions relating to such grants, accreditation, or licensing, or that otherwise are made or disseminated to students, to faculty, or to the general public.

(9) I assure that, if the Applicant is a governmental entity, with respect to the award (if any) made by the Department based on the application–

a. it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. §§ 4601-4655), which govern the treatment of persons displaced as a result of federal and federally-assisted programs; and
b. it will comply with requirements of 5 U.S.C. §§ 1501-1508 and 7324-7328, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

(10) If the Applicant applies for and receives an award from the Office of Community Oriented Policing Services (COPS Office), I assure that as required by 34 U.S.C. § 10382(c)(11), it will, to the extent practicable and consistent with applicable law–including, but not limited to, the Indian Self- Determination and Education Assistance Act–seek, recruit, and hire qualified members of racial and ethnic minority groups and qualified women in order to further effective law enforcement by increasing their ranks within the sworn positions, as provided under 34 U.S.C. § 10382(c)(11).

(11) If the Applicant applies for and receives a DOJ award under the STOP School Violence Act program, I assure as required by 34 U.S.C. § 10552(a)(3), that it will maintain and report such data, records, and information (programmatic and financial) as DOJ may reasonably require.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34

U.S.C. §§ 10271-10273), and also may subject me and the Applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that the Department's awards, including certifications provided in connection with such awards, are subject to review by the Department, including by its Office of the Inspector General.

Please Acknowledge *

Signed

SignerID

joshua.watkins@accgov.com

Signing Date / Time

5/8/23 5:14 PM

DOJ Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements; Law Enforcement and Community Policing

U.S. DEPARTMENT OF JUSTICE

CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; DRUG-FREE WORKPLACE REQUIREMENTS; LAW ENFORCEMENT AND COMMUNITY POLICING

Applicants should refer to the regulations and other requirements cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations or other cited requirements before completing this form. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the U.S. Department of Justice ("Department") determines to award the covered transaction, grant, or cooperative agreement.

1. LOBBYING

As required by 31 U.S.C. § 1352, as implemented by 28 C.F.R. Part 69, the Applicant certifies and assures (to the extent applicable) the following:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If the Applicant's request for Federal funds is in excess of $100,000, and any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this Federal grant or cooperative agreement, the Applicant shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities" in accordance with its (and any DOJ awarding agency's) instructions; and

(c) The Applicant shall require that the language of this certification be included in the award documents for all subgrants and procurement contracts (and their subcontracts) funded with Federal award funds and shall ensure that any certifications or lobbying disclosures required of recipients of such subgrants and procurement contracts (or their subcontractors) are made and filed in accordance with 31 U.S.C. § 1352.

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

A. Pursuant to Department regulations on nonprocurement debarment and suspension implemented at 2 C.F.R. Part 2867, and to other related requirements, the Applicant certifies, with respect to prospective participants in a primary tier "covered transaction," as defined at 2 C.F.R. § 2867.20(a), that neither it nor any of its principals--

(a) is presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) has within a three-year period preceding this application been convicted of a felony criminal violation under any Federal law, or been convicted or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, tribal, or local) transaction or private agreement or transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion or receiving stolen property, making false claims, or obstruction of justice, or commission of any offense indicating a lack of business integrity or business honesty that seriously and directly affects its (or its principals') present responsibility;

(c) is presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, tribal, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and/or

(d) has within a three-year period preceding this application had one or more public transactions (Federal, State, tribal, or local) terminated for cause or default.

B. Where the Applicant is unable to certify to any of the statements in this certification, it shall attach an explanation to this application. Where the Applicant or any of its principals was convicted, within a three-year period preceding this application, of a felony criminal violation under any Federal law, the Applicant also must disclose such felony criminal conviction in writing to the Department (for OJP Applicants, to OJP at Ojpcompliancereporting@usdoj.gov; for OVW Applicants, to OVW at OVW.GFMD@usdoj.gov; or for COPS Applicants, to COPS at AskCOPSRC@usdoj.gov), unless such disclosure has already been made.

3. FEDERAL TAXES

A. If the Applicant is a corporation, it certifies either that (1) the corporation has no unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, or (2) the corporation has provided written notice of such an unpaid tax liability (or liabilities) to the Department (for OJP Applicants, to OJP at Ojpcompliancereporting@usdoj.gov; for OVW Applicants, to OVW at OVW.GFMD@usdoj.gov; or for COPS Applicants, to COPS at AskCOPSRC@usdoj.gov).

B. Where the Applicant is unable to certify to any of the statements in this certification, it shall attach an explanation to this application.

4. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, as implemented at 28 C.F.R. Part 83, Subpart F, for grantees, as defined at 28 C.F.R. §§ 83.620 and 83.650:

A. The Applicant certifies and assures that it will, or will continue to, provide a drug-free workplace by--

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in its workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about--

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the award be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the award, the employee will--

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of the employee's conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the Department, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title of any such convicted employee to the Department, as follows:

For COPS award recipients - COPS Office, 145 N Street, NE, Washington, DC, 20530;

For OJP and OVW award recipients - U.S. Department of Justice, Office of Justice Programs, ATTN: Control Desk, 810 7th Street, N.W., Washington, D.C. 20531.

Notice shall include the identification number(s) of each affected award;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency; and

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

5. LAW ENFORCEMENT AGENCY CERTIFICATION REQUIRED UNDER DEPARTMENT OF JUSTICE DISCRETIONARY GRANT PROGRAMS ("SAFE POLICING CERTIFICATION")

If this application is for a discretionary award pursuant to which award funds may be made available (whether by the award directly or by any subaward at any tier) to a State, local, college, or university law enforcement agency, the Applicant certifies that any such law enforcement agency to which funds will be made available has been certified by an approved independent credentialing body or has started the certification process. To become certified, a law enforcement agency must meet two mandatory conditions:

(a) the agency's use of force policies adhere to all applicable federal, State, and local laws; and

(b) the agency's use of force policies prohibit chokeholds except in situations where use of deadly force is allowed by law.

For detailed information on this certification requirement, see https://cops.usdoj.gov/SafePolicingEO .

The Applicant acknowledges that compliance with this safe policing certification requirement does not ensure compliance with federal, state, or local law, and that such certification shall not constitute a defense in any federal lawsuit. Nothing in the safe policing certification process or safe policing requirement is intended to be (or may be) used by third parties to create liability by or against the United States or any of its officials, officers, agents or employees under any federal law. Neither the safe policing certification process nor the safe policing certification requirement is intended to (or does) confer any right on any third-person or entity seeking relief against the United States or any officer or employee thereof. No person or entity is intended to be (or is) a third-party beneficiary of the safe policing certification process, or, with respect to the safe policing certification requirement, such a beneficiary for purposes of any civil, criminal, or administrative action.

6. COORDINATION REQUIRED UNDER PUBLIC SAFETY AND COMMUNITY POLICING PROGRAMS

As required by the Public Safety Partnership and Community Policing Act of 1994, at 34 U.S.C. § 10382(c)(5), if this application is for a COPS award, the Applicant certifies that there has been appropriate coordination with all agencies that may be affected by its award. Affected agencies may include, among others, Offices of the United States Attorneys; State, local, or tribal prosecutors; or correctional agencies.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the Applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that the Department's awards, including certifications provided in connection with such awards, are subject to review by the Department, including by its Office of the Inspector General.

Please Acknowledge *

Certified

SignerID

joshua.watkins@accgov.com

Signing Date / Time

5/8/23 5:15 PM

Other Disclosures and Assurances

No documents have been uploaded for Other Disclosures and Assurances

Declaration and Certification to the U.S. Department of Justice as to this Application Submission

By [taking this action], I –

1. Declare the following to the U.S. Department of Justice (DOJ), under penalty of perjury: (1) I have authority to make this declaration and certification on behalf of the applicant; (2) I have conducted or there was conducted (including by the applicant's legal counsel as appropriate, and made available to me) a diligent review of all requirements pertinent to and all matters encompassed by this declaration and certification.

2. Certify to DOJ, under penalty of perjury, on behalf of myself and the applicant, to the best of my knowledge and belief, that the following are true as of the date of this application submission: (1) I have reviewed this application and all supporting materials submitted in connection therewith (including anything submitted in support of this application by any person on behalf of the applicant before or at the time of the application submission and any materials that accompany this declaration and certification); (2) The information in this application and in all supporting materials is accurate, true, and complete information as of the date of this request; and (3) I have the authority to submit this application on behalf of the applicant.

3. Declare the following to DOJ, under penalty of perjury, on behalf of myself and the applicant: (1) I understand that, in taking (or not taking) any action pursuant to this declaration and certification, DOJ will rely upon this declaration and certification as a material representation; and (2) I understand that any materially false, fictitious, or fraudulent information or statement in this declaration and certification (or concealment or omission of a material fact as to either) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies under the federal False Claims Act (including under 31 U.S.C. §§ 3729-3730 and/or §§ 3801-3812) or otherwise.

Please Acknowledge *

Signed

SignerID

joshua.watkins@accgov.com

Signing Date / Time

5/8/23 5:18 PM

Other

No documents have been uploaded for Other

Not Certified

ATTACHMENT #1

AN ORDINANCE TO AMEND THE FY2023 ANNUAL OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE FUNDING FOR EXPENSES RELATED TO COSTS IN PROVIDING ANIMALS WITH MEDICAL CARE, INCLUDING MEDICAL SERVICES AND MEDICAL SUPPLIES, AND ANIMAL CARE MAINTENANCE IN THE ANIMAL SERVICES DEPARTMENT; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the General Fund Operating Budget to provide funding for expenses related to costs in providing animals with medical care, including medical services and medical supplies, and animal care maintenance in the Animal Services Department.

Said Operating and Capital budget is hereby amended as follows:

General Fund:

EXPENDITURES:

Decrease:

Other General Administration

General Fund Contingency up to $200,000

Increase:

Animal Services Department

Operating Expense up to $200,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Animal Services Request for Contingency Funding

DATE: April 26, 2023

BUDGET INFORMATION:

REVENUES:

EXPENSES:
ANNUAL:
CAPITAL:
OTHER: Up to $200,000 (Fiscal Year 2022-2023)

FUNDING SOURCE: General Fund Contingency

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:
To request that the Mayor and Commission adopt a budget ordinance **(Attachment #1)** amending the FY23 Operating Budget to provide General Fund Contingency in the amount up to $200,000 for expenses related to costs in providing animals with medical care including medical services, animal care maintenance and medical supplies.

HISTORY:
1. On September 1, 2019, volunteers, rescue group partners, and community members attended a Mayor and Commission voting meeting to highlight some of the many issues the Animal Control Division was facing.

2. On September 17, 2019, the Manager's Office met with primary stakeholder organizations that support the Animal Control operations, including Athens Area Humane Society and AthensPets, among others. It was reaffirmed that the local government should maintain the lead role in overseeing both enforcement and the shelter operations.

3. On November 1, 2019, the Mayor and Commission (M&C) voted to elevate the Animal Control Division of the Central Services Department to departmental status. The Animal Control Division was renamed the Animal Services Department, reporting directly to the Manager's Office.

4. On February 12, 2020, staff presented the recently completed Animal Services Strategic Plan at the regularly scheduled Mayor and Commission meeting.

5. On March 3, 2020, the M&C approved an FY20 budget amendment for Animal Services of $106,986 for overtime ($10,000), animal care maintenance ($59,978), housekeeping ($3,508), data processing ($3,500) and medical services ($30,000).

6. On June 25, 2020, the M&C approved the first full year of department budget for the newly founded Animal Services Department, totaling $1,148,337. Prior to FY21, Animal Services staff had not paid for medical operations for a full fiscal year. The experience gained during FY21, FY22 and FY23 will help staff better project medical costs moving forward.

7. During FY21, the Manager approved $26,000 to be transferred from salary savings to cover medical expenses.

8. On September 13, 2021, Animal Services received $30,00) for operating contingency from the M&C.

9. On June 15, 2021, the M&C approved the FY22 Animal Services budget of $1,225,614, which included an increase in contract labor ($25,000) and medical services ($17,625).

10. During FY22, the Manager approved $141,000 to be transferred from salary savings to cover medical and animal care expenses.

11. On June 8, 2022, the Mayor and Commission approved an additional $115,000 of General Fund Operating Contingency for Animal Services.

12. On June 15, 2022, the M&C approved the FY23 Animal Services budget, which included an increase in contract labor ($35,000) and medical services ($19,362), and medical supplies ($5,000), and Animal Care Maintenance ($5,000).

FACTS & ISSUES:

1. AthensPets, a local non-profit group, prior to the creation of the Animal Services Department, paid medical bills for the shelter animals and provided funding for animal care maintenance, medical services and supplies. ACCGov has since assumed responsibility for these costs and purchasing of these basic supplies.

2. Athenspets reallocated their funding and prioritized their mission to focus on the community's unaltered pets by cutting back on the financial aid they have previously provided Animal Services for basic and extensive animal medical care. While they continue to provide funding for extensive animal medical care, they no longer fund basic diagnostic care, the Animal Services Foster Program or basic spay and neuter services.

3. In order to provide better standards of care and animal husbandry, along with increasing live outcomes to save more lives, the Animal Services Department has increased the quality and quantity of medical care it provides. Animal Services impounds a high volume of

homeless animals. Without a medical history, there is a need for a higher quality and quantity of vaccinations, testing, preventatives, vaccine boosters, food, and equipment.

Animal Services is now providing all intake vaccinations, microchips, heartworm test for dogs, FIV/Leuk test for cats, flea, tick and heartworm prevention, deworming, and rabies shots, as well as paying for alterations. Animal Services also provides heartworm treatments for dogs that are heartworm positive which can then be adopted whereas in the past these dogs would have been euthanized if a rescue was unable to take them.

4. During this fiscal year Animal Services have increased spay and neuter operations at the adoption center. In this fiscal year there have been 164 more animals spayed and neutered than last fiscal year. Staff also have completed 509 additional exams on animals that have come into the Animal Shelter and have impounded an additional 441 animals during this same time period from last year.

5. Medical costs have continued to increase in FY23 due to supply and demand and will most likely continue to increase in FY24. Surgery costs at The Athens Area Humane Society which is the primary surgical center that Animal Services utilizes have risen by 50% on most of these procedures since January 2023. For example, a dog spay used to start at $60 now this procedure starts at $90. The cost of a cat spay, and dog neuter have also risen 50% while the price of a cat neuter has risen 43%. In FY23 the budgeted amount for medical surgeries was ($212,987) and so far have spent ($246,987).

6. Food and animal care costs have also continued to increase due to supply shortages and inflation. Since January 2023 dog food, cat food and litter prices have risen 20%. For example, a 40 pound bag of dog food used to cost $43.24 is now $52.99. Animal Services staff consistently look for lower prices and buy in bulk to ensure the best pricing and are actively looking for companies that could be contracted with for a cheaper food rate. In FY23 the budgeted amount for animal care maintenance and medical supplies was ($105,234) and so far have spent ($124,227).

7. Due to the high volume of homeless animals that enter the shelter on a daily basis, there is also a need for a higher quality and quantity of appropriate, animal-specific cleaning products and supplies. Staff has changed cleaning protocols to include products that are safe for use around animals and intended to properly kill animal-specific disease. This year during the July 1st-April 25th time frame Animal Services has impounded 2032 animals which is 441 more animals than the same time period last fiscal year.

8. Without any medical staff or veterinarian onsite, combined with the high volume of injured and sick animals that enter daily or become sick while in the shelter, there is a higher need to outsource veterinary care.

9. Animal Services, in prioritizing the health of each animal, has seen the live release rates go up for both dogs and cats. In CY2018, the live release rate was 90.7% for dogs and 75% for cats. In CY2022, the live release rate was 96.4% for dogs and 96.1% for cats. The increase in medical operations are leading to better outcomes for the animals.

10. Animal Services has continued to have challenges filling Animal Caretaker vacancies, having reposted the position three times. As staff have worked to hire full-time employees, Animal Services has had to hire contracted labor to meet the workload demands. There are still 3 vacancies at Animal Services at this time.

11. In FY21 Animal Services asked for an additional $56,000 to help cover medical costs ($26,000 was salary savings), in FY22 Animal Services asked for an additional $256,000 ($131,000 was salary savings) to cover rising medical costs. Animal Services continues to struggle with costs due to the inability to control the rising surgery prices and the inability to anticipate exactly how many animals the department will receive. Animal Services is currently working with the UGA Shelter Medicine Program to come up with a long term solution which includes a plan for onsite surgeries. In the past there had been salary savings to cover some of these medical cost overages which is not the case this fiscal year.

12. This recommendation supports the following Mayor and Commission Strategic Commitments:
    - Goal Area 1: Good Neighbors
    - Goal Area 2: Identify and Close Gaps in Partnership with the Community
    - Goal Area 3: Organizational Improvement

OPTIONS:

1. Mayor and Commission adopt a budget ordinance **(Attachment #1)** amending the FY23 Operating Budget to provide General Fund Contingency in the amount up to $200,000 for expenses related to costs in providing animals with medical care including medical services, animal care maintenance and medical supplies.

2. Mayor and Commission deny approval.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1

DEPARTMENT:
Prepared by: Kristall Barber

Kristall Barber *4/25/23*

Kristall Barber Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1



Manager

May 10, 2023
Date:

ATTACHMENTS:

Attachment #1: Budget Ordinance
Attachment #2: YTD Budget

YTD Available Budget Report

Account Number	Account Desc	Original Budget	Transfers	Revised Budget	YTD Actuals	Enc/Req	Available Budget	% Used
101 General Fd		**1,216,428.00**	**40,200.00**	**1,256,628.00**	**1,178,245.62**	**3,214.77**	**75,167.61**	**94.02 %**
3 Public Safety		**1,216,428.00**	**40,200.00**	**1,256,628.00**	**1,178,245.62**	**3,214.77**	**75,167.61**	**94.02 %**
44 Animal Services		**1,216,428.00**	**40,200.00**	**1,256,628.00**	**1,178,245.62**	**3,214.77**	**75,167.61**	**94.02 %**
101-3-44-000-000-511001-	Compensati	409,471.00	40,200.00	449,671.00	386,390.16	0.00	63,280.84	85.93%
101-3-44-000-000-511013-	Compensati	49,400.00	0.00	49,400.00	44,649.11	0.00	4,750.89	90.38%
101-3-44-000-000-511020-	Compensati	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-511050-	Compensati	31,092.00	0.00	31,092.00	87,578.40	0.00	(56,486.40)	*281.67%
101-3-44-000-000-512001-	Social Sec	48,231.00	0.00	48,231.00	38,739.92	0.00	9,491.08	80.32%
101-3-44-000-000-512010-	DB - Retir	61,826.00	0.00	61,826.00	52,314.24	0.00	9,511.76	84.61%
101-3-44-000-000-512012-	DC - Manag	7,968.00	0.00	7,968.00	6,915.13	0.00	1,052.87	86.78%
101-3-44-000-000-512013-	DC - Emplo	5,451.00	0.00	5,451.00	3,395.00	0.00	2,056.00	62.28%
101-3-44-000-000-512020-	Ins - Grou	102,452.00	0.00	102,452.00	86,690.12	0.00	15,761.88	84.62%
101-3-44-000-000-512040-	Travel - A	4,800.00	0.00	4,800.00	5,102.90	0.00	(302.90)	*106.31%
101-3-44-000-000-512070-	Other Empl	6,566.00	0.00	6,566.00	5,039.37	0.00	1,526.63	76.74%
101-3-44-000-000-521032-	Medical Se	212,987.00	0.00	212,987.00	185,189.18	0.00	27,797.82	86.95%
101-3-44-000-000-522202-	R&M - Offi	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-522203-	R&M - Othe	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-522213-	R&M - Buil	300.00	0.00	300.00	1,908.30	0.00	(1,608.30)	*636.00%
101-3-44-000-000-523200-	Wireless T	2,900.00	0.00	2,900.00	1,936.26	0.00	963.74	66.76%
101-3-44-000-000-523310-	Advertisin	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-523500-	Travel & L	3,700.00	0.00	3,700.00	2,515.30	0.00	1,184.70	67.97%
101-3-44-000-000-523600-	Dues & Mem	200.00	0.00	200.00	0.00	0.00	200.00	0.00%
101-3-44-000-000-523700-	Conference	6,965.00	0.00	6,965.00	3,045.87	0.00	3,919.13	43.73%
101-3-44-000-000-524000-	Contract L	60,000.00	0.00	60,000.00	59,685.73	314.27	0.00	100.00%
101-3-44-000-000-525015-	Bank & Inv	800.00	0.00	800.00	644.80	0.00	155.20	80.63%
101-3-44-000-000-525030-	Credit Car	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-529210-	Fleet Mgmt	500.00	0.00	500.00	0.00	0.00	500.00	0.00%
101-3-44-000-000-529211-	Fleet Mgmt	6,450.00	0.00	6,450.00	5,375.00	0.00	1,075.00	83.33%
101-3-44-000-000-529212-	Fleet Repl	12,000.00	0.00	12,000.00	10,000.00	0.00	2,000.00	83.33%
101-3-44-000-000-529220-	Fleet Mgmt	2,421.00	0.00	2,421.00	2,017.50	0.00	403.50	83.35%

YTD Available Budget Report

Account Number	Account Desc	Original Budget	Transfers	Revised Budget	YTD Actuals	Enc/Req	Available Budget	% Used
101 General Fd		1,216,428.00	40,200.00	1,256,628.00	1,178,245.62	3,214.77	75,167.61	94.02 %
101-3-44-000-000-529230-	Int Supp -	3,300.00	0.00	3,300.00	2,393.46	0.00	906.54	72.52%
101-3-44-000-000-529231-	Int Supp -	600.00	0.00	600.00	180.61	0.00	419.39	30.17%
101-3-44-000-000-529232-	Int Supp -	200.00	0.00	200.00	47.50	0.00	152.50	24.00%
101-3-44-000-000-529240-	Int Supp -	4,000.00	0.00	4,000.00	1,560.00	0.00	2,440.00	39.00%
101-3-44-000-000-529242-	Int Supp -	200.00	0.00	200.00	0.00	0.00	200.00	0.00%
101-3-44-000-000-529250-	Int Supp -	2,951.00	0.00	2,951.00	1,896.48	0.00	1,054.52	64.25%
101-3-44-000-000-529311-	Fleet Mgmt	1,000.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00%
101-3-44-000-000-529312-	Fleet Mgmt	15,963.00	0.00	15,963.00	7,769.75	0.00	8,193.25	48.68%
101-3-44-000-000-529320-	Int Supp -	400.00	0.00	400.00	0.00	0.00	400.00	0.00%
101-3-44-000-000-529999-	Bdgt Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-531001-	Office Sup	4,500.00	0.00	4,500.00	7,108.26	2,500.00	(5,108.26)	*213.51%
101-3-44-000-000-531025-	Janitorial	15,000.00	0.00	15,000.00	23,299.65	0.00	(8,299.65)	*155.33%
101-3-44-000-000-532006-	Medical Su	62,548.00	0.00	62,548.00	53,862.64	0.00	8,685.36	86.11%
101-3-44-000-000-532011-	Law Enforc	2,200.00	0.00	2,200.00	647.64	0.00	1,552.36	29.45%
101-3-44-000-000-532021-	Employee U	3,200.00	0.00	3,200.00	4,198.45	0.00	(998.45)	*131.19%
101-3-44-000-000-532060-	Animal Car	42,686.00	0.00	42,686.00	70,365.80	400.50	(28,080.30)	*165.78%
101-3-44-000-000-533100-	Water & Se	2,000.00	0.00	2,000.00	2,243.41	0.00	(243.41)	*112.15%
101-3-44-000-000-533300-	Electricit	12,000.00	0.00	12,000.00	8,991.80	0.00	3,008.20	74.93%
101-3-44-000-000-533310-	Electricit	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-533600-	Solid Wast	700.00	0.00	700.00	606.20	0.00	93.80	86.57%
101-3-44-000-000-533610-	Landfill	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-533700-	Heating Fu	4,500.00	0.00	4,500.00	3,941.68	0.00	558.32	87.60%
101-3-44-000-000-535002-	Data Proce	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
101-3-44-000-000-570070-	Feral Cat	2,000.00	0.00	2,000.00	0.00	0.00	2,000.00	0.00%
	Grand Total:	1,216,428.00	40,200.00	1,256,628.00	1,178,245.62	3,214.77	75,167.61	94.02 %

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: School Resource Officer (SRO) Agreement for 2023-2024 Academic Year

DATE: April 27, 2023

BUDGET INFORMATION:

REVENUES:	$325,000	Clarke County School District Contract
	$100,000	ACCGov Contribution
	$425,000	Total Available for Program

EXPENSES:

ANNUAL:	$425,000	Total Program Cost
CAPITAL:		
OTHER:		

FUNDING SOURCE: Clarke County School District Contract
FY24 ACCGov Police Department Budget

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a) Approve the Athens-Clarke County Police Department (ACCPD) School Resource Officer (SRO) program contract **(Attachment #1)** with the Clarke County School District for the 2023-2024 academic year; and
b) Authorize the Mayor and appropriate staff to execute the contract and all related documents.

HISTORY:

1. Since 1996, the Clarke County School District has contracted with the Unified Government of Athens-Clarke County (ACCGov) for Police Department Officers to serve as School Resource Officers (SROs) in the School District's middle and high schools.

2. On March 1, 2022, the Mayor & Commission approved the current School Resource Officer (SRO) Program contract for the 2022-2023 academic year.

3. On April 13, 2023, the Clarke County School District approved the proposed School Resource Officer (SRO) Agreement for the 2023-2024 Academic Year **(Attachment #2).**

FACTS & ISSUES:

1. The role of law enforcement in the Clarke County School District is to create and maintain a safe and secure learning environment for students, staff, faculty, parents and visitors in our schools. Police in schools serve as informal mentors, counsellors and educators on matters of law enforcement. Officers also serve as a resource for students, teachers, and parents on matters pertaining to law enforcement, crime prevention, and awareness*.*

2. The ACCPD SRO Program benefits both the Clarke County School District and ACCGov. SROs are first and foremost law enforcement officers and are familiar with the problem areas of their respective campuses and surrounding geographies. SROs work in coordination with the Clarke County School District Police Department officers and security personnel to maintain safety within their assigned schools. At all times, SROs remain sworn officers of the Athens-Clarke County Police Department.

3. During the current 2022-2023 school year, six officers are authorized. This contract assigns one officer to each of the two traditional high schools, and one to each of the four middle schools.

4. Since program inception, the contract has been adjusted to bill for activities inclusive of rate of pay changes, overtime calculations, and a percentage (20%) of supervision cost.

5. During school summer vacation months, Police Department SROs continue community outreach. Department SROs are assigned to the Community Outreach Division where they interact with stakeholders in a variety of programs including the youth summer camps. SROs may also assist with patrol operations should operational needs arise.

6. SROs are ACCPD veterans. Each selected officer will attend School Resource Officer Training offered by the Georgia Public Safety Training Center prior to assignment or as soon as practical thereafter. This training also satisfies state-mandated requirements for annual police officer training during each calendar year. ACCGov will pay salaries and travel costs for the selected officers during this training - at least 40 hours of instructional time for each officer.

7. Consistent with previous years, terms of the contract obligate the Clarke County School District for all expenses (salaries, fringe benefits, uniforms, and related police equipment) for six SROs during the 176-day school year (August 2023 to May 2024). SROs will not be assigned to the School District during “planning” dates. The ACCPD budget covers the expenses for the period the SROs are not in the schools.

8. The Clarke County School District will continue paying 20% of a police sergeant’s midpoint salary for the responsibilities associated with the oversight of the six SROs during the 176 days of school.

9. These recommendations support the following ACCGov Strategic Plan Goal & Strategy:

    - Good Neighbors Goal, Strategy C: *Decrease crime and keep residents safe through "community-centric" services.*

OPTIONS:

1. Mayor and Commission:
    a) Approve the Athens-Clarke County Police Department (ACCPD) School Resource Officer (SRO) program contract (**Attachment #1**) with the Clarke County School District for the 2023-2024 academic year; and
    b) Authorize the Mayor and appropriate staff to execute the contract and all related documents.

2. Mayor and Commission deny approval of the School Resource Officer program contract.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION:
Option #1: a and b

DEPARTMENT:
Prepared by: Joshua Watkins



Jerry G. Saulters — 5/4/2023
Jerry G. Saulters — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a and b



Manager — May 10, 2023
Manager — Date:

ATTACHMENTS:

Attachment 1: School Resource Officer (SRO) Program Contract 2023-2024
Attachment 2: Clarke County School District Approval of Contract 2023-2024

Clarke County School District

AGREEMENT BETWEEN THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA AND CLARKE COUNTY SCHOOL DISTRICT

THIS AGREEMENT, made and entered into this 13th day of April, 2023, by and between the Unified Government of Athens-Clarke County, Georgia, hereinafter referred to as "ACCGov" and the Clarke County School District, hereinafter referred to as "School District."

WITNESSETH

WHEREAS, the School District desires to promote a safe school environment in all of the schools within the school district; and

WHEREAS, the School District has requested a joint program, known as the School Resource Officer Program, with ACCGov assigning police officers of the Athens-Clarke County Police Department in middle schools and high schools.

NOW THEREFORE, for and in consideration of the mutual covenants and promises hereinafter contained and other valuable considerations, ACCGov and School District agree as follows:

1. TERM

The terms of this agreement shall commence on the first student reporting day of the 2023-2024 school year and shall terminate at midnight on the last day of school for the 2023-2024 school year. Prior to January 1, 2024, ACCGov and School District will confer to evaluate this agreement and determine if it is to be renewed for the 2023-2024 school year, and if any modifications, additions, or omissions shall be made. A new contract proposal shall be forwarded to the Commission no later than January 15, 2024. If this agreement is not renewed in writing by mutual agreement, said agreement shall expire at midnight of the last student reporting day of the 2023-2024 school year.

2. RESPONSIBILITIES OF ACCGOV

ACCGov will assign six (6) veteran police officers of the Athens-Clarke County Police Department to the School District to perform duties of a School Resource Officer (SRO) at two high schools and four middle schools. The ACCPD Chief of Police, or his designee, in collaboration with designated School District personnel, and the administration of the affected schools, will select the officers for assignment. These police officers will provide the needed law enforcement services to the assigned schools and serve as role models to create an atmosphere of trust and credibility with the students,

staff, faculty and parents of the School District. ACCGov will pay the salaries and fringe benefits of selected police officers as well as the cost of uniforms and related police equipment.

3.

RESPONSIBILITIES OF SCHOOL DISTRICT

The School District shall reimburse ACCGov for all expenses (salaries, fringe benefits, uniforms, and related police equipment) of the assigned police officers for all work performed during the one hundred seventy six (176) day school year as designated by the School District. This also includes compensation at the officers' hourly and overtime rates for approved extended work days at the officers' assigned schools. Additionally, it is agreed that the School District shall reimburse ACCGov for twenty (20) percent of a police sergeant's salary for daily supervision of assigned SROs during the one hundred seventy six (176) day school year. It is agreed between ACCGov and the School District that the maximum expenditure required under this contract will not exceed three hundred twenty-five thousand dollars, ($325,000.00). Costs exceeding $325,000.00 will not be paid unless and until this agreement is amended by the respective parties.

4.

OPERATING REQUIREMENTS OF THE SCHOOL RESOURCE OFFICER PROGRAM

The School District and the Athens-Clarke County Police Department have jointly developed written operating requirements. The SROs assigned to each school shall be governed by a written operating policy in existence that has been developed by the School District Secondary Principals, the Clarke County School District Police Department, and the Athens-Clarke County Police Department, and such officers shall follow the procedures with respect to the day-to-day activities of the program. Each SRO shall be required to execute the School Resource Officer Duties Agreement as a condition of their participation in the SRO Program.

5.

PAYMENT

The School District shall reimburse ACCGov for the assigned officers within fifteen (15) calendar days of the receipt of an itemized invoice from ACCGov.

6.

INSURANCE

The School District shall provide and maintain during the entire performance of this agreement, general comprehensive liability coverage with limits no less than $1,000,000 per occurrence and a $2,000,000 aggregate and workers' compensation coverage per the Georgia statutory limits and employers liability of at least $1,000,000 per accident and

disease. The School District shall provide to Athens-Clarke Police Department a Certificate of Insurance evidencing the required insurance and limits of coverage.

7.
MODIFICATION

This agreement may be modified only by the mutual written consent of ACCGov and the School District.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY	**CLARKE COUNTY SCHOOL DISTRICT**
By:	By: LaKeisha Gantt
Kelly Girtz, Mayor	LaKeisha Gantt, Ph.D. President, CCSD Board of Education
Date	4/13/2023 Date
Attest:	Attest: Robbie F. Hooker
Jean Spratlin, Clerk of Commission	Robbie Hooker, Ph.D. Superintendent Secretary, CCSD Board of Education
Date	4/13/23 Date

Clarke County School District
Better Together

Office of the Superintendent
Robbie P. Hooker, Ph.D
Superintendent

April 18, 2023

Mayor Kelly Girtz
Athens-Clarke County Unified Government
562 Pulaski Street
Athens, GA 30601

Dear Mayor Girtz,

On April 13, 2023 the Clarke County Board of Education approved the renewal of the SRO Memorandum of Agreement between the Clarke County School District and the Unified Government Athens-Clarke County for the 2023-2024 school year. The renewal of the contract was reviewed and discussed and passed unanimously. We are requesting that the Athens-Clarke County Board of Commissioners approve this agreement and continue this partnership for the 2023-2024 school year. In an effort of continuous improvement, we will utilize the next year to evaluate our student needs and related safety and security program structure. We look forward to working with ACC Unified Government on these next steps.

Sincerely,

Dr. Robbie P. Hooker
Superintendent
Clarke County School District

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Middle Oconee East Trunk Improvements Project - Phase I: Approval of Preliminary Construction Plans

DATE: April 25, 2023

BUDGET INFORMATION: N/A
REVENUES:

EXPENSES:

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request Mayor & Commission:

A. Approve the Preliminary Construction Plans for the Middle Oconee East Trunk Improvements Project - Phase 1; and

B. Authorize staff to complete the Final Construction Plans, acquire easements and associated permits, & solicit bids for construction.

HISTORY:

1. In March 2010 a catastrophic failure occurred on the Middle Oconee line that required a pump around, a section of pipe to be replaced and a manhole to be repaired.
2. In On June 6, 2017, the M&C approved Armentrout, Matheny & Thurmond, LLC, Hazen and Sawyer, Inc. and Jacobs Engineering Group, Inc. to provide on-call engineering services for the PUD.
3. On April 18, 2018, PUD staff identified the Middle Oconee East Trunk (Phase 1) as being in poor condition. This sewer segment was also identified in the Sanitary Sewer Evaluation Study (SSES) as a high priority for capacity.
4. On January 26, 2020, a catastrophic failure occurred on another section of the Middle Oconee line that required a pump around and a section of pipe to be repaired/replaced.
5. On August 4, 2020, the M&C approved the Updated 2020 SDP Infrastructure and Capital Improvements Element.

6. On August 4, 2020, the M&C approved a task order for Armentrout, Matheny, & Thurmond LLC (AMT) to design sewer line improvements for the Middle Oconee East Trunk Project - Phase 1 (MOE) segment of sanitary sewer.
7. On January 7, 2021, PUD issued a Notice to Proceed (NTP) to AMT to design sewer line improvements for the MOE Project – Phase I segment of sanitary sewer.
8. On October 28, 2022, the M&C was provided an update by the Public Utilities Department on the condition of the Middle Oconee East line as it relates to life cycle cost.

FACTS & ISSUES:

1. This project will upgrade and realign 8,700 Linear Feet (LF) of 48" sewer within the Middle Oconee East sewer basin. This is Phase 1 of the project (**Attachment #1).**
    - Phase 2 will replace 10,900 LF of 30" sewer
    - Phase 3 will replace 4,000 LF of 36" sewer
    - Phase 4 will replace 13,700 LF of 48" sewer

2. The existing sewer line extends from the Middle Oconee Water Reclamation Facility to Duncan Springs Ct. This sewer line is in poor condition and has caused multiple maintenance problems over the last several years. The line currently follows along the side of the Middle Oconee River and crosses the tributaries that flow into the Middle Oconee River. The line is exposed in many places due to erosion along the riverbanks and tributaries and is extremely hard to access for maintenance.

3. Staff worked with AMT to evaluate different rehabilitation/replacement options. Replacement of the pipe will be predominantly in the same trench while incorporating new alignments in areas possible to improve access, gain grade and shorten lay length.

4. Individual permanent easements and temporary construction easements are required to accommodate the realigned project construction. The new and existing alignment is also anticipated to encroach into the EPD 25-foot state water buffer, requiring Georgia EPD concurrence.

5. Preliminary Construction Plans for the subject project are available for review in the PUD Administration Office located at 124 E. Hancock Avenue.

6. The estimated construction cost for the replacement project is $16.3 million.

7. Anticipated Project Schedule:

M&C Approval of Preliminary Plan	June 2023
Completion of Final Design	October 2023
Permitting Completion	January 2024
Easement Acquisition Completion	January 2024

Bid Phase	March 2024
M&C Approval of Contract Award	June 2024
Project Start	September 2024
Project Completion	August 2025

8. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Built and Natural Infrastructure Goal, Strategy C: *Provide adequate funding for maintenance of existing and newly constructed infrastructure*.

OPTIONS:

1. Mayor & Commission:
    A. Approve the Preliminary Construction Plans for the Middle Oconee East Trunk Improvements Project - Phase 1; and
    B. Authorize staff to complete the Final Construction Plans, acquire easements and associated permits, & solicit bids for construction.
2. Mayor & Commission deny the request.
3. Mayor & Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1 A & B

DEPARTMENT: Public Utilities
Prepared by: Hollis Terry IV

Hollis Terry IV — April 25, 2023
Hollis Terry IV — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1 A & B

Manager — May 10, 2023
Manager — Date:

ATTACHMENTS:
Att#1 - Plat

Middle Oconee East Phase 1

Attachment #1



The Unified Government of Athens-Clarke County
Department of Public Utilities
124 E Hancock Ave. Athens Ga, 30601

Reference Scale: 1:8,500

Tuesday, April 25, 2023

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Lake Meeler S/D Sewer Realignment Proj - Approval of Preliminary Construction Plans

DATE: April 25, 2023

BUDGET INFORMATION: N/A

REVENUES:

EXPENSES:

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request Mayor & Commission:

A. Approve the Preliminary Construction Plans for the Lake Meeler Subdivision Sewer Realignment Project; and

B. Authorize staff to complete the Final Construction Plans, acquire easements and associated permits, & solicit bids for construction.

HISTORY:

1. On April 18, 2018, Public Utilities Department (PUD) staff identified the Top Ten troubled segments in the ACCGov sanitary sewer system. This sewer segment was included on the Top Ten list.
2. On October 2, 2019, PUD issued a Notice to Proceed (NTP) to Armentrout, Matheny, & Thurmond LLC (AMT) to design Sewer Line Improvements for this segment of sanitary sewer.
3. On August 4, 2020, the M&C approved the Updated 2020 SDP Infrastructure and Capital Improvements Element which included Prioritized Sewer Rehabilitation and Replacement.

FACTS & ISSUES:

1. This project is included in the 2020 SDP as Project #3-318, "Prioritized Sewer Rehabilitation and Replacement," (History #3).
2. PUD staff identified the highest priority problem sewer lines in the sanitary sewer system that require a) extraordinary maintenance to maintain flow and service and b) are in poor

condition, thus needing rehabilitation, replacement or realignment. The Top Ten Troubled segments are listed in priority order:

- Memorial Park Sewer Replacement – Under construction
- Merlin Drive Right of Way - Requesting preliminary approval
- Branch St Right of Way
- **Laurel Springs Dr & Lake Meeler Subdivision Sewer Realignment – Requesting preliminary approval**
- Firewood St & Langford Ct Sewer Rehabilitation
- Gail Dr & Laurel Dr Sewer Rehabilitation
- Gatewood Cir & Lake Vista Way Sewer Rehabilitation – Task Order issued for initial design
- Knottingham Dr Sewer Rehabilitation
- Oakland Way Sewer Rehabilitation
- Olympic Dr @ the Loop Sewer Rehabilitation

3. The sanitary sewer system that serves the Lake Meeler Subdivision area is one of these problem sewer areas. The sewer shed is approximately 250 acres and includes Georgia Square Mall, Lake Meeler Subdivision, Laurel Springs Subdivision, part of Huntington Shoals Subdivision, and several commercial parcels along Atlanta Highway. **Attachment #1.**
4. The existing sewer line that extends from Georgia Square Mall to Huntington Shoals Drive is in poor condition and has caused multiple maintenance problems over the last several years. The line currently follows an unnamed tributary of the Middle Oconee River and crosses the tributary at least three times. The line is exposed in many places due to creek erosion and is extremely hard to access for maintenance.
5. Staff worked with PUD's on-call design engineer, AMT, to evaluate different rehabilitation options. Replacement of the pipe in the same trench was determined to be a poor option due to the creek erosion that has encroached on the existing alignment. A new sewer main route was designed in order to position the proposed main farther away from the creek's banks so that the line will be better insulated from the effects of creek erosion.
6. Individual permanent easements and temporary construction easements are required to accommodate the realigned project construction. The new alignment is also anticipated to encroach into the EPD 25-foot state water buffer, requiring Georgia EPD concurrence.
7. Preliminary Construction Plans for the subject project are available for review in the PUD Administration Office located at 124 E. Hancock Avenue.

8. The estimated construction cost for the replacement project is $2.2 million. PUD seeks authorization to solicit bids for sewer contractors to construct this sewer project.
9. Anticipated Project Schedule:

M&C Approval of Preliminary Plan	June 2023
Completion of Final Design	Oct 2023
Permitting Completion	2023
Easement Acquisition Completion	Jan 2024
Bid Phase	Feb 2024
Project Start	Sept 2024
Project Completion	July 2025

10. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Built and Natural Infrastructure Goal, Strategy C: *Provide adequate funding for maintenance of existing and newly constructed infrastructure*.

OPTIONS:

1. Mayor & Commission:
    A. Approve the Preliminary Construction Plans for the Lake Meeler Subdivision Sewer Realignment Project; and
    B. Authorize staff to complete the Final Construction Plans, acquire easements and associated permits, & solicit bids for construction.
2. Mayor & Commission deny the request.
3. Mayor & Commission defined option.

DEPARTMENT RECOMMENDED ACTION:
Option 1 A & B

DEPARTMENT: Public Utilities
Prepared by: Hollis Terry IV

Hollis Terry IV — April 25, 2023
Hollis Terry IV — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1 A & B



Manager

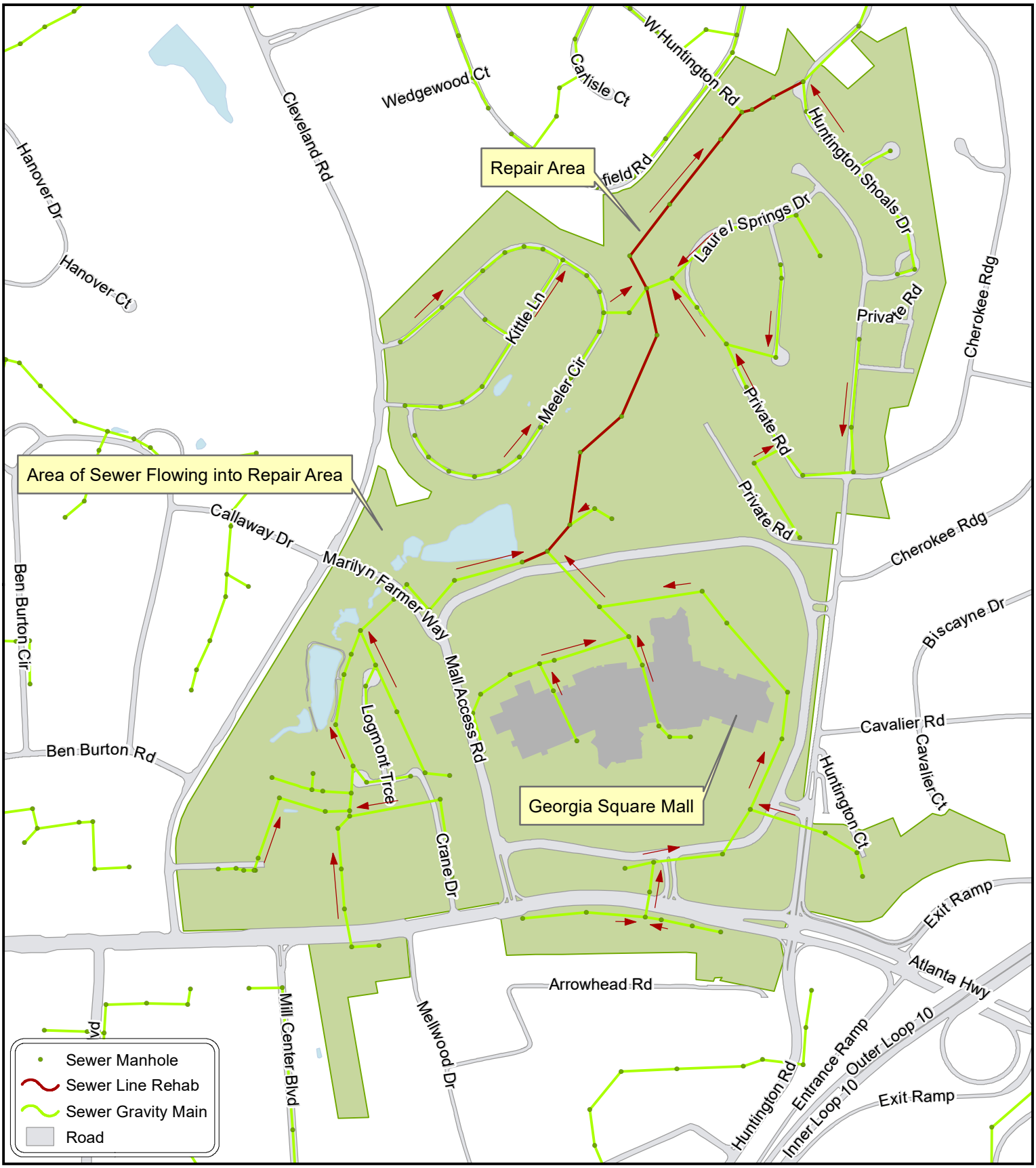
May 10, 2023
Date:

ATTACHMENTS:

Att#1 - Plat

Lake Meeler Subdivision Priority Sewer Line Rehab

Attachment #1



The Unified Government of Athens-Clarke County
Department of Public Utilities
124 E Hancock Ave. Athens Ga, 30601

Reference Scale: 1:8,000

Tuesday, February 21, 2023

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Merlin Drive Sewer Repair Project - Approval of Preliminary Construction Plans

DATE: April 25, 2023

BUDGET INFORMATION: N/A

REVENUES:

EXPENSES:

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request Mayor & Commission:

A. Approve the Preliminary Construction Plans for the Merlin Drive Sewer Repair Project; and

B. Authorize the completion of the Final Construction Plans, acquire easements and associated permits, & solicit bids for construction.

HISTORY:

1. On April 18, 2018, Public Utilities Department (PUD) staff identified the Top Ten troubled segments in the ACCGov sanitary sewer system.

2. On August 4, 2020, the M&C approved the Updated 2020 SDP Infrastructure and Capital Improvements Element which included Prioritized Sewer Rehabilitation and Replacement.

3. On December 7, 2021, PUD staff identified the segment of sewer at Merlin Drive to be in poor condition, and a greater priority than the remaining segments on the Top Ten list.

4. On April 11, 2022, PUD issued a Notice to Proceed (NTP) to Armentrout, Matheny, & Thurmond LLC (AMT) to design Sewer Line Improvements for this segment of sanitary sewer.

FACTS & ISSUES:

1. This project is included in the 2020 SDP as Project #3-318, “Prioritized Sewer Rehabilitation and Replacement,” (History #2).

2. PUD staff identified the highest priority problem sewer lines in the sanitary sewer system that require a) extraordinary maintenance to maintain flow and service and b) are in poor condition, thus needing rehabilitation, replacement or realignment. The Top Ten Troubled segments are listed in priority order:
    - Memorial Park Sewer Replacement – Under construction
    - **Merlin Drive Right of Way - Requesting preliminary approval**
    - Branch Street Right of Way
    - Laurel Springs Dr & Lake Meeler Subdivision Sewer Realignment – Requesting preliminary approval
    - Firewood St & Langford Ct Sewer Rehabilitation
    - Gail Dr & Laurel Dr Sewer Rehabilitation
    - Gatewood Cir & Lake Vista Way Sewer Rehabilitation – Task Order issued for initial design
    - Knottingham Dr Sewer Rehabilitation
    - Oakland Way Sewer Rehabilitation
    - Olympic Dr @ the Loop Sewer Rehabilitation

3. With five of the Top Ten problem segments completed, in design, or actively under construction, PUD staff began identifying the next problem sewer lines to prioritize.

4. The sanitary sewer system that serves the Merlin Drive area is one of these newly identified problem sewer areas. The sewer shed is approximately 95 acres and includes Village at Oak Grove, Merlin Drive Subdivision, Kings Circle Subdivision, and several residential and commercial parcels along Lavender Road and Jefferson Road. **Attachment #1.**

5. The existing sewer line that extends from Merlin Drive to Roberts Road is in poor condition and has caused multiple maintenance problems over the last several years. The line currently follows an unnamed tributary of Turkey Creek and crosses the tributary with an aerial crossing. The line is situated underneath several residents' homes, making this line extremely difficult to access for maintenance. Additionally, the aerial crossing is in poor condition, and has deflected such that a portion of the aerial crossing has reversed grade.

6. Staff worked with PUD's on-call design engineer, AMT, to evaluate different rehabilitation options. Due to the condition of the aerial crossing, replacement was determined to be necessary. Additionally, due to the location of the pipe underneath residents' homes, replacement of the pipe in the same trench was determined to be impossible. A new sewer main route was designed in order to position the line away from permanent structures so

that it will be accessible for maintenance in the future. This realignment also serves to improve flow by reducing the number of sharp turns in the line.

7. Due to the poor condition of the aerial crossing and the risk of a sewer main failure over state waters, the Merlin Drive segment was identified by PUD staff as a higher priority than the remaining lines on the Top Ten troubled segments list. It has therefore been elevated to the top sewer segment for prioritized rehabilitation and replacement.

8. Individual permanent easements and temporary construction easements are required to accommodate the realigned project construction. The new alignment is also anticipated to encroach into the Georgia Environmental Protection Division (EPD) 25-foot state water buffer, requiring Georgia EPD concurrence.

9. Preliminary Construction Plans for the subject project are available for review in the PUD Administration Office located at 124 E. Hancock Avenue.

10. The estimated construction cost for the replacement project is $990,000. PUD seeks authorization to solicit bids for sewer contractors to construct this sewer project.

11. Anticipated Project Schedule:

M&C Approval of Preliminary Plan	May 2023
Completion of Final Design	May 2023
Permitting Completion	June 2023
Easement Acquisition Completion	July 2023
Bid Phase	July 2023
Project Start	January 2024
Project Completion	July 2024

12. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:

    - Built and Natural Infrastructure Goal, Strategy C: *Provide adequate funding for maintenance of existing and newly constructed infrastructure*.

OPTIONS:

1. Mayor & Commission:
    A. Approve the Preliminary Construction Plans for the Merlin Drive Sewer Repair Project; and
    B. Authorize the completion of the Final Construction Plans, acquire easements and associated permits, & solicit bids for construction.
2. Mayor & Commission deny the request.
3. Mayor & Commission defined option.

DEPARTMENT RECOMMENDED ACTION:
Option 1A & B

DEPARTMENT: Public Utilities
Prepared by: Hollis Terry IV



Hollis Terry IV

April 25, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1A & B



Manager

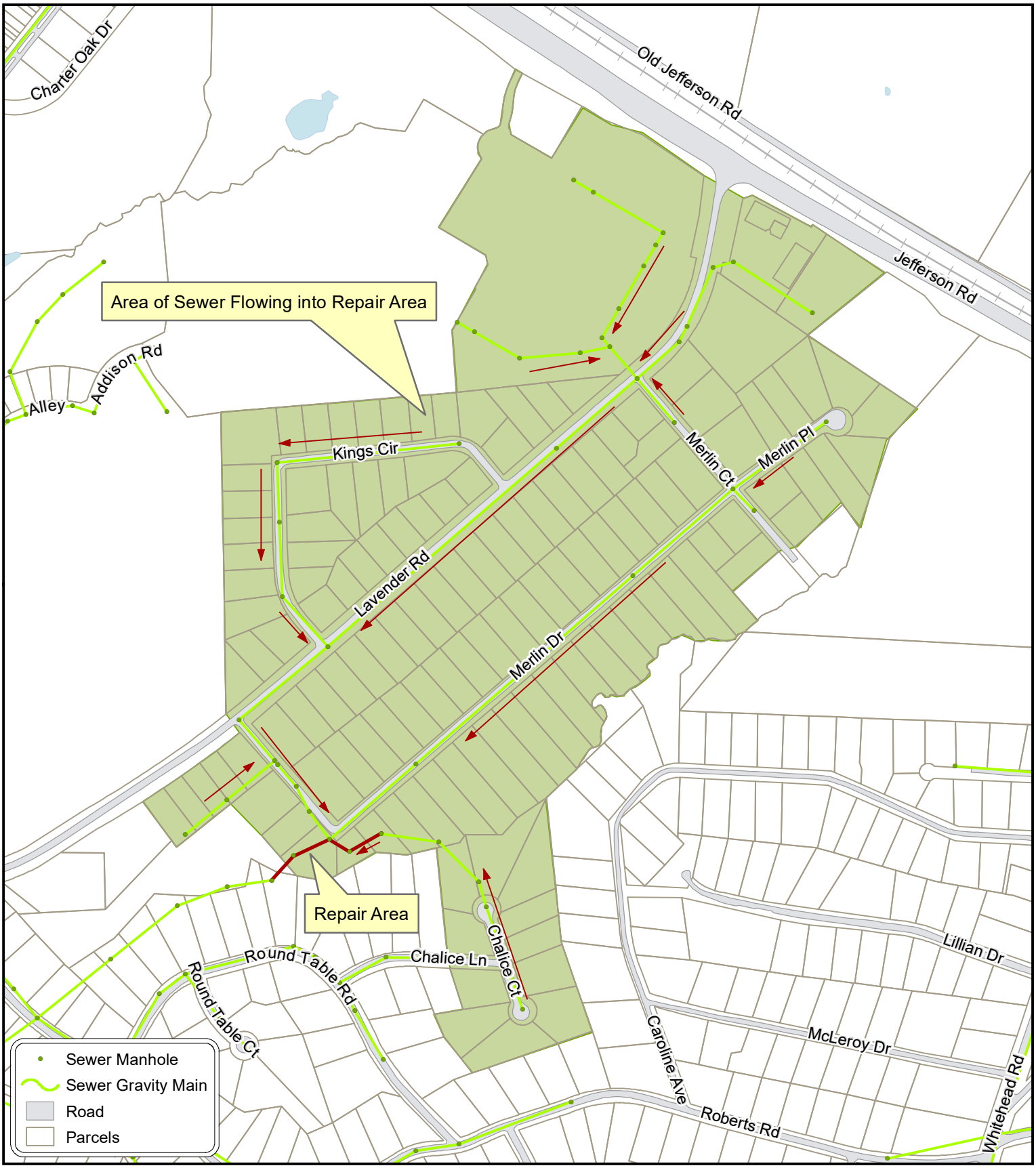
May 10, 2023
Date:

ATTACHMENTS:

Att 1 - Plat

Merlin Drive Sewer Repair

Attachment #1



The Unified Government of Athens-Clarke County
Department of Public Utilities
124 E Hancock Ave. Athens Ga, 30601

Reference Scale: 1:5,423

Tuesday, March 14, 2023

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THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Ratification of the First Amendment to the Lease Agreement with the Athens Neighborhood Health Center

DATE: May 2, 2023

BUDGET INFORMATION:
REVENUES: N/A
EXPENSES: N/A
FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:
To request that the Mayor and Commission:

a. Ratify the First Amendment to the Lease Agreement with the Athens Neighborhood Health Center (**Attachment #1**), pursuant to O.C.G.A 36-91-22(e); and,
b. Authorize the Mayor and appropriate staff to execute all necessary documents.

HISTORY:

1) Since 1995, Athens-Clarke County (ACCGov) has leased the facility owned by the government at the Miriam Moore Center, located at 402 McKinley Drive, to the Athens Neighborhood Health Center (ANHC).

2) In Fall of 2020, ANHC began to inquire about ACCGov's interest in allowing ANHC to fund a facility expansion to the building at 402 McKinley Drive.

3) On October 19, 2020, representatives from ANHC met with Central Services to discuss the process for how ANHC might expand their leased facility at 402 McKinley Drive. From this point forward, coordination meetings and calls between ANHC and ACCGov would continue on an approximate monthly basis.

4) On August 31, 2021, at the request of ACCGov staff, ANHC representatives submitted the site plans required to support an expansion to the ACCGov plan review process.

5) On November 30, 2021, ANHC submitted a letter to Mayor Kelly Girtz and Manager Blaine Williams requesting the M&C consider a concept for ANHC to expand their leased facility at 402 McKinley Drive (**Attachment #2**). In exchange for funding the expansion, ANHC asks that ACCGov enter into a 20 year lease for ANHC to use the facility.

6) On January 4, 2022, the M&C approved a project concept and a nonbinding MOU for the ANHC facility expansion. In this same action, the M&C approved a contract amendment with

Jacobs Project Management for staff augmentation services, thus permitting ACCGov to use Jacobs' staff for project management services on this project.

7) By the end of January, 2022, ANHC and ACCGov staff completed the internal review of proposed building plans. ANHC agreed to incorporate all recommended changes made by ACCGov staff.

8) On February 18, 2022, ANHC representatives submitted the building plans to the ACCGov plans review process.

9) On April 12, 2022, representatives from ANHC, along with ACCGov staff, presented the proposed expansion and agreement details before the M&C at their regularly scheduled work session.

10) On September 2, 2022, under a suspension of rules, the M&C approved the project schematics and facility lease agreement that allows ANHC to initiate an expansion to their leased facility (**Attachment #3**).

11) On December 24, 2022, temperatures in Athens reached a low of 7° Fahrenheit. This resulted in damage to 13 ACCGov buildings, including the ANHC facility at 402 McKinley Drive.

12) By January 20, 2023, Restore Pros completed the initial mitigation work at the ANHC facility. This work included repairing broken plumbing, removing standing water, removing all flooring, all cabinet bases, all plumbing fixtures, the lower 4' of sheetrock, and some ceiling tiles.

13) On February 7, 2023, Restore Pros provided an estimate of $274,913 to complete repairs at ANHC.

14) On February 8, 2023, Central Services met with representatives of ANHC. At this meeting, ANHC asked ACCGov to source additional bids for the project, including pricing from Milestone Construction and HuttonVandiver Construction.

15) On March 13, 2023, HuttonVandiver Construction provided an estimate of $149,125 to complete repairs at ANHC.

16) On March 14, 2023, Milestone Construction provided an estimate of $164,334 to complete repairs at ANHC. ANHC then inquired if ACCGov will allow Milestone Construction (the contractor ANHC is using for the facility expansion) to complete the project, if ANHC pays the $15,209 difference between their estimate and the low bid. ACCGov Purchasing approved this arrangement and a recommendation for repairs was shared with Safety and Risk.

17) On April 10, 2023, ANHC asked Central Services if they can prefund the restoration so work can begin while the insurance claims process is completed.

18) On April 26, 2023, the ANHC board reviewed the draft First Amendment to the Lease Agreement and voted to authorize ANHC staff to finalize edits, review, and approval on behalf of ANHC.

19) On April 28, 2023, ACCGov received proposed edits from ANHC on the First Amendment to the Lease Agreement. Staff incorporated those edits as approved by the Attorney's Office and the draft agreement was finalized for M&C consideration.

20) On May 2, 2023, under a suspension of rules, the M&C approved the First Amendment to the Lease Agreement with ANHC.

21) On May 3, 2023, ANHC executed the First Amendment to the Lease Agreement.

22) On May 4, 2023, the Mayor executed the First Amendment to the Lease Agreement as approved by the M&C on May 2, 2023 (**Attachment #1**).

FACTS & ISSUES:

1) The ANHC was established in 1971 as a private, not-for-profit Community Health Center and Public Housing Primary Care grantee. ANHC serves residents of Athens-Clarke County with comprehensive primary health care services through on-site and referral-based services including primary care, oral health, mental health, substance abuse disorder services, specialty care, pharmacy assistance, and education and outreach. These services are available to all residents, but are focused on reaching uninsured, underinsured, Medicaid/Medicare enrollees, residents of public housing, vulnerable populations, and low-income individuals.

2) ANHC operates out of three locations in Athens-Clarke County. Their facility at 402 McKinley Drive is owned and maintained by ACCGov. ANHC has leased this facility since approximately 1995. ACCGov provides all maintenance to this facility.

3) As required by their lease and prior agreements, ANHC bid the expansion competitively in a manner that is consistent with the Georgia Public Works Construction Law. Milestone Construction was the top qualified bidder selected for this project.

4) The Georgia Public Works Construction Law exempts emergency responses. Staff could have advanced the $274,913 original bid to restore the site, but sought to obtain additional bids to ensure the price point was competitive.

5) Staff supports ANHC's request for Milestone Construction to be the contractor who restores the freeze damage. The use of a single contractor on both projects helps to streamline work, avoid scheduling conflicts, and most importantly, provides a single point of contact for project

warranties and post-project maintenance. ANHC has offered to fully fund the $15,209 difference in cost between Milestone Construction and the low bid for the project.

6) In an effort to expedite facility repairs, ANHC offered to pre-fund the repairs to the facility at 402 McKinley Drive while the insurance process unfolds. To achieve this, the Attorney's Office recommended a First Amendment to the current Lease Agreement (**Attachment #1**).

7) The Georgia Public Works Construction Law requires that contracts used to complete emergency repairs exempt under the law be ratified by the governing authority. It is for this reason, staff recommend the M&C ratify the First Amendment to the Lease Agreement with ANHC.

8) The 2018 Athens-Clarke County Comprehensive Plan, a state mandated document which sets forth a 20-year outlook, specifically identified the following goals, needs, opportunities, strategies, and policies that are supported by this recommendation:

   - *Health: Goal* - A culture of healthy lifestyles and inclusive access to affordable, holistic and state of-the-art services and facilities for physical health, mental health, and general wellbeing.
   - *Health: Policy (B*) – Continue to support healthy living.

9) This recommendation is consistent with the following ACCGov Strategic Plan Goal & Strategy:

   - Good Neighbors Goal, Strategy E: Support and promote healthy lifestyle choices: moving, eating, forming healthy relationships, physical and psychological care,
     Initiative 1: Target health and nutrition education programming to priority populations.

OPTIONS:

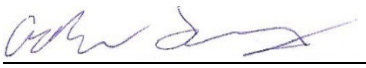
1. Mayor and Commission:
   a. Ratify the First Amendment to the Lease Agreement with the Athens Neighborhood Health Center (**Attachment #1**), pursuant to O.C.G.A 36-91-22(e); and,
   b. Authorize the Mayor and appropriate staff to execute all necessary documents.

2. Mayor and Commission do not ratify the First Amendment to the Lease Agreement.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a &b

DEPARTMENT: Central Services
Prepared by: Andrew Saunders



Andrew Saunders — 5/4/2023
Central Services Director — Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager — May 10, 2023
Date

ATTACHMENTS:

Attachment #1 – Fully Executed First Amendment to the Lease Agreement Between ANHC and ACCGov
Attachment #2 – Project Concept for the ANHC Facility Expansion
Attachment #3 – Existing Lease Agreement Between ANHC and ACCGov

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (this "**Amendment**") is entered into as of May 4, 2023, by and between the **UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA**, a body politic and corporate and a political subdivision of the State of Georgia ("**ACCGov**"), and **ATHENS MODEL NEIGHBORHOOD HEALTH CENTER, INC.**, a Georgia nonprofit corporation ("**ANHC**"), each a "**Party**" and collectively the "**Parties**," for the purposes of modifying that certain Lease Agreement dated October 28, 2022 (the "**Lease**") between the Parties so as to establish a framework of cooperation and set forth the Parties' responsibilities and understandings regarding emergency repairs to be performed on the Existing Building as defined in the Lease. All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Lease.

WHEREAS, pursuant to the Lease, ANHC leases certain ACCGov property for the purposes of, among other things, providing medical, dental, behavioral health and pharmaceutical services to the medically underserved citizens of Athens-Clarke County, having an initial term of approximately five Lease Years; and

WHEREAS, the Lease provides both that ANHC leases the Existing Building located at 402 McKinley Drive, Athens, Georgia, and also that it will construct a new building on the same property referred to as the Expansion Building and further defined in the Lease; and

WHEREAS, on December 24, 2022, prior to construction beginning on the Expansion Building, a deep-freeze event (the "**2022 Freeze**") caused pipes installed by ANHC to burst and flood a portion of the Existing Building, resulting in extensive damage to the Premises from two to three days of flooding in the area that ANHC used for pharmaceutical services, and which damage rendered the remainder of the Existing Building unusable by ANHC; and

WHEREAS, ACCGov was promptly notified of the damage by ANHC on December 27, 2022, and began remediation efforts with an external contractor; and

WHEREAS, ANHC has been unable to operate its medical, dental, behavioral health and pharmaceutical services from the Existing Building since December 24, 2022, resulting in a substantial impact to the indigent clients who depend upon ANHC's services; and

WHEREAS, ACCGov has made a claim against its insurance for these damages as well as other similar claims affecting ACCGov properties; and

WHEREAS, the damage caused by the 2022 Freeze in Athens-Clarke County and other entities in ACCGov's insurance pool across the entire state was so significant that it has caused substantial delay in the processing of 2022 Freeze-related claims such that ACCGov's claim regarding the Existing Building is still unresolved; and

WHEREAS, ANHC continues to experience a disruption of services as a result of the delay in resolving the insurance claim despite all Parties' best efforts to resolve this matter and to seek creative service alternatives; and

WHEREAS, the Mayor and Commission of Athens-Clarke County believe that the damage caused by the 2022 Freeze created an emergency situation necessitating remediation as soon as possible not only to repair the damage sustained by the Existing Building but also to ensure that ANHC can return to providing a full range of medical, dental, behavioral health and pharmaceutical services to the indigent members of the Athens-Clarke County community who depend on those services; and

WHEREAS, under an emergency as described O.C.G.A. § 36-91-22(e), ACCGov is not required to solicit competitive bids, yet in an effort to be a good steward of the public resources and to ensure the original bid of $274,912.83 is reasonable, ACCGov has solicited three competitive bids for repairs to be implemented on the Existing Building; these estimates ranged from $149,125.00 to $274,912.83; and

WHEREAS, this Amendment shall be subject to ratification by the Mayor and Commission pursuant to O.C.G.A 36-91-22(e) at a subsequent meeting following the execution of this Amendment; provided however that ANHC shall be permitted to cause Milestone (as hereinafter defined) to commence repairs to the Existing Building upon full execution of this Amendment; and

WHEREAS, ANHC is willing to pay for the repairs to the Existing Building in advance, subject to a range of reimbursement by ACCGov as hereinafter set forth, in order to restore its full services with the understanding that should ACCGov's insurance claim for the Existing Building be approved that ACCGov would reimburse ANHC for authorized expenses to remediate the damage to the Existing Building utilizing funds received from ACCGov's insurance carrier for the repair of the Existing Building; and

WHEREAS, ANHC understands and is willing to proceed with repairs to the Existing Building with the understanding that ACCGov's insurance claim could be denied in whole or in part, which could potentially result in ANHC receiving partial reimbursement; and

WHEREAS, based on ANHC's agreement to pay for the repairs in advance, ACCGov desires to authorize ANHC to contract with Milestone Construction, LLC ("**Milestone**") to complete the necessary repairs because Milestone has, or intends to, contract with ANHC to construct the Expansion Building, Milestone can begin work almost immediately, utilizing Milestone will allow for uniform service delivery across the project site, and the Parties reasonably expect that there could be conflicts with work to be completed on the site if two different contractors are attempting to complete construction projects at the same time; and

WHEREAS, ANHC and ACCGov recognize that Milestone's bid of $164,334.00 is approximately $15,209.00 more than the low bid for the project and that ANHC is willing to fully pay that $15,209.00 difference, without opportunity for reimbursement therefor, so as to have the convenience of using a common contractor as described above; and

WHEREAS, the Parties acknowledge that repairs to the Existing Building using Milestone are estimated to cost $164,334.00, with a total maximum reimbursable cost to ANHC being $149,125.00, which reflects the expense of the low bid for the project; and

WHEREAS, the Lease states ACCGov is responsible for maintenance of the facility, and even if an insurance claim was denied, ACCGov would incur costs to restore the facility; and

WHEREAS, if ACCGov implemented all cost saving measures possible by completing repairs using its staff, it is estimated it would spend approximately $75,000.00 on materials; as such ACCGov desires to commits to reimburse ANHC a minimum of $75,000.00 regardless of the status of the insurance claim; and

WHEREAS, the Lease provides that its terms can be amended or modified at any time by mutual agreement of the Parties; and

WHEREAS, the Parties wish to modify to original terms of the Lease in order to authorize ANHC to contract with Milestone to perform emergency repairs on the Existing Building prior to the resolution of ACCGov's insurance claim regarding the damage caused by the 2022 Freeze.

NOW, THEREFORE, the Parties agree to be mutually bound by the terms and conditions of this Amendment, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby agree to the following terms:

ARTICLE 1: DAMAGE AND DESTRUCTION.

1. Section 13 of the Lease regarding damage and destruction of property is hereby amended by inserting a new subsection (d) immediately after the end of subsection (c) of Section 13 of the Lease:

"(d) The Parties acknowledge that on December 24, 2022, Athens-Clarke County experienced a deep-freeze event (the "**2022 Freeze**") that caused pipes to burst and flood a portion of the Existing Building, resulting in extensive damage to the Premises from two to three days of flooding in the area that ANHC used for pharmaceutical services, and which damage rendered the remainder of the Existing Building unusable by ANHC. Notwithstanding anything to the contrary in the remainder of this Agreement, ANHC agrees to contract with Milestone Construction, LLC ("**Milestone**") at ANHC's own expense, subject however to a range of reimbursement by ACCGov as set forth in this Section 13(d), to complete emergency repairs to the Existing Building necessitated by the 2022 Freeze (the "**2022 Freeze Repairs**") pursuant to the following conditions:

i) ANHC shall ensure that the 2022 Freeze Repairs shall be completed as described in Milestone's Scope of Services attached hereto as "**Exhibit "D"**" and incorporated herein by reference. The Parties agree that ACCGov has the right to approve or deny any proposed changes to said Scope of Services in advance, and ANHC is not authorized to proceed with any changes to the Scope of Services absent advanced written approval from Andrew Saunders, the Central Services Director for ACCGov, which approval shall not be unreasonably withheld, conditioned or delayed beyond ten (10) days.

ii) ANHC shall ensure that the 2022 Freeze Repairs are completed in a diligent and professional manner and in compliance with all applicable state, federal, and local laws and regulations, including local code requirements.

iii) ANHC shall pay for the 2022 Freeze Repairs in advance in order to restore its full services subject to ACCGov's agreement that upon resolution of ACCGov's insurance claim for damages caused to the Existing Building by the 2022 Freeze, ACCGov shall reimburse ANHC for authorized expenses to remediate the damage to the Existing Building at no more than the maximum possible reimbursement and no less than the minimum reimbursement, each respectively described in subsections vi and iv of this Section 13.

iv) Regardless of the outcome of the insurance claim and notwithstanding anything in this Agreement to the contrary, ACCGov guarantees that ANHC will receive a minimum reimbursement of $75,000.00 from ACCGov for expenses paid by ANHC for the 2022 Freeze Repairs. This minimum reimbursement cannot be processed until the insurance claims process is completed.

v) The Parties also agree and acknowledge that it is entirely possible that ACCGov's insurance carrier may approve a partial reimbursement that does not cover the entire cost of the repair work to be performed by Milestone. To be clear and purely as a potential example using entirely arbitrary figures, ACCGov's insurance carrier might authorize reimbursement at $5.00 per square foot of flooring, but Milestone's estimate may be for $7.00 per square foot of flooring. If such a discrepancy were to occur, the Parties agree and acknowledge that ACCGov would only be able to reimburse ANHC for $5.00 per square foot of flooring even though ANHC may have actually paid more for the new flooring; provided, that ANHC shall receive a minimum reimbursement from ACCGov of $75,000.00.

vi) The Parties agree that the maximum possible reimbursement that ANHC may receive shall be one hundred and forty-nine thousand and one hundred and twenty-five dollars and zero cents ($149,125.00), subject to insurance funds becoming available to ACCGov to reimburse ANHC for the 2022 Freeze Repairs.

vii) The Parties agree that if and when insurance funds become available to reimburse ANHC for the 2022 Freeze Repairs, or once ACCGov's insurance claim for the 2022 Freeze Repairs is denied, as the case may be, ANHC shall submit invoices to the Central Services Department for authorized expenses incurred by ANHC up to that point and at intervals of thirty (30) days thereafter. ACCGov shall provide funds on a reimbursement basis only and such reimbursement shall only be for authorized expenses necessary in connection with the 2022 Freeze Repairs. Payments of all invoices shall be made by ACCGov to ANHC within fifteen (15) days of receipt by the Central Services Department of each invoice. All expenses associated with the 2022 Freeze Repairs shall

be tracked and documented separately from any other work Milestone is completing on the site.

viii) The Parties agree that ACCGov retains the exclusive right to approve all subcontractors in advance as may be necessary for the completion of the 2022 Freeze Repairs, which approval shall not be unreasonably withheld, conditioned or delayed beyond ten (10) days.

ix) If ANHC fails to perform, in any material respect, any obligation of this Amendment in a reasonable and timely manner, and such non-performance continues for a period of fourteen (14) days following receipt of written notice thereof from ACCGov, ACCGov shall have the right to terminate work performed by ANHC and its contractor(s) regarding the 2022 Freeze Repairs. Should ACCGov terminate work by ANHC and its contractor(s) regarding the 2022 Freeze Repairs, it shall reimburse ANHC for documented, actual expenses incurred up to the date of termination of the work in an amount up to $149,125.00 within thirty (30) days of receipt of said documentation from ANHC, and ACCGov shall restore the Existing Building to its pre-2022 Freeze state within one hundred twenty (120) days of terminating work by ANHC and its contractor(s). ANHC shall not be entitled to the minimum reimbursement of $75,000.00 if ANHC has not yet incurred actual expenses meeting or exceeding $75,000.00 at the time of termination.

x) Notwithstanding anything in this Agreement to the contrary, including, without limitation, Section 33 hereof, ANHC shall not be required to comply with the Georgia Local Government Public Works Construction Law in connection with the 2022 Freeze Repairs, including, without limitation, procurement of its general contractor.

For the avoidance of any doubt, nothing in this Section 13(d) alters ACCGov's responsibility, at ACCGov's sole cost and expense, for maintaining the Premises as set forth in Section 7(a) of this Agreement."

2. **Exhibit "D"** attached hereto is hereby attached as **Exhibit "D"** to the Lease and incorporated therein by reference.

ARTICLE 2: BINDING EFFECT; GOVERNING LAW.

ANHC and ACCGov agree that all of the terms and conditions of the Lease, except as expressly amended hereby, shall remain in full force and effect. This Amendment shall be governed by and construed in accordance with the laws of the State of Georgia.

IN WITNESS WHEREOF, ACCGov and ANHC have caused their proper officers to hereunto set their hands and affix their seals as of the day and year first above written.

Unified Government of Athens-Clarke County, Georgia:

By: _____
Kelly Girtz, Mayor

Attest: _____
Jean Spratlin, Clerk of Commission

(SEAL)

Athens Model Neighborhood Health Center, Inc.:

By: _____
Marcus Garner, CEO

Attest: _____
Roy Felts, Corporate Secretary

(CORPORATE SEAL)

EXHIBIT "D"

SCOPE OF SERVICES

MILESTONE CONSTRUCTION

Exhibit D
Scope of Work

March 13, 2023

Athens Clarke County Central Services
Facilities Management Division
2555 Lexington Road
Athens, GA 30605
Attn: Beth Smith

Re: ANHC – Expansion/Renovation/Restoration Pricing Proposal
Athens Neighborhood Health Center
402 McKinley Drive
Athens, GA 30601

Mrs. Smith:

Please accept this letter as Milestone Construction's proposal for the existing conditions **remediation** of the **Athens Neighborhood Health Center** project located at **402 McKinley Drive Athens, GA 30601** due to flood damage over the Christmas holiday in 2022.

Our scope of work and lump sum proposal for this flood remediation work is based on site walks conducted with Athens Neighborhood Health Center staff, E+E Architecture, and subsequent scope conversations.

The proposed schedule of values and lump sum proposal is composed on the premise that this proposal is to bring the Athens Neighborhood Health Center back to its previous condition with no renovations or improvements. The existing building as-builts dated March 27, 1997 by AR & Company were used for reference during the proposal process. Further assumptions and clarifications in regard to this proposal can be found on subsequent pages for scope clarity.

Please review this proposal and let me know if you have any questions or concerns.

Thank you for the opportunity to provide a proposal on your project.

Sincerely,

Sam McElreath

Sam McElreath - Partner
Milestone Construction, LLC

MILESTONE
CONSTRUCTION

March 13, 2023

Clarifications and Assumptions

The following general items are **NOT INCLUDED** but may be provided if requested:

- Plan Review Fees, Tap Fees, Water Meter Fees, Impact Fees, Gas Service & Meter Fees, Utility Connection Fees, etc...
- Hazardous Materials Testing & Abatement
- 3rd Party Materials Testing & Special Inspections
- Contingency
- Escalation Costs for Materials
- Permit Fees
- Builders Risk Insurance

The following general items are **INCLUDED**:

- General Liability Insurance
- Management, Supervision, & Administration
- Payment & Performance Bonds (can be deducted at a value of $1,310 if requested)

Escalation Costs for Materials:

- This proposal is based on current market material pricing as of the date of this proposal and is based on the assumptions that this project will:
  - Be awarded within **15 days** of the date of this proposal,
- Material prices are very volatile, often changing without advance notice, and cannot be held for any extended period.
- Material prices will be reviewed and confirmed upon receipt of a Notice to Proceed.
- All costs related to material price escalation, delays to the start, and delays to the completion of this project that are beyond the control of Milestone Construction will be addressed by change order.

Scope Specific Clarifications and Assumptions:

- There is no phasing of any sort assumed within this proposal. It is assumed that the entire building will be made available for Milestone Construction's remediation work and the entire existing building will be turned back over to Athens Neighborhood Health Center at one time once work is complete and satisfactory.
- It is assumed that all required selective demolition has already been executed by others. Any and all demolition work is excluded from this proposal.
- It is assumed that all framing and rough carpentry is undamaged and adequate. Any and all rough carpentry work including but not limited to framing, wood stud repair, blocking, etc. is excluded from this proposal.

MILESTONE CONSTRUCTION

- Millwork
  - It is assumed that all interior millwork in the existing building is to be refabricated and reinstalled per the as-built drawings dated 3/27/1997. No new or improved millwork is included in this proposal beyond what is shown on the as-builts.
- Doors, Windows, and Hardware
  - It is assumed that no doors, door frames, window frames, or hardware of existing were damaged during the flood damage. Any and all new or repaired doors, windows, frames, trim, and hardware are excluded from this proposal.
  - Any and all storefront, glass, and glazing work is excluded from this proposal.
- Finishes
  - Drywall pricing for the restoration impacts is based on the field walk conducted on 2/23/2023 to reinstall, reinsulate, and finish to level 4 quality where demolished by others. Please see attached takeoff for the areas and heights of drywall/insulation assumed and included in this proposal. It is assumed that all walls are 1 layer of gypsum each side. Additional layers of gypsum are excluded and will be addressed via change order if required.
  - Paint pricing for the restoration impacts is based on the field walk conducted on 2/23/2023 to paint all damaged areas of walls affected by the flood and drywall that has been demolished by others. Areas above the current demolition lines (2', 4', and 10') that were not damaged by the flood are expected to be left as-is. Painting these undamaged areas are excluded from this proposal. This finish will likely not be satisfactory to the end user but is priced this way to be the most cost effective for Athens Clarke County.
  - It is assumed that the only ceiling tile requiring replacement is that which was damaged and already removed in the Pharmacy and adjacent areas. Please see attached takeoff for the areas where repairing grid and providing new ceiling tiles is included. No additional areas are included in this proposal.
  - No additional wire mesh in the pharmacy area or other areas is included in this proposal.
  - It is assumed that all flooring is to be reinstalled exactly how it is noted on the 3/27/1997 as-builts with rubber base at all locations. Please see attached takeoff for the areas assumed by the as-builts and included in this proposal. No additional areas are included in this proposal.
  - It is assumed that all restroom accessories including paper towel holders, toilet paper holders, soap dispensers, restroom partitions, etc. are retained within the facility and no new accessories are required to be provided. This scope includes the reinstallation of the existing accessories but excludes the supply of new, damaged, or lost accessories.

MILESTONE
CONSTRUCTION

- MEP
  - This proposal excludes any provisions to isolate the building MEP systems for any phasing requested or required by Athens Neighborhood Health Center.
  - It is assumed that all plumbing fixtures are located on site and to be reinstalled in their previous locations. No new fixtures or rough in for this restoration work is included in this proposal. Any fixtures that are not functioning shall be replaced via a change order to the contract if awarded.
  - Electrical impacts due to the flood and restoration include resecuring cut in boxes in walls that are currently not supported at studs and installing new nylon cover plates at all devices. No new electrical work such as phasing, receptacle repair/ replacement, or light fixture repair/replacement is included beyond what is mentioned above.
  - No HVAC work is expected to be required and is therefore, excluded from this proposal.
  - No low voltage work such as fire alarm, voice control, data, access control, etc. is expected to be required and is therefore, excluded from this proposal.
  - No fire sprinkler work is expected to be required and is therefore, excluded from this proposal.

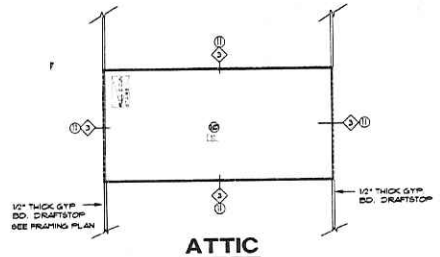
RESTORATION TO PREVIOUS LAYOUT AND FINISHES

Scope	Value
General Conditions	$ 26,279
Overhead and Profit	$ 10,751
Payment and Performance Bonds	$ 1,310
Demolition	EXCL
Rough Carpentry Package	EXCL
Finish Carpentry Package	$ 40,739
Doors & Hardware	EXCL
Storefront Glazing	EXCL
Drywall & ACT Systems	$ 26,937
Flooring & Base	$ 32,301
Paints & Coatings	$ 5,321
Specialties	$ 1,250
Plumbing	$ 15,900
Mechanical	EXCL
Electrical	$ 3,547
Low Voltage	EXCL
Total	**$ 164,334**

FLOORING

VCT

CARPET



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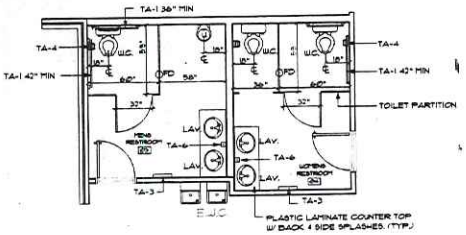
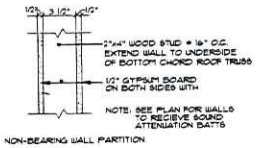


RESTROOM DIMENSIONING

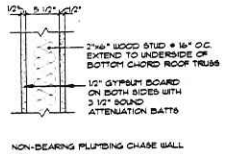
SCALE 1/4" = 1'-0"

GENERAL NOTES

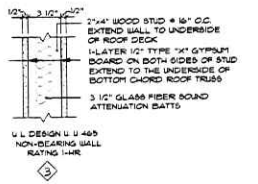
1. 42" HT PLASTIC LAM. COUNTER TOP
2. 30" HT PLASTIC LAM. COUNTER TOP
3. KNEE SPACE BELOW COUNTER TOP
4. WITH SOUND ATTENUATION BATTS
5. WALL CASE WORK ABOVE (See Millwork Plan)
6. MOBILE FILING SYSTEM PROVIDED BY OWNER INSTALL BY CONTRACTOR
7. SHELVING UNITS BY OWNER
8. SYSTEMS FURNITURE BY OWNER
9. TYPICAL V.C.T. TRANSITION STRIP BETWEEN CARPET AND V.C.T. FLOORING
10. PLYWOOD FLOOR UNPAINTED
11. 1/2 DRYWALL UNPAINTED

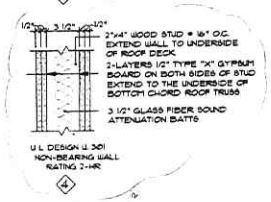


NON-BEARING WALL PARTITION



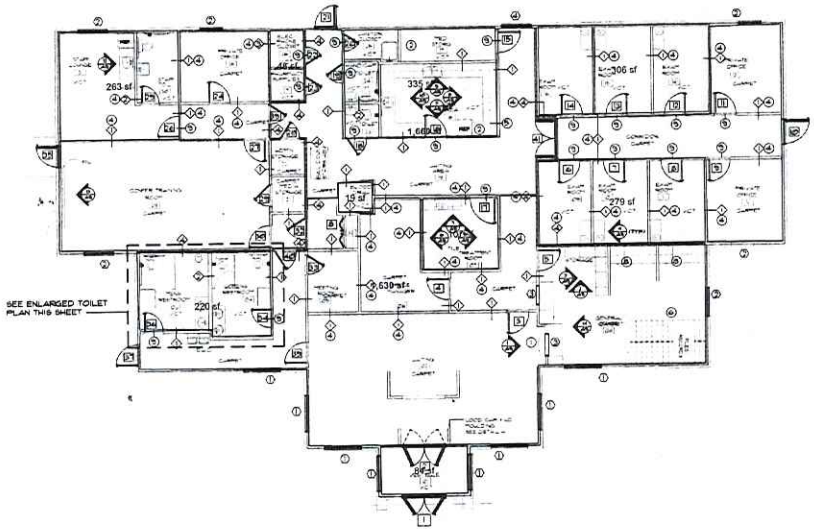
NON-BEARING PLUMBING CHASE WALL





INTERIOR WALL TYPES

SCALE N/A

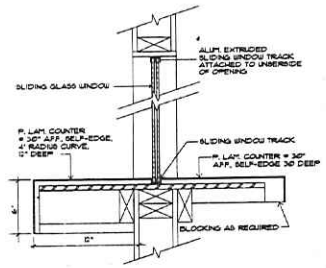


FIRST FLOOR - FINISH MATERIAL PLAN

SCALE 1/8" = 1'-0"

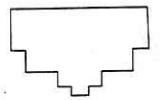
LEGEND

- One Hour Fire Rated Wall
- Two Hour Fire Rated Wall
- Non-Rated Wall
- 90 Minutes B-Label Door
- Exit Sign with Directional Arrow
- Exit Sign
- One Hour Floor/Ceiling Assembly - FM Design FC 9 or Approved Equal.
- One Hour Roof/Ceiling Assembly - FM Design FC 112 or Approved Equal.
- F.E.C. Semi-Recessed Fire Extinguisher Cabinet with Extinguisher
- 3'2" Door Type
- (1) General Notes
- (1) Partition Type
- (1) Window Type



1 A1 PASS-THRU WINDOW AT WAITING ROOM

N.T.S.



KEY PLAN

N.T.S.

REVISIONS

12/8/98	1	ADDED DOOR #114
1/5/99	2	REVISED PLAN PER CDBP
2/3/99	3	CHANGE DOOR #114 TO #1

DESIGNED BY: VW
DRAWN BY: JWD
CHECKED BY: JWD
APPROVED BY: ORIGINAL
FILE NAME: A2

SEAL

SEAL OF DESIGN PROFESSIONAL

ARMENTROUT, ROEBUCK & COMPANY, P.C.
930 Research Drive, Athens Georgia (706)548-8211

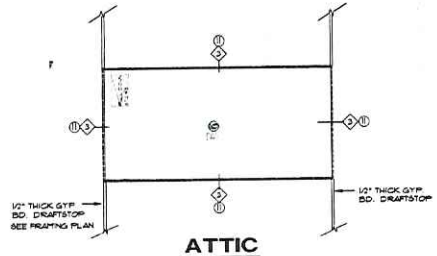
PROJECT 4068

E. ATHENS TECH. PARK
ATHENS NEIGHBORHOOD HEALTH CENTER .

A2

WALL

- One Sided 2'
- Two Sided 2'
- One Sided 4'
- Two Sided 4'
- One Sided 10'
- Two Sided 10'



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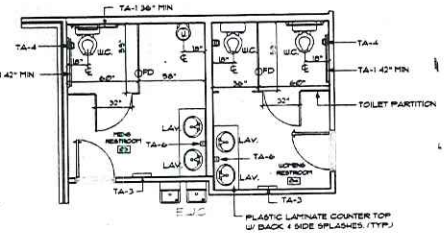
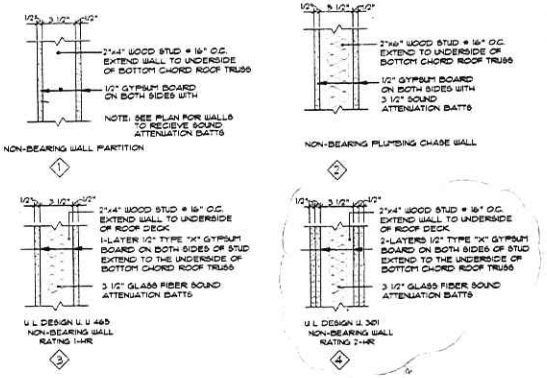


RESTROOM DIMENSIONING

SCALE 1/4" = 1'-0"

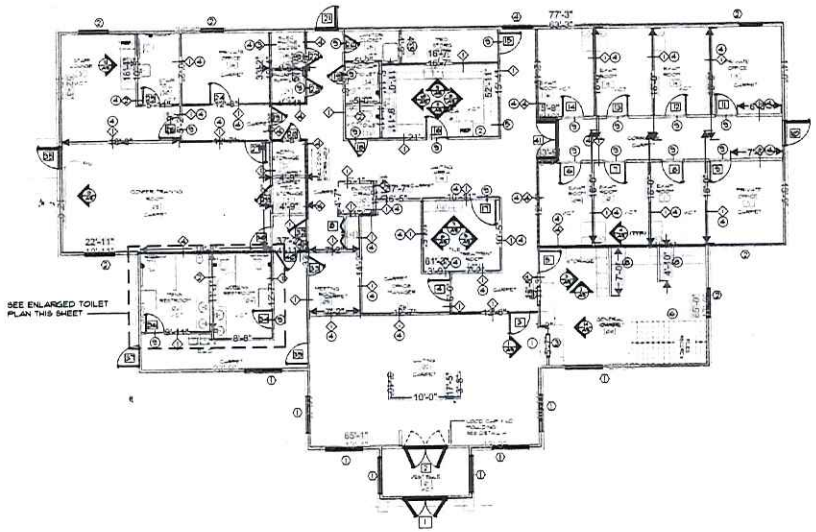
GENERAL NOTES

1. 42" HT PLASTIC LAM. COUNTER TOP
2. 36" HT PLASTIC LAM. COUNTER TOP
3. KNEE SPACE BELOW COUNTER TOP
4. WITH SOUND ATTENUATION BATTS
5. WALL CASE WORK ABOVE (See Millwork Plan)
6. MOBILE FILING SYSTEM PROVIDED BY OWNER INSTALL BY CONTRACTOR
7. SHELVING UNITS BY OWNER
8. SYSTEMS FURNITURE BY OWNER
9. TYPICAL V.C.T. TRANSITION STRIP BETWEEN CARPET AND V.C.T. FLOORING
10. PLYWOOD FLOOR UNPAINTED
11. 1/2 DRYWALL UNPAINTED



INTERIOR WALL TYPES

SCALE N/A

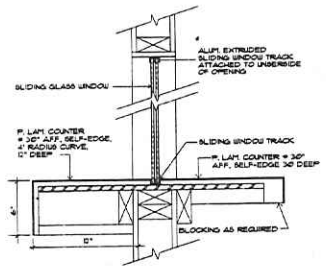


FIRST FLOOR - FINISH MATERIAL PLAN

SCALE 1/8" = 1'-0"

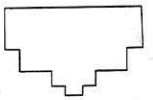
LEGEND

- One Hour Fire Rated Wall
- Two Hour Fire Rated Wall
- Non-Rated Wall
- 90 Minutes B-Label Door
- Exit Sign with Directional Arrow
- Exit Sign
- One Hour Floor/Ceiling Assembly - RM Design FC 9 or Approved Equal.
- One Hour Roof/Ceiling Assembly - RM Design FC 112 or Approved Equal.
- F.E.C. Semi-Recessed Fire Extinguisher Cabinet with Extinguisher
- 32 Door Type
- 1 General Notes
- 1 Partition Type
- 1 Window Type



1 A1 PASS-THRU WINDOW AT WAITING ROOM

N.T.S.



KEY PLAN

N.T.S.

REVISIONS

3/1/99	1	REVISIONS PLAN RECISE
3/5/99	2	Change Owner Materials

DESIGNED BY: MW
DRAWN BY: MW
CHECKED BY: JWD
APPROVED BY: JWD
DATE ISSUED: 3/1/99

ADDITIONS & DELETIONS TO THE ARCHITECTURAL PLANS & SPECIFICATIONS SHALL BE MADE ONLY BY THE ARCHITECT

SEAL

SEAL OF GEORGIA REGISTERED ARCHITECT

ARMENTROUT, ROEBUCK & COMPANY, P.C.
930 Research Drive, Athens Georgia (706)548-8211

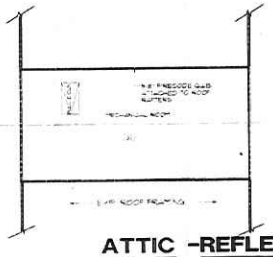
PROJECT 4068

E. ATHENS TECH. PARK
ATHENS NEIGHBORHOOD HEALTH CENTER .

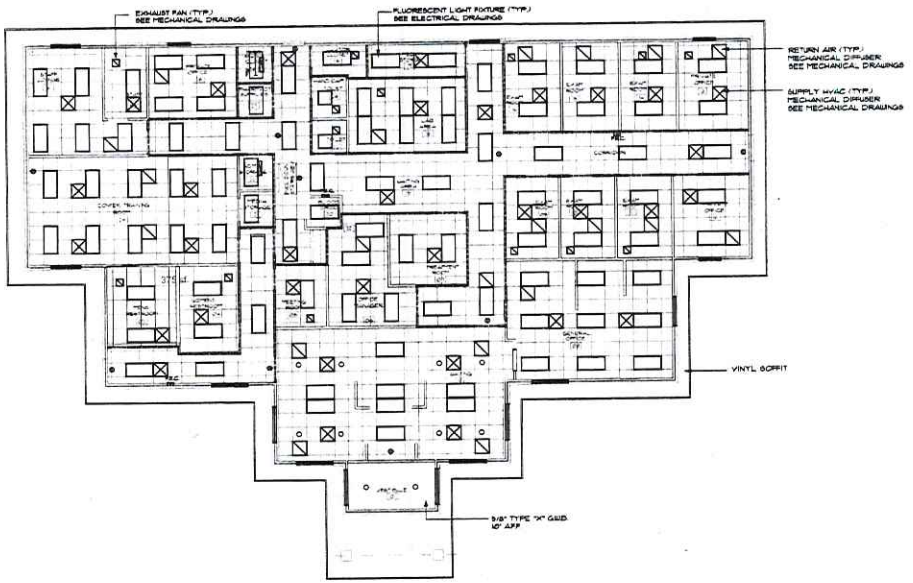
A2

CEILING

REPAIR AND
REPLACE
CEILING TILES



ATTIC -REFLECTED CEILING PLAN

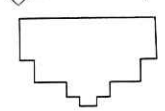


FIRST FLOOR - REFLECTIVE CEILING PLAN

SCALE 1/8" = 1'-0"

LEGEND

- One Hour Fire Rated Wall
- Non-Rated Wall
- 20 Minutes C-Label Door
- Exit Sign with Directional Arrow
- Exit Sign
- One Hour Floor/Ceiling Assembly - PM Design FC 9 or Approved Equal.
- One Hour Roof/Ceiling Assembly - PM Design FC 172 or Approved Equal.
- F.E.C. Semi-Recessed Fire Extinguisher Cabinet with Extinguisher
- Window Type
- Door Type
- Note
- Partition Type



KEY PLAN

N.T.S.

REVISIONS

DESIGNED BY: VW
DRAWN BY: VW
CHECKED BY: PWD
APPROVED BY: CWA
FILE NO.: 4068

SEAL

SEAL

STATE OF GEORGIA
REGISTERED ARCHITECT

ARMENTROUT, ROEBUCK & COMPANY, P.C.
330 Research Drive, Athens Georgia (706)548-8211

PROJECT 4068

E. ATHENS TECH. PARK
ATHENS NEIGHBORHOOD
HEALTH CENTER

A4

RELEASED FOR CONSTRUCTION

PRINT DATE 3-27-97

Attachment #2

Project Concept for the Facility Expansion

ATHENS
NEIGHBORHOOD
HEALTH CENTER
ANHC



This addition gains nine exam rooms, three dental stations, one dental xray room, one mental health space, a call center, and improves staff support spaces.



ARCHITECTURE

Attachment #3
Existing Lease Agreement Between ANHC and ACCGov

STATE OF GEORGIA
ATHENS-CLARKE COUNTY

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter this "**Agreement**") is entered into on this 28 day of October, 2022 (the "**Effective Date**"), by **UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter "**ACCGov**"), and **ATHENS MODEL NEIGHBORHOOD HEALTH CENTER, INC.**, a Georgia nonprofit corporation (hereinafter "**ANHC**"). ACCGov and ANHC are sometimes referred to herein each as a "**Party**" and collectively as the "**Parties.**"

WITNESSETH:

NOW, THEREFORE, for and in consideration of the mutual agreements and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which hereby are expressly acknowledged, it is mutually agreed and covenanted by and between the Parties to this Agreement as follows:

1. Definitions. For purposes of this Agreement, the following terms shall have the following meanings, unless the context requires otherwise:

(a) "ACCGov" shall have the meaning given to such term in the preamble to this Agreement.

(b) "ACCGov Releasees" shall have the meaning given to such term in Section 27(a) of this Agreement.

(c) "ACCGov Representative" shall have the meaning given to such term in **Exhibit "C"** to this Agreement.

(d) "ACCGov Representative Fee Cap" shall have the meaning given to such term in **Exhibit "C"** to this Agreement.

(e) "Agreement" shall have the meaning given to such term in the preamble to this Agreement.

(f) "ANHC" shall have the meaning given to such term in the preamble to this Agreement.

(g) "ANHC's Personal Property" shall have the meaning given to such term in Section 7(c) of this Agreement.

(h) "ANHC Releasees" shall have the meaning given to such term in Section 27(b) of this Agreement.

(i) "ANHC's Work" shall have the meaning given to such term in Section 8 of this Agreement.

(j) "Building" shall mean the Existing Building and the Expansion Building.

(k) "Change Orders" shall have the meaning given to such term in **Exhibit "C"** to this Agreement.

(l) "Commencement Date" shall mean the date construction of the Expansion Improvements pursuant to the Plans and Specifications is completed as provided in Section 8 of, and the Work Letter attached to, this Agreement.

(m) "Construction Costs" shall have the meaning given to such term in **Exhibit "C"** to this Agreement.

(n) "Effective Date" shall have the meaning given to such term in the preamble to this Agreement.

(o) "Escrow Account" shall have the meaning given to such term in **Exhibit "C"** to this Agreement.

(p) "Existing Building" shall mean those buildings and similar structures located on the Land on the Effective Date, excluding all other Improvements and excluding the Land.

(q) "Existing Lease" shall have the meaning given to such term in Section 32 of this Agreement.

(r) "Extension Notice" shall have the meaning given to such term in Section 3(b) of this Agreement.

(s) "Extension Term" and "Extension Terms" shall have the meanings given to such terms in Section 3(b) of this Agreement.

(t) "Existing Improvements" shall mean and shall include all buildings, structures, driveways, parking areas and other improvements now located on the Land (including, without limitation, the Existing Building), and any fixtures and equipment now located in or upon any of same. The term "Existing Improvements" does not include the Land or the Expansion Improvements.

(u) "Expansion Building" shall mean those buildings and similar structures to be constructed on the Land as a part of ANHC's Work, excluding all other Improvements and excluding the Land.

(v) "Expansion Improvements" shall mean and shall include all buildings, structures, driveways, parking areas and other improvements to be constructed on the Land (including, without limitation, the Expansion Building) as a part of ANHC's Work, and any fixtures and equipment to be located in or upon any of same as a part of ANHC's Work. The term "Expansion Improvements" does not include the Land or the Existing Improvements.

(w) "Event of Default" shall have the meaning given to such term in Section 12(b) of this Agreement.

(x) "Improvements" shall mean the Existing Improvements and the Expansion Improvements.

(y) "Initial Term" shall have the meaning given to such term in Section 3(a) of this Agreement.

(z) "Land" shall mean that certain land described on **Exhibit "A"** and **Exhibit "A-1"** attached hereto and incorporated herein by reference.

(aa) "Lease Year" shall mean the period beginning on the Commencement Date and ending at 11:59 p.m. EST on the last day of the twelfth (12th) full calendar month following the Commencement Date and each twelve (12) month period thereafter.

(bb) "Medical Wastes" shall mean all bio-hazardous and other wastes, trash and refuse that result from the practice of medicine and requires special handling, such as, for example only, syringes and disposable gloves.

(cc) "Party" and "Parties" shall have the meanings given to such terms in the preamble to this Agreement.

(dd) "Plans and Specifications" shall have the meaning given to such term in **Exhibit "C"** to this Agreement.

(ee) "Premises" shall mean the Land, together with the Improvements, and together, further, with all rights, privileges and easements appurtenant thereto.

(ff) "Regulations" shall have the meaning given to such term in **Exhibit "C"** to this Agreement.

(gg) "Term" shall have the meaning given to such term in Section 3(a) of this Agreement.

(hh) "Work Letter" shall have the meaning given to such term in Section 8 of this Agreement.

2. Premises. In consideration of the covenants and agreements to be performed by ANHC and for the rent and upon the terms and conditions stated herein, ACCGov hereby lets and leases to ANHC, and ANHC hereby takes and accepts from ACCGov, the Premises.

3. Term.

(a) The initial term of this Agreement shall commence on the Effective Date and shall expire at 11:59 p.m. EST on the last day of the fifth (5th) Lease Year (the "**Initial Term**"), unless earlier terminated pursuant to the terms of this Agreement. The Initial Term and the Extension Terms (as hereinafter defined) are collectively referred to herein as the "**Term**."

(b) ANHC shall have the right to extend the Initial Term for three (3) separate but successive periods of five (5) Lease Years each (each an "**Extension Term**" and collectively, the "**Extension Terms**"), upon the same terms and conditions as herein contained, except that no additional options to extend shall apply following expiration of the last Extension Term. Each Extension Term shall be exercisable by written notice given to ACCGov (each an "**Extension Notice**") at least ninety (90) days prior to expiration of the Initial Term or the then-current Extension Term, as the case may be. If ANHC fails to timely exercise its right to extend the Initial Term or the then-current Extension Term, as the case may be, by delivering an Extension Notice by the deadline as stated in this Agreement, then ANHC's right to exercise such Extension Term shall continue until the tenth (10th) day after the date on which ANHC receives a notice from ACCGov informing ANHC that ANHC has failed to timely exercise its right to exercise such Extension Term, during which period, ANHC may still exercise said right by delivering an Extension Notice to ACCGov, failing which the right shall be null and void

and ANHC shall surrender possession of the Premises at the end of the Initial Term or the then-current Extension Term, as the case may be.

(c) When the Commencement Date, the expiration date of the first Lease Year of this Agreement and the expiration date of the Initial Term of this Agreement become certain as provided herein, ACCGov and ANHC shall, within three (3) days after receipt of written request by the other Party, execute and deliver an Addendum to Lease Agreement in substantially the form attached hereto as **Exhibit "B"** and incorporated herein by reference.

(d) If ANHC remains in possession of the Premises after expiration or termination of the Term of this Agreement, with ACCGov's acquiescence and without any agreement between the Parties, ANHC shall be a tenant at-will and such tenancy shall be subject to all the provisions hereof, except that a monthly rent shall be negotiated for the entire holdover period and there shall be no renewal of this Agreement by operation of law.

4. Rent. ANHC will pay rent in the amount of One and No/100 Dollars ($1.00) per Lease Year during the Term.

5. Permitted Use.

(a) ANHC shall use the Premises for the purpose of providing medical, dental, behavioral health and pharmaceutical services. ANHC shall not use the Premises, or any part thereof, for any purpose in violation of any law, ordinance, or regulation of any governmental authority; in any manner that will constitute a nuisance or an annoyance; or for any hazardous purpose (provided, however, ANHC shall be permitted to use, store and dispose of Medical Wastes).

(b) During the Term of this Agreement, ANHC shall have the right to use all common areas serving the Premises, including, without limitation, all parking areas and sidewalks, whether now or hereafter existing.

6. Utilities. ANHC shall be responsible for the costs of all electricity, water, sewer, gas, telephone, storm water, solid waste, security alarm systems, computer network, and custodial services furnished to the Premises during the Term. ANHC shall be responsible for all charges, fees, and agreements for appropriate design, sizing, delivery, installation,

hook-up, meters, and use of water, sewer, natural gas, and electricity furnished to the Premises, including the Improvements.

7. Maintenance.

(a) For and in consideration of ACCGov's interest in the Expansion Improvements and ANHC's use of the Premises for a purely charitable purpose, ACCGov shall be responsible, at ACCGov's sole cost and expense, for maintaining (i) all structural portions of the Premises, including, without limitation, foundations, walls, roofs and sprinkler systems, and (ii) all non-structural portions of the Premises, including, without limitation, all electrical systems, HVAC systems, plumbing, carpentry, fire safety devices, graffiti removal and sewer lines. In addition, ACCGov shall be responsible for all landscape maintenance of the Premises, including, without limitation, mowing, trimming, maintenance of plant material and pruning.

(b) ANHC shall be responsible for maintaining ANHC's Personal Property. "**ANHC's Personal Property**" shall mean all trade fixtures, trade equipment, furniture and personal property installed or placed by ANHC on the Premises, whether owned or leased and regardless of the manner of attachment, including, without limitation, medical equipment. ANHC's Personal Property shall not be deemed a part of the Premises, shall remain the property of ANHC and may be removed by ANHC at any time during the Term. ACCGov waives any provision of law granting a lien upon, or the right of distraint upon, ANHC's Personal Property and agrees that within ten (10) days after receipt by ACCGov of a written request from ANHC, ACCGov shall execute and deliver to ANHC, or its designee, any lien waivers or subordination agreements with respect to such property in form and substance reasonably acceptable to ANHC and any designee of ANHC.

8. Construction of Expansion Improvements on Premises. All construction work which is required to complete the Expansion Improvements is referred to herein as "**ANHC's Work.**" ANHC is hereby authorized to construct the Expansion Improvements, including, without limitation, the Expansion Building, in accordance with the Plans and Specifications and the work letter attached hereto as **Exhibit "C"**, **Exhibit "C-1"** and **Exhibit "C-2"** and incorporated herein by reference (collectively, the "**Work Letter**"),

and such further improvements as may be required by applicable law. ANHC shall be solely responsible for the initial costs of the Expansion Improvements. Construction of the Expansion Improvements on the Premises shall be completed on or before September 14, 2024.

9. Ownership of Improvements. Title to the Existing Improvements is, and shall be, vested in ACCGov during the Term. Title to the Expansion Improvements shall be vested in ACCGov, and shall become ACCGov's property and part of the Premises, when made.

10. Alterations. At any time following the Commencement Date and without the consent of ACCGov, ANHC may make minor alterations, additions or improvements to the Premises as deemed desirable by ANHC for the conduct of ANHC's business; provided, however, ANHC shall have no right, without the prior written consent of ACCGov (which consent shall not be unreasonably withheld, conditioned or delayed), to make structural alterations, additions or improvements to the Premises, including but not limited to, alterations, additions or improvements to the exterior of the Premises, HVAC, electrical, plumbing, or other utilities. All permitted alterations, additions and/or improvements shall be made at ANHC's sole cost and expense, in a good workmanlike manner, in compliance with applicable law and shall become ACCGov's property and part of the Premises when made. Upon completion of any such work, ANHC shall provide to ACCGov lien waivers and other evidence reasonably satisfactory to ACCGov that no lien will be claimed against the Premises.

11. Ad Valorem Taxes. To the extent required under federal law or the laws of the State of Georgia, ACCGov shall be responsible for any and all ad valorem taxes assessed against the Improvements commencing on the Effective Date and continuing throughout the Term of this Agreement. ANHC will be responsible for any and all taxes assessed against ANHC's Personal Property.

12. Reimbursement.

(a) In the event this Agreement is terminated for any reason prior to expiration of the third (3rd) Extension Term, in addition to ANHC's other remedies provided in this Agreement, ACCGov shall reimburse ANHC for the unamortized portion of the Construction Costs determined on a straight-line (monthly) basis over the unexpired

portion of the Term (including all Extension Terms, whether or not exercised). Said reimbursement shall be delivered to ANHC within thirty (30) days of termination of this Agreement.

(b) Notwithstanding the foregoing, in the event ANHC commits an Event of Default and fails to cure such Event of Default within all applicable cure periods, and as a result, ACCGov terminates this Agreement, then ACCGov shall not be required to reimburse ANHC for any portion of the Construction Costs.

For purposes of this Section 12(b), each of the following events shall constitute an "**Event of Default**" under this Agreement:

(i) Failure to Pay Rent. If ANHC fails to pay rent or other charges payable hereunder when such rent or charges become due hereunder and ANHC fails to make payment therefor within thirty (30) days after written notice of such failure by ACCGov to ANHC;

(ii) Non-Performance. If ANHC fails to perform, in any material respect, any obligation (other than the payment of rent or other charges) of ANHC hereunder, and such non-performance continues for a period of thirty (30) days following receipt of written notice thereof from ACCGov (or if performance cannot reasonably be made within the thirty (30)-day period, ANHC has not in good faith commenced performance within such thirty (30)-day period or fails to diligently prosecute such performance to completion thereafter); and

(iii) Bankruptcy. If ANHC files a petition in bankruptcy or makes an assignment for the benefit of creditors.

(c) Notwithstanding the foregoing, in the event ANHC terminates this Agreement, except in accordance with the terms of this Agreement, including, without limitation this Section 12(c) or Section 14 below, ACCGov shall not be required to reimburse ANHC for any portion of the Construction Costs.

ACCGov will be in default under this Agreement if ACCGov fails to perform, in any material respect, any obligation of ACCGov hereunder, and such non-performance continues for a period of thirty (30) days following receipt of written notice thereof from ANHC (or if performance cannot reasonably be made within the thirty (30) day period,

ACCGov has not in good faith commenced performance within such thirty (30) day period or fails to diligently prosecute such performance to completion thereafter). If ACCGov fails to cure a default hereunder within the applicable cure period, ANHC may, at its option, terminate this Agreement immediately by providing written notice thereof to ACCGov.

(d) The provisions of this Section 12 shall survive the expiration or earlier termination of this Agreement.

13. Damage and Destruction.

(a) If all of the Improvements are completely damaged or destroyed, or any part of the Improvements is damaged or destroyed so that ANHC cannot use the remainder of the Improvements for substantially the same purposes as immediately prior to the damage or destruction, ANHC shall give prompt written notice thereof to ACCGov. ACCGov shall proceed with reasonable diligence to restore or rebuild the damaged or destroyed part or all of the Improvements.

Notwithstanding anything in this Section 13(a) to the contrary, ACCGov shall have no obligation to restore or rebuild if the Term of this Agreement remaining on the date of such damage or destruction is less twelve (12) months, including any Extension Term exercised on the date of damage or destruction, but excluding all other Extension Terms. In either such event, ACCGov shall have the right to terminate this Agreement as of the date of such damage or destruction by giving written notice thereof to ANHC within sixty (60) days after the date of such damage or destruction, and ACCGov and ANHC shall account for rent and any other amounts payable by ANHC as of that date. If this Agreement is so terminated, all insurance proceeds attributable to destruction or damage of the Improvements described above shall belong to ACCGov. All insurance proceeds attributable to destruction or damage of ANHC's contents shall belong to ANHC.

(b) If any part of the Improvements is damaged or destroyed but ANHC can use the remainder of the Improvements for substantially the same purposes as immediately prior to the damage or destruction, ANHC shall give prompt written notice thereof to ACCGov. ACCGov shall promptly restore or rebuild the damaged or destroyed part of

the Improvements to a condition at least as good as the condition which existed immediately prior to the damage or destruction. All insurance proceeds attributable to destruction or damage of ANHC's contents shall belong to ANHC.

(c) The Parties covenant and agree to cooperate with one another in their efforts to collect insurance proceeds payable to such Parties.

14. Condemnation.

(a) ACCGov shall give prompt notice to ANHC of any condemnation of any portion or all of the Premises. For purposes of this Section 14, words and phrases referring to condemning or condemnation shall refer to statutory condemnation, exercise of the private or public power of eminent domain, proceedings in the nature of condemnation, and any sale or transfer made in lieu of or under threat of condemnation or exercise of the private or public power of eminent domain and shall include any such condemnation for permanent or for temporary use of or interference with any part or all of the Premises.

(b) If, prior to the Commencement Date, the entire Premises are condemned, this Agreement shall terminate effective as of the date the condemning authority acquires any interest in the Premises through condemnation. If, prior to the Commencement Date, any part of the Premises is condemned so that ANHC cannot construct the Expansion Improvements upon the remainder of the Premises in such a manner that the ANHC will be capable of utilizing the Premises for substantially the same purposes as authorized by this Agreement and in substantially the same manner as set forth in the Plans and Specifications, ANHC may terminate this Agreement effective as of the date the condemning authority acquires any interest in the Premises through condemnation, by giving ACCGov written notice of intent to terminate within thirty (30) days after ACCGov gives ANHC notice of the condemnation. In the event of any other condemnation prior to the Commencement Date, this Agreement shall not terminate. Any termination under this Section shall have the same effect as an early termination of this Agreement, and ACCGov and ANHC shall account for rent and any other amounts payable by ANHC as of that date.

If any part of the Premises is condemned prior to the Commencement Date and this Agreement is not terminated as specifically provided in this Section, ACCGov and

ANHC shall modify the Plans and Specifications as is prudent and reasonable to complete construction of the Expansion Improvements in a manner as near as practicable to the original Plans and Specifications. No termination of this Agreement shall affect ACCGov's right to compensation for any condemnation. ACCGov shall be entitled to the full award or proceeds payable with respect to the Premises by reason of any such condemnation, and neither ACCGov nor ANHC shall have any claim to any award or proceedings payable to the other.

(c) If, after the Commencement Date, the entire Premises are condemned, the Term of this Agreement shall terminate on the date when possession of the Premises is taken by the condemning authority. If, after the Commencement Date, any part of the Premises is condemned so that ANHC cannot use the remainder of the Premises for substantially the same purposes as immediately prior to the condemnation (including, without limitation, the loss of any point of access to and from the Premises or the loss of any parking spaces on the Premises), ANHC may terminate this Agreement on the date when possession of the Premises is taken by the condemning authority, by giving ACCGov written notice of intent to terminate within sixty (60) days after ACCGov gives ANHC notice of the condemnation. In the event of any other condemnation, this Agreement shall not terminate. Any termination under this Section shall have the same effect as an early termination of this Agreement, and ACCGov and ANHC shall account for rent and any other amounts payable by ANHC as of that date. If any part of the Premises is condemned and this Agreement is not terminated as specifically provided in this Section, the rent shall be abated in the same proportion as usable space in the Building has been rendered unusable by reason of such condemnation. The abatement of rent shall be effective from the date when the condemning authority takes possession of the part of the Premises condemned through the remainder of the Term of this Agreement. No termination of this Agreement and no abatement in rent shall affect the ACCGov's right to compensation for any condemnation. ACCGov shall be entitled to the full award or proceeds payable with respect to the Premises by reason of any such condemnation, and neither ACCGov nor ANHC shall have any claim to any award or proceedings payable to the other.

15. Notice to Parties. All notices required or permitted to be given under this Agreement shall be in writing and deemed given when either (a) hand delivered by the sender and properly address to the attention of the responsible person of the receiving Party as listed below; (b) deposited in the United States mail, properly addressed, with sufficient postage affixed, via first class mail, return receipt requested; (c) mailed via Federal Express, UPS, or similar national overnight courier service with delivery charges prepaid; or (d) if an email address for the receiving Party is identified below, sent by email to the email address specified below. Any notice sent by email shall also be sent by one of the other delivery methods set forth above. All notices shall be addressed as follows:

ACCGov

Central Services
ATTN: Central Services Director
P.O. Box 1868
Athens, GA 30603
Gavin.Hassemer@accgov.com

ANHC

Athens Neighborhood Health Center
ATTN: Marcus Garner
P.O. Box 147
Athens, GA 30603
mgarner@aneighbor.org

With a copy to:

Unified Government of Athens-Clarke County, Georgia
ATTN: Blaine Williams
301 College Ave., Suite 303
Athens, GA 30601
Blaine.Williams@accgov.com

Any of the above-mentioned Parties may, by like notice, designate any further or different addresses to which subsequent notices shall be sent. Any notice hereunder signed on behalf of the notifying party by its identified attorney at law shall be valid and effective to the same extent as if signed by such party. Any notice or other communications shall be deemed delivered when actually received at the address of the party to whom directed or, if sent by mail, three (3) days after such notice or document is deposited in the United States mail, as provided above, or if sent by Federal Express, UPS or similar national overnight courier service, one (1) business day after such notice or document is deposited therewith, or if sent by email, at the time of transmission.

16. Governing Law; Attorneys' Fees. This Agreement shall be governed by the laws of the State of Georgia. All actions arising under this Agreement or its subject matter shall be commenced and filed in a court of competent jurisdiction in Athens-Clarke County, Georgia, or if federal jurisdiction is applicable, shall be commenced and filed in the U.S. District Court for the Middle District of Georgia, Athens Division. The Parties hereby submit to the personal jurisdiction of the state and federal courts as herein provided, and any courts of appeal therefrom. In the case any successful action is brought by ACCGov to enforce the terms and provisions of this Agreement, ANHC will, on the entry of a final, non-appealable judgment, pay for all costs, expenses and reasonable attorneys' fees actually incurred ACCGov in enforcing the covenants and agreements of this Agreement.

17. Severability. The Parties intend for this Agreement to be valid and enforceable as written and executed; however, if any provision of this Agreement is held as a matter of law to be unenforceable or illegal, the remainder of this Agreement shall be enforceable without such provision.

18. Entire Agreement. The Parties acknowledge that this Agreement sets forth the entire agreement and understanding between ACCGov and ANHC and fully supersedes any and all prior agreements or understanding among the Parties pertaining to the same subject matter. ACCGov and ANHC affirm that the only consideration for their agreement to execute, and their execution of this Agreement, are the terms stated herein. This Agreement and the covenants and conditions contained herein shall be binding upon and in use to the benefit of each of the Parties hereto and their respective successors, assigns, and successors in title. The Parties further acknowledge that they fully understand the meaning and intent of this Agreement, including but not limited to its binding effect. The Parties acknowledge that they have had the benefit of consulting with an attorney before executing this Agreement.

19. Force Majeure. Anything in this Agreement to the contrary notwithstanding, neither ACCGov nor ANHC shall be deemed in default with respect to any provision, covenant, or condition of this Agreement on the part of either of them respectively to be performed if the performance thereof shall be delayed, interfered with or rendered impossible because of any strike, lockout, civil commotion, war, war-like operation, invasion,

insurrection, rebellion, hostilities, revolution, military or usurped power, sabotage, epidemic or pandemic, act of God or other cause beyond the control or neglect of such party, and provided, further, that such performance shall be resumed and completed with due diligence and reasonable dispatch as soon as the contingency causing such delay or impossibility shall abate.

20. Compliance with Immigration Laws and Regulations. To the extent required by law, ANHC shall be responsible for complying with the Georgia Security and Immigration Compliance Act of 2006 (O.C.G.A. §§ 13-10-90 & 13-10-97) and the Rules of the Georgia Department of Labor implementing the Georgia Security and Immigration Compliance Act of 2006 (Rules 300-10-1-.01 through 300-10-1-.09). To the extent required by law, ANHC affirms and agrees that it is currently registered and participates in the federal work authorization program to verify information of all new employees pursuant to O.C.G.A. § 13-10-91(b). ANHC affirms and agrees that, to the extent required by law, any and all contractors and subcontractors that it will use for construction of the Expansion Improvements are registered and participate in the federal work authorization program to verify information of all new employees. The failure to abide by the provisions and agreements set forth in this Section shall constitute a breach and a default of this Agreement.

21. Relationship of Parties. This Agreement shall not be deemed or construed by the Parties, or by any third party, as creating the relationship of (i) principal and agent, (ii) partnership, or (iii) joint venture between the Parties. Neither the method of computation of rent nor any other provision of this Agreement nor any acts of the Parties are other than in the relationship of landlord and tenant.

22. ANHC Insurance Requirements ANHC shall, at its own expense, provide and maintain during the entire performance of this Agreement, at least the kinds and minimum amounts of insurance specified below. The insurer(s) listed on the certificate of insurance shall be in good standing within the State of Georgia through the Insurance Commissioner's Office and must be rated "A" or better and a financial category of VII of higher with AM Best Company. ANHC shall provide ACCGov with a certificate of insurance evidencing the required kinds and amount of insurance:

(a) General Liability - General aggregate $2,000,000; $1,000,000 per occurrence; Damage to rented premises $300,000; Medical expense (to any one person) $10,000; Person and Adv Injury $1,000,000;

(b) Worker's Compensation - State of Georgia statutory limits/$1,000,000;

(c) Automobile Liability - Automobile Liability shall be written on the comprehensive form of policy-combined single limits of at least $1,000,000 to include hired automobiles and non-owned automobiles.

ACCGov shall be covered as an additional insured under the aforementioned general liability and automobile liability insurance required to be maintained by ANHC under this Agreement. ANHC shall provide a primary and non-contributory endorsement in favor of ACCGov and notice of cancellation endorsement. Confirmation of this shall appear on the accord certificate of insurance, and on any and all applicable insurance policies; however, this requirement does not apply to worker's compensation insurance. Copies of endorsements showing ACCGov, P.O. Box 1868, Athens, Georgia 30601, has been added to the policies as an additional insured shall be attached to each of the certificates. In addition, ANHC shall maintain a property insurance policy in an amount sufficient to cover the Improvements, with a copy of said property insurance to be submitted and approved by ACCGov upon completion of the Expansion Improvements.

23. Entry and Inspection; Medical Records. ANHC shall permit ACCGov or ACCGov's agents to enter upon the Premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same. ACCGov acknowledges that ANHC is a medical facility engaged in the provision of medical treatment to patients at the Premises. ACCGov further acknowledges that a necessary part of the operation of ANHC's business is the collection and storage of medical records and patient information which, under applicable law, constitute confidential information. ACCGov agrees not to take, and to not permit its agents to take, any action which may compromise the confidentiality of any patient's medical or financial information and should ACCGov or ACCGov's agents come into possession of any such records, ACCGov agrees to take, and to cause ACCGov's agents to take, all necessary steps and precautions to protect such confidential information.

24. Waiver. The various rights and remedies herein granted to the Parties shall be cumulative and in addition to any other rights or remedies the Parties may be entitled to by law or in equity, and the exercise of one or more rights or remedies shall not impair a Party's right to exercise any other right or remedy. All such rights and remedies may be exercised and enforced concurrently or consecutively and whenever and as often as the applicable Party shall deem desirable. The failure of either Party to insist upon strict performance by the other Party of any of the covenants, conditions, and agreements of this Agreement shall not be deemed a waiver of any of said rights and remedies concerning any subsequent or continuing breach or default by such other Party of any of the covenants, conditions, or agreements of this Agreement. No surrender of the Premises shall be affected by ACCGov's acceptance of rent or by any other means whatsoever unless the same be evidenced by ACCGov's written acceptance of such as a surrender. In case of dispossessory proceedings, ACCGov may avail itself of the summary proceedings available under O.C.G.A. §§ 4-7-70, *et seq*., in addition to all other remedies otherwise available at law, by statute or in equity.

25. Right to Cure.

(a) In the event ANHC fails to cure any Event of Default within all applicable cure periods, ACCGov shall have the right, but not the obligation, upon notice to ANHC, to cure such Event of Default at ANHC's sole cost and expense, and ANHC shall reimburse ACCGov for such expenses upon demand.

(b) In the event ACCGov fails to cure any ACCGov default under this Agreement (i) within all applicable cure periods or (ii) if the default adversely affects ANHC's operations on the Premises, renders the Premises untenantable or is in connection with an emergency that involves the immediately likelihood of personal injury or significant property damage, ANHC shall have the right, but not the obligation, upon notice to ACCGov, to cure such default at ACCGov's sole cost and expense, and ACCGov shall reimburse ANHC for such expenses upon demand.

26. Heirs, Assigns, Successors. This Agreement is binding upon and inures to the benefit of the respective heirs, assigns and successors in interest to the Parties.

27. Indemnification.

(a) To the extent allowed by applicable law, ANHC hereby waives, releases, relinquishes, discharges and agrees to indemnify, protect and save harmless ACCGov, its officers and employees (collectively, "**ACCGov Releasees**"), from any and all claims, demands, liabilities, losses, costs or expenses, including attorneys' fees, for any loss or damage for bodily injury, property damages and attorneys' fees related thereto caused by, growing out of, or otherwise happening in connection with this Agreement, and due to any act or omission on the part of ANHC, its agents, employees, subcontractors, or others working at the direction or on behalf of ANHC. ANHC's obligation to indemnify the ACCGov Releasees shall survive the expiration or termination of this Agreement by either Party for any reason.

(b) To the extent allowed by applicable law, ACCGov hereby waives, releases, relinquishes, discharges and agrees to indemnify, protect and save harmless ANHC, its officers and employees (collectively, "**ANHC Releasees**"), from any and all claims, demands, liabilities, losses, costs or expenses, including attorneys' fees, for any loss or damage for bodily injury, property damages and attorneys' fees related thereto caused by, growing out of, or otherwise happening in connection with this Agreement, and due to any act or omission on the part of ACCGov, its agents, employees, subcontractors, or others working at the direction or on behalf of ACCGov. ACCGov's obligation to indemnify the ANHC Releasees shall survive the expiration or termination of this Agreement by either Party for any reason.

28. Representations. Both Parties represent that they are fully authorized and empowered to enter into this Agreement, and that the performance of the obligations under this Agreement will not violate or infringe upon the rights of any third-party or violate any agreement between the Parties and any other person, firm or organization or any law or governmental regulation.

29. Amendments. This Agreement may not be modified or amended except by mutual agreement in writing signed by the Parties hereto.

30. Time. Time is of the essence of this Agreement.

31. Counterparts. This Agreement may be executed in one or more counterparts and by facsimile, e-mail .pdf, or other electronic form of communication. Each counterpart shall

constitute an original, and all counterparts, taken together, shall constitute one and the same instrument.

32. Termination of Existing Lease. ACCGov and ANHC entered into that certain Lease Agreement dated June 2, 2022 (together with any and all amendments thereto, the "**Existing Lease**"). The Existing Lease shall be and is hereby terminated and cancelled as of 11:59 p.m. EST on the calendar day prior to the Effective Date, with the same force and effect as if the term of the Existing Lease were, by the terms thereof, fixed to expire at 11:59 p.m. EST on the calendar day prior to the Effective Date.

33. Special Stipulations. The Parties understand that this Agreement is subject to the Georgia Local Government Public Works Construction Law; provided, however, procurement of ANHC's architect and the ACCGov Representative shall not be subject to the Georgia Local Government Public Works Construction Law. Subject to the foregoing, ANHC shall, in consultation with the ACCGov Representative, follow procurement procedures in accordance with the Georgia Local Government Public Works Construction Law and in compliance with Georgia law. ACCGov shall assist with registering the Project on the State Procurement Registry and will oversee the proposal/bid process.

[SIGNATURES TO FOLLOW ON NEXT PAGES]

IN WITNESS WHEREOF, ACCGov and ANHC have caused their proper officers to hereunto set their hands and affix their seals the day and year first above written.

ACCGOV:

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

By: _____
Name: Kelly Girtz
Title: Mayor

Attest: _____
Name: Jean Spratlin
Title: Clerk of Commission

(SEAL)

[SIGNATURES CONTINUE ON NEXT PAGE]

ANHC:

ATHENS MODEL NEIGHBORHOOD HEALTH CENTER, INC.

By: Marcus Garner
Name: Marcus Garner
Title: CED

Attest:
Name: Katheryn B. Davis
Title: Secretary

(CORPORATE SEAL)

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Initiation of Roadway Abandonment Process of Excess Right of Way at Intersection of Athena Drive, Spring Valley Road, and Anderson Lane

DATE: April 24, 2023

BUDGET INFORMATION:

REVENUES: N/A

EXPENSES: N/A
ANNUAL:
CAPITAL:
OTHER:

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:
To request that the Mayor and Commission authorize to initiate the process to abandon the excess right of way, measuring 0.64 acres, along Anderson Lane at the intersection of Athena Drive, Spring Valley Road, and Anderson Lane, as shown in **Attachment #1**.

HISTORY:
1. Prior to 2000, ACCGov reconfigured the intersection of Spring Valley Road, Anderson Lane and Athena Drive leaving a piece of land (.64 acre) as excess.

2. On April 6, 2023, Transportation & Public Works (T&PW) staff received a letter from Trent C. Gibson, whose property is adjacent to this piece of excess land, with the request to acquire the abandoned property (**Attachment #2**).

3. On April 19, 2023, T&PW staff completed initial evaluation of the excess land/right of way (ROW), measuring 0.64 acres, after soliciting feedback from multiple ACCGov departments. Staff sees no reason why this portion of the ROW cannot be quitclaimed by ACCGov and subsequently acquired by adjacent property owner, Trent C. Gibson, owner of 122 Anderson Lane, following proper process.

4. On April 20, 2023, T&PW Director Stephen Bailey sent a letter (**Attachment #3**) to Trent C. Gibson's representative confirming receipt of the ROW Quitclaim Request and informing the necessary steps to be taken following state code (F&I #5).

FACTS & ISSUES:

1. Prior to 2000, ACCGov reconfigured the intersection of Spring Valley Road, Anderson Lane, and Athena Drive creating an abandoned piece of land (.64 acre) along Anderson Lane.

2. Other than right of way to be configured from the property, the abandoned land is of no current use to ACCGov.

3. If abandonment of the excess land is approved, Mr. Trent C. Gibson plans to pursue the purchase of the property from ACCGov.

4. With this purchase, along with ACCGov receiving fair market value purchase price, the property will be returned to the ACCGov property tax rolls.

5. Anderson Lane and Athena Drive were constructed and maintained in their current configuration as public roadways. Therefore, the process as outlined in O.C.G.A. Sections 32-7-2 and 32-7-4 must be followed to abandon public roadways. Specifically, these sections of the State Code require ACCGov to:
    a. Notify the public, through publication of a legal notice for 2 consecutive Fridays, of a Public Hearing to be held at a regularly scheduled meeting of the Mayor & Commission (M&C) to receive comments regarding the potential abandonment of the roadway;
    b. Accept public comment at the M&C stated meeting regarding the proposed roadway abandonment; and
    c. Take action to abandon the roadway. Certification of such action is to be in resolution form and recorded in the official minutes of the meeting.

6. If M&C authorizes staff to initiate the process to abandon the excess land on Anderson Lane and Athena Drive, staff anticipates the process would proceed as follows:
    a. May 26, 2023 and June 2, 2023: Public Notification in Legal Ads
    b. June 6, 2023: Public Comment at M&C scheduled meeting
    c. June 6, 2023: M&C Action to begin abandonment process

7. ACCGov will reserve the right for current and future utility easements.

8. A surveyor will configure the right of way to accommodate expected future needs of ACCGov, as shown in **Attachment #1**.

9. If M&C authorize to initiate the roadway abandonment process, Mr. Gibson would be required to pay for all costs associated with the purchase of the abandoned property, including any surveys, appraisals, and legal costs.

10. The sale of this property will create a new right of way line for the northeastern side of Anderson Lane and the northwestern side of Athena Drive.

11. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Good Neighbors, Strategy F: *Examine, understand and improve public safety policies and processes to enhance public trust.*

OPTIONS:

1. Mayor and Commission authorize to initiate the process to abandon the excess right of way, measuring 0.64 acres, along Anderson Lane at the intersection of Athena Drive, Spring Valley Road, and Anderson Lane, as shown in **Attachment #1**.

2. Mayor and Commission deny the request to abandon the property on Anderson Lane.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1.

DEPARTMENT: Transportation & Public Works
Prepared by: Rani Katreeb, P.E., Assistant Director
Andy Homeyer, ROW Coordinator

Stephen Bailey
Director

April 26, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1

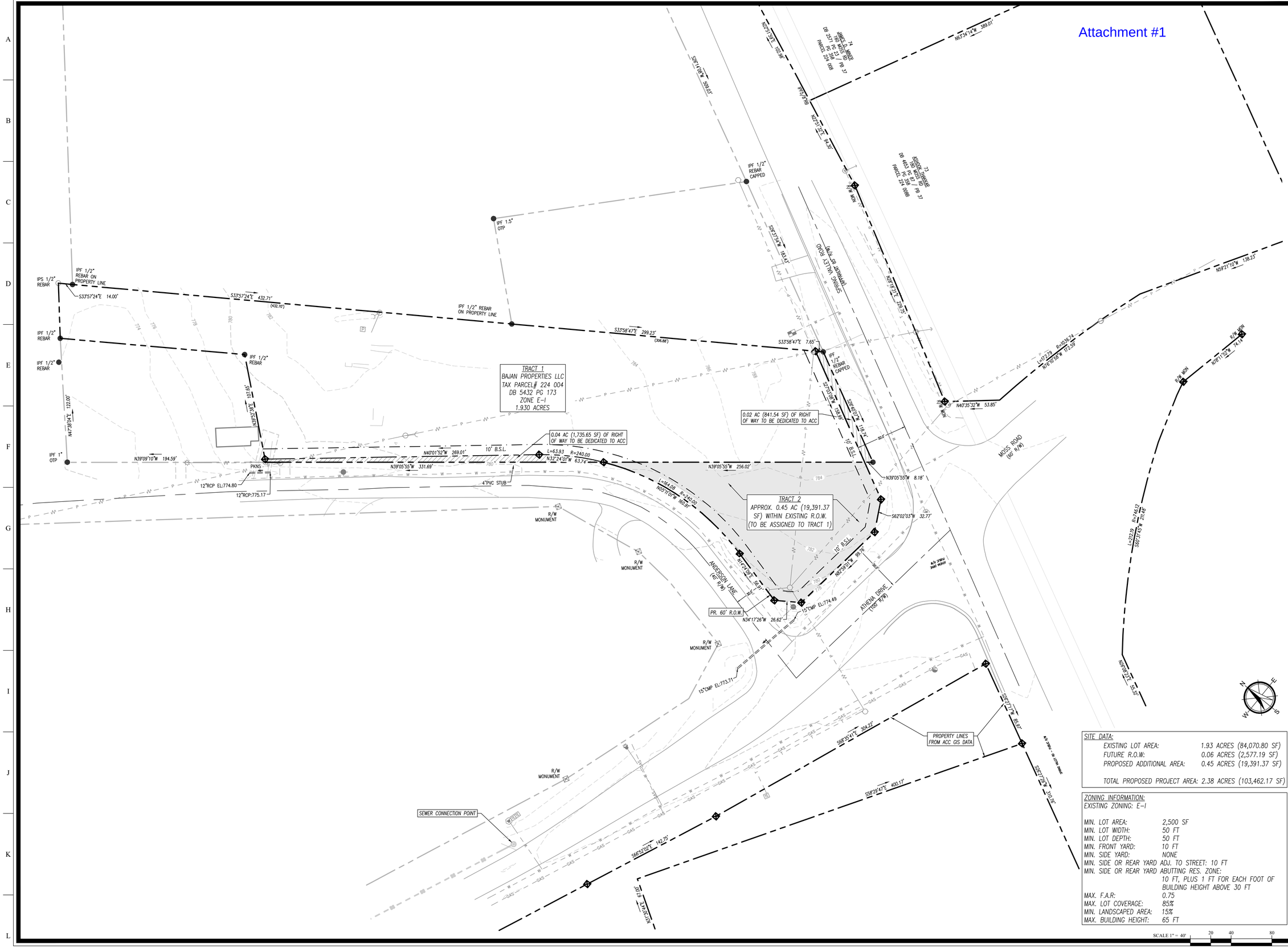
Manager

May 10, 2023
Date:

ATTACHMENTS:

Attachment #1: Site plan showing subject parcel
Attachment #2: Request Letter from Mr. Trent C. Gibson
Attachment #3: Notification Letter from T&PW Director

Attachment #1



SCALE 1" = 40'

SITE DATA:	
EXISTING LOT AREA:	1.93 ACRES (84,070.80 SF)
FUTURE R.O.W:	0.06 ACRES (2,577.19 SF)
PROPOSED ADDITIONAL AREA:	0.45 ACRES (19,391.37 SF)
TOTAL PROPOSED PROJECT AREA:	2.38 ACRES (103,462.17 SF)

ZONING INFORMATION: EXISTING ZONING: E-I	
MIN. LOT AREA:	2,500 SF
MIN. LOT WIDTH:	50 FT
MIN. LOT DEPTH:	50 FT
MIN. FRONT YARD:	10 FT
MIN. SIDE YARD:	NONE
MIN. SIDE OR REAR YARD	ADJ. TO STREET: 10 FT
MIN. SIDE OR REAR YARD	ABUTTING RES. ZONE: 10 FT, PLUS 1 FT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30 FT
MAX. F.A.R:	0.75
MAX. LOT COVERAGE:	85%
MIN. LANDSCAPED AREA:	15%
MAX. BUILDING HEIGHT:	65 FT

W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING - SURVEYING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-4011
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ANDERSON LANE

ATHENS-CLARKE COUNTY, GA

122 ANDERSON LANE - 2.00 ACRES

Know what's below. Call before you dig. 811

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: ----

ISSUANCE DATE: ----

GEORGIA REGISTERED No. 1818 PROFESSIONAL LANDSCAPE ARCHITECT SCOTT A. HAINES

W&A PROJECT #: 220565

CONCEPT PLAN

CP01

X:\Projects\2022\220565- 112 Anderson Ln E-I\Design\Concept\ROW Concept-220565.dwg 3-06-23 11:11:48 AM smetropol

Stephen Bailey, Director
Athens Clarke County Transportation & Public Works
120 W Dougherty Street
Athens, GA 30601

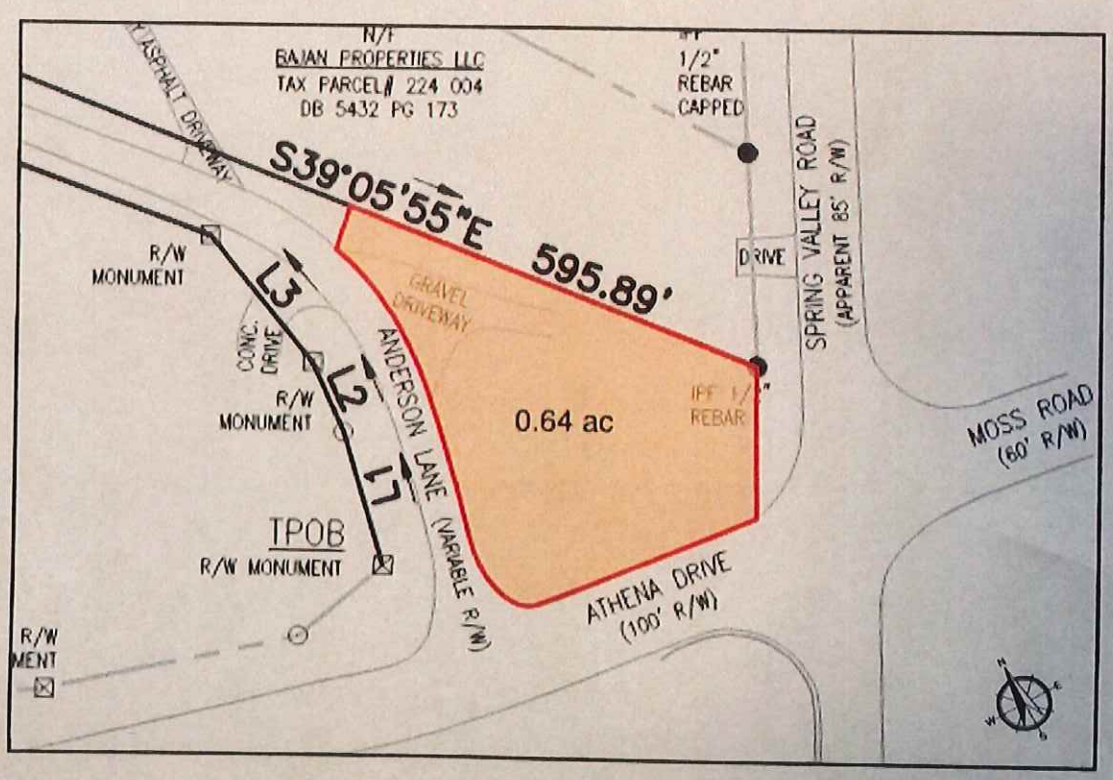
Mr. Bailey:
I am writing to officially request a public right of way quit claim. The request is being made for an approximately 0.64-acre area of right of way adjacent to Parcel 224 004. The subject area is bounded by Anderson Ln to the west, Athena Dr. to the south, and Spring Valley Rd. to the east. I have been working with Buck Bacon with W&A Engineering, to assist in this effort. Please direct any questions or correspondence regarding this matter to the following:

Owner:

Bajan Properties: Trent C. Gibson, Owner
Tgibson32@aol.com
706-202-4053

Authorized representative:
W&A Engineering: Buck Bacon, Director of Municipal Services
bbacon@waengineering.com
706-310-0400

Subject area is highlighted in the figure below:



ATHENS CLARKE COUNTY

(via email)

Date: April 20, 2023

To: Mr. Buck Bacon, Director of Municipal Services
W&A Engineering
355 Oneta St., Suite D100, Athens, GA 30601
706-310-0400
bbacon@waengineering.com

RE: Athena Drive at Spring Valley Road Public Right-of-Way Quitclaim Request.

Dear Mr. Bacon,

We are in receipt of your request, on behalf of Trent C. Gibson, (Owner of Bajan Properties LLC) to acquire a portion of an unused land/roadway at the intersection of Spring Valley Road, Anderson Lane, and Athena Drive as shown on Attachment #1 & #2 measuring 0.64 Acres.

The Department of Transportation and Public Works has completed an initial evaluation of the subject ROW land and after coordination with multiple ACCGov departments, sees no reason why this portion of the current ROW cannot by quitclaimed by ACCGov and subsequently acquired by your client given that the proper process is followed, which I understand has been conveyed to you by our ROW Coordinator, Andy Homeyer.

We are presenting this request in an agenda to the Athens-Clarke County Mayor and Commission at their next regular business meeting on June 6, 2023, seeking their approval to move ahead with the process. I have attached a summary of the process.

Please feel free to contact Andy Homeyer or Rani Katreeb should questions arise during this process.
Sincerely,

Stephen Bailey, MBA
Director of Transportation and Public Works

cc: Rani Katreeb, Transportations & Assistant Public Works Director
Andy Homeyer, Right-of-Way Coordinator
Tent C. Gibson, Owner of 122 Anderson Lane (Parcel # 224-004)

Attachments:
Letter from Mr. Trent C. Gibson, Owner
W&A Engineers Survey/Drawing
Proposed Process to Quit Claim

SUMMARY OF ABANDONED ROAD ACQUISITION SOP

1. Request in writing to TPW
2. TPW determine request is viable
3. TPW puts request on M&C agenda for initial “go ahead”
4. If M&C say “Go”, legal ad in newspaper for 2 Fridays prior to next meeting of M&C
5. If M&C approve, Official Resolution by M&C of approval
6. Appraisal (paid by requestor) then offered to requestor at appraised price.
7. If requestor wants to purchase, requestor pays all legal costs
8. Deed prepared (includes reservation of easements for ACC utilities)
9. TPW director signs Contract Transmittal
10. TPW Director/ROW Coordinator prepare agenda item for Mayor to accept purchase price and sign Quit Claim Deed.
11. Requestor records deed.
12. Recorded original deed to ROW agent and to City Hall.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Request to amend pay for the members of the Board of Elections.

DATE: May 2, 2023

BUDGET INFORMATION:

REVENUES:

EXPENSES:
ANNUAL:
CAPITAL:
OTHER:

FUNDING SOURCE: FY24 General Fund, Department Personal Services Budget

COMMISSION ACTION REQUESTED ON: June 6, 2023

Mayor and Commission approve the Board of Elections' recommendation to amend compensation for the members of the Board of Elections and Voter Registration to $250 monthly stipend with attendance requirements and $120 per day of Conferences and Training offered by the Secretary of State's Office.

HISTORY:

1. On April 5, 1993, Governor Zell Miller signed into law an Enabling Act of the General Assembly Act of 1993 (Ga. Laws 4631 & 2002 Ga.) which granted the authority to the Mayor and Commission to establish the ACCGov Board of Elections and Registration signed by Governor Zell Miller.

2. On November 3, 1993, the pay rate of the Board of Elections and Voter Registration was set by the Mayor and Commission. At that time, the Board Members' pay was set at a per diem of $25.00 per meeting and $15.00 per hour on Election Day. Additionally, the Board of Elections and Voter Registration receives $15 hourly for conferences and training, and reimbursement of mileage on Election Day and travel to conferences.

3. On September 14, 2021, the Board Members requested the Elections Director to conduct a compensation survey of other Georgia Boards of Elections. The Elections Director provided a comparative analysis which included numerous counties in the State of Georgia. The analysis specifically reviewed Board of Elections members pay as shown in (**Attachment #1**).

4. On November 9, 2021, the Board of Elections and Voter Registration voted to direct the Elections Director to present a recommendation to the M&C for a pay adjustment.

5. An agenda item, "Request increase of pay for Members of the Board of Elections and Voter Registration" was introduced during the Mayor and Commission Special Called and Agenda Setting Session on December 14, 2021.

6. During the December 14, 2021 Special Called Session and Agenda Setting, members of ACCGov Commission agreed that though Board of Elections and Voter Registration differs from other BACs, all BACs compensation should be considered.

7. On May 9, 2023, by unanimous vote, the Board of Elections approved a recommendation to amend Board pay: a monthly stipend of $250 with attendance requirements, which is comparable to Henry County; $120 per day during Conferences and Trainings (at the current hourly rate) and continue receiving reimbursements for travel on Election Day and for Conferences and Training, effective July 1, 2023.

FACTS & ISSUES:

1. The Board of Elections and Registration is a five-member Board. Three members are appointed by the Mayor and Commission and one appointed per political party.

2. The Board of Elections and Voter Registration meets monthly and conducts additional meetings as needed.

3. On Election Day and during Advance Voting, the members of the Board of Elections and Voter Registration provides assistance throughout the community at polling locations. They also conduct election hearings, if necessary and assists with the accumulation and tabulation of votes cast in all elections.

4. After each election, the Board of Elections and Voter Registration meets to certify election results, approves the reconciliation process of provisional ballots and finalizes the Official and Complete Election Results.

5. The Official Code of Georgia (O.C.G.A.) § 21-2-100, requires at least one member of the board to attend a minimum of 12 hours of training annually offered by the Secretary of State's Office. The conference training consists of 2.5-3 days of training.

6. In the current FY23 personal services budget, $11,500 is allocated for Compensation – PT Elected Constitutional; a total of $1,017,832 for personal services.

7. The Elections Director presented the department's FY24 Budget Request, but the budget did not include an increase of pay for the Board of Elections and Voter Registration;

however, the request did include an over limit amount of $71,067 for Personal Services for Overtime and Seasonal Compensation. The total FY24 Budget request entered for Personal Services was $1,088,899.

8. If the FY24 department's budget is approved as requested, the $5,300 of additional funds for Compensation – PT Elected Constitutional required to meet this request will be absorbed from the overall $1,088,899 FY24 Budget Request in Personal Services.

OPTIONS:

1 Mayor and Commission approve the Board of Elections' recommendation to amend compensation for the members of the Board of Elections and Voter Registration to $250 monthly stipend with attendance requirements and $120 per day of Conferences and Training offered by the Secretary of State's Office.

2 Mayor and Commission deny the request to amend the Board of Elections pay rate.

3 Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1

DEPARTMENT:
Prepared by: Charlotte Sosebee

Charlotte R. Sosebee — 05/10/2023

Charlotte Sosebee — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:

May 10, 2023

Manager — Date:

ATTACHMENTS:
Attachment #1 - Comparative Analysis of Board's Pay - 2021

COMPARATIVE ANALYSIS

COUNTY	MONTHLY SALARY	OTHER COMPENSATION
Cobb	$150-$200	Do not work on Election Day – no other compensation
Columbia	$300-$350	No extra pay
Dekalb	$200	No extra pay
Fulton	$250-$350*	No extra pay
Gwinnett	$150-$200*	$50 for Special Called Meetings
Macon-Bibb	$165-$200	Do not work on Election Day – no other compensation
Muscogee	$271-$292	Compensated on Election Day, Certification, Audits, etc.
Paulding	$70*	$125 Election and $70 per day for working in the office
Richmond	$55-$65*	$200 Election Day
Berrien	$200-$350	Works Election Night – no compensation
Crisp	$75-$100	Receives the same rate of pay for Election Day
Decatur	$200-$300	No extra pay
Henry	$200	Reimbursed for mileage
Lee	$100-$150	Visits precincts on Election Day – no compensation
Lowndes	$200-$300	Works Election Day – no compensation
Tift	$230-$260	Works Election Day – no compensation

*Per diem

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Athens Justice & Memory Project's Affordable Housing Preservation RFP Concept

DATE: April 25, 2023

BUDGET INFORMATION:

REVENUES: $ 1,250,000 ARPA Allocation for Athens Justice & Memory Project (AJMP) Affordable Housing Preservation Activities

EXPENSES:
ANNUAL:
CAPITAL:
OTHER:

FUNDING SOURCE: American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds

COMMISSION ACTION REQUESTED ON: June 6, 2023

To request that the Mayor and Commission:

a. Approve the ARPA-funded Athens Justice & Memory Project Preservation of Affordable Housing RFP Concept **(Attachment #1**); and
b. Authorize ACCGov staff to release a request for proposals and all related documents.

HISTORY:

1. On January 30, 2020, the World Health Organization declared the outbreak a Public Health Emergency of International Concern.

2. On June 9, 2020, Mayor Girtz drafted the Charge for an Athens Justice and Memory Project: Linnentown.

3. On June 25, 2020, the Athens Justice and Memory Project (AJMP) was appointed by Mayor Girtz. The members appointed to this advisory board were:

   - Hattie Thomas Whitehead (Linnentown community member);
   - Bobby Crook (Linnentown community member);
   - Geneva Johnson Blasingame (Linnentown community member);
   - Freedie Brown Jackson (Linnentown community member);
   - Christine Davis Johnson (Linnentown community member);
   - Dr. Jennifer Rice;
   - Charlene Marsh;
   - Commissioner Mike Hamby; and
   - Commissioner Mariah Parker

4. On September 2, 2020, the first public meeting of the AJMP was held virtually.

5. On February 2, 2021, Mayor Kelly Girtz signed a proclamation with an apology in recognition of Athenians displaced by urban renewal projects.

6. On February 16, 2021, the M&C unanimously approved a resolution in support of recognition and redress for Linnentown, its descendants, and Athens-Clarke County Black communities harmed by urban renewal. One of the most important details within the resolution is the following:

   Direct the Linnentown Justice and Memory Committee to determine the total amount of intergenerational wealth lost to urban renewal and, under the Committee's advisement, shall, for as long as the Committee exists under its charge, make annual budgetary recommendations to the Mayor and Commission for operational and capital projects to provide equitable redress, including but not limited to affordable housing, economic development, telecommunication services, public transportation, and public art as redress for past harms caused by urban renewal and to foster future reinvestment in historically underfunded and impoverished neighborhoods in Athens-Clarke County.

7. On February 22, 2021, the AJMP gathered outside of City Hall to hear the reading of a Linnentown proclamation by Mayor Kelly Girtz, as well as hear from other speakers of the AJMP Committee and first descendants of the Linnentown Project.

8. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

9. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

10. On January 6, 2022, the Department of the Treasury released the Final Guidance for ARPA SLRF.

11. On March 1, 2022, the Mayor and Commission approved a budget allocating ARPA State and Local Recovery Funds to various programs including a budget of $11,000,000 for Affordable Housing. This action included a strategic planning process, followed by an RFP, and the associated timeline. The M&C also designated the existing Georgia Initiative for Community Housing (GICH) Committee as the advisory committee for the affordable housing allocation.

12. On April 15, 2022, ACCGov released a Request for Proposals (RFP) for the Housing Affordability Investment Strategy. This plan will serve as the strategic plan that will inform future investments to promote affordable housing.

13. On April 20, 2022, Dr. Jerry Shannon presented an overview of a research report related to the assessment of financial losses of urban renewal in Linnentown to the AJMP at their regularly scheduled meeting.

14. On August 2, 2022, M&C approved HR&A Advisors to develop the Housing Affordability Investment Strategy.

15. On October 11, 2022, at a regularly scheduled M&C work session, Dr. Jerry Shannon presented an overview of the research report on the assessment of financial losses of urban renewal in Linnentown. Hattie Whitehead, Chair of the AJMP, also shared a presentation related to the economic loss recommendations from the AJMP.

16. On October 26, 2022, the AJMP voted unanimously to accept the economic losses report prepared by Dr. Jerry Shannon and to formally recommend to the Mayor and Commission:

    - $1.25M be allocated to affordable housing preservation via home rehabilitation and down payment assistance; and
    - $1.25M be allocated for the buildout of the Athens-Clarke County Center for Racial Justice and Black Futures.

17. On December 6, 2022 the M&C accepted by unanimous vote the recommendation from the AJMP to designate $1.25M to affordable housing preservation via home repairs and down payment assistance. The M&C directed staff to draw from the ARPA contingency fund and group with the existing ARPA Affordable Housing bucket.

18. On December 13, 2022, the M&C approved a substitute motion to partially fund six Phase I Affordable Housing Projects for a total of $6.1M, using the remaining $5M from the Affordable Housing bucket, plus $1M from the ARPA Contingency fund.

19. During the March 16, 2023 AJMP committee meeting, staff presented a timeline for the Preservation of Affordable Housing activities. Committee members highlighted the importance of these activities to benefit lower-income residents.

20. During the April 20, 2023 AJMP committee meeting, staff presented the Preservation of Affordable Housing RFP Concept. Committee was supportive of the concept and provided some recommendations (e.g., requiring recipients to conduct community outreach to ensure eligible residents were aware of funding), all of which have been incorporated into **Attachment #1.**

FACTS & ISSUES:

1. There are four general eligible uses for SLFRF funds by cities and counties:
    a. Replace lost public sector revenue, using this funding to provide government services up to the amount of revenue lost due to the pandemic;
    b. Respond to the far-reaching public health and negative economic impacts of the pandemic by supporting the health of communities and helping households, small

businesses, impacted industries, nonprofits, and the public sector recover from economic impacts;
   c. Provide premium pay for essential workers;
   d. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, to support vital wastewater and stormwater infrastructure, and to expand affordable access to broadband internet; and
   e. SLFRF funds may be used for administration of SLFRF programs and projects including costs to support effective management and oversight, compliance with legal and regulatory requirements, and accounting and reporting of SLFRF funds.

2. The U.S. Treasury Department requires that ARPA SLRF funds be obligated by December 31, 2024, and spent by December 31, 2026.

3. The M&C were presented with staff recommendations on how to allocate the remainder of the SLRF. At the March 1, 2022 voting meeting, the M&C approved a Commission-Defined Option to allocate funds differently than was initially proposed (History #11). A summary of proposed, final, and current allocations is as follows:

Category	**Proposed Allocation**	**Final M&C Allocation**	**Current Allocation** (inc. additional projects approved after initial allocation)
Revenue Replacement/Budget Balancing	$11.0M	$3.4M	$3.4M
Youth Development	$5.6M	$7.0M	$7.5M
Affordable Housing	$5.6M	$11.0M	$15.0M
Homelessness	$5.6M	$5.0M	$10.0M
Business and Workforce Development	$5.6M	$4.0M	$4.0M
Behavioral Health	$0M	$4.0M	$4.0M
Future Needs/Contingency	$5.6M	$4.6M	$605K
Administration	$0.9M	$0.9M	$2.4M
Total	**$39.9M**	**39.9M**	**$46.9M**

4. Due to the long lead time required for affordable housing construction and due to funding shortfalls in the North Downtown Athens Redevelopment Project, all other funds in the ARPA Affordable Housing Bucket have been allocated. Projects currently funded by this bucket are:
   a. Phase 1 Affordable Housing Projects ($6.1M)
      i. New construction of affordable housing – 3 projects
      ii. Repair and weatherization of home-owner occupied units – 3 projects
   b. North Downtown Athens Redevelopment Project ($7.5M)
   c. Housing Affordability Investment Strategy Consultant ($161k)

5. The Attorney's Office engaged a third-party consultant to assist with the interpretation of how ACCGov can use State and Local Fiscal Recovery Funds (SLFRF) or otherwise referred to

as ARPA funding. Specifically, the third-party consultant has weighed-in on how ACCGov may provide funding as it relates to this topic. The consultant has advised the following:

"SLFRF funds may be used to finance programs, services or capital expenditures that assist communities or classes of individuals in addressing the impacts they experienced due to COVID-19. While these communities or individuals may have suffered discrimination in housing policies and practices in the past, that history of discrimination, by itself, does not clear the SLFRF eligibility threshold. It is those communities' or individuals' demonstrated COVID-19 related impacts that justifies using SLFRF funds to provide necessary assistance."

"SLFRF funds cannot be used to pay any debt moral or otherwise (judgements, etc.)."

6. Pursuant to federal guidelines any program would have to be available to all citizens—regardless of race or whether they were descendants of former Linnentown residents—that meet the established eligibility criteria required to obtain "long-term housing security" assistance

7. Federal guidelines do allow for the prioritization of eligible applicants that are part of underserved populations. The U.S. Department of the Treasury defines this as: "populations sharing a particular characteristic, as well as geographic communities, that have been have been systematically denied a full opportunity to participate in aspects of economic, social, and civic life (31 CFR Part 35)."

8. As part of the Affordable Housing Investment Plan process, HR&A Advisors have identified the following as key challenges faced by residents trying to access and sustain homeownership:

   (1) ACC's homeownership has decreased over the last 5 years (17% less than state- and nation-wide rates);
   (2) there is inequitable access to mortgages, particularly among local Black/African-American households,
   (3) nearly half of Athens' low-income homeowners pay more than 30% of their income on housing costs and are thus vulnerable to rising maintenance costs and property taxes; and
   (4) there are not enough good quality move-in ready homes.

9. As part of an initial list of potential strategies to address ACC's affordable housing challenges, HR&A has suggested both down payment assistance and owner-occupied repair/rehabilitation programs as tools to support current and prospective low- and moderate-income homeowners.

10. This recommendation to preserve affordable housing via home repairs and down payment assistance helps address initial findings from the Affordable Housing Investment Plan. It also builds upon existing ARPA-funded affordable housing projects, and other local programs currently funded through CDBG and HOME.

11. The estimated timeline for these programs is:
    - RFP Release: by June 30, 2023
    - Technical Assistance Period: July 17 – August 11, 2023
        - Pre-Proposal Meeting (webinar): July 17, 2023
        - Final Date for Questions: August 11, 2023
    - Q&A Addendum Released: August 16, 2023
    - Proposal Due: September 1, 4:00 PM
    - RFP Review and Recommendation of Submitted Proposals: September 4-26, 2023
    - Mayor and Commission Award Approval: November 7, 2023
    - Contracting: November – December 2023
    - Contract Period: Q1 2024 – December 2026

12. This recommendation meets the following ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
    a. Strategy 1A, Initiative 1: Continue supporting the Athens Justice and Memory Project
    b. Strategy 4A: Support home ownership by increasing opportunities for low income and middle-income people to own a home and help people retain and remain in homes.
    c. Strategy 4E: Improve equitable housing opportunities in identified disinvested or underinvested areas.

OPTIONS:

1. Mayor and Commission:
    a. Approve the ARPA-funded Athens Justice & Memory Project Preservation of Affordable Housing RFP Concept **(Attachment #1)**; and
    b. Authorize ACCGov staff to release a Request for Proposals and all related documents.

2. Mayor and Commission do not approve the ARPA-funded Athens Justice & Memory Project Preservation of Affordable Housing RFP Concept and related Request for Proposals.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: Housing & Community Development
Prepared by: Alejandra Calva (HCD) and Paige Seago (GIO)



4/25/2023

Roderick Wallace
HCD Director

Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



May 10, 2023

Manager

Date:

ATTACHMENTS:

Attachment #1 - AJMP Affordable Housing Preservation RFP Concept Overview

Attachment #1
Athens Justice & Memory Project
Preservation of Affordable Housing RFP Concept Overview

Introduction

The preservation and creation of affordable housing opportunities for lower income households continues to be one of the top priorities of the Athens-Clarke County Unified Government (ACCGov). The Mayor and Commission, stemming from a recommendation from the Athens Justice and Memory Project, has approved $1.25 million in funding to increase and preserve affordable housing stock in Athens-Clarke County. To guide this effort, ACCGov will accept proposals from organizations for funding associated with home repair and rehabilitation projects and/or down payment assistance programs. Selected proposals will be funded through the American Rescue Plan Act (ARPA). All awarded funding must be expended by December 31, 2026.

Project Goals

1. Fund projects that enhance affordable housing preservation via **home repairs** and/or **down payment assistance** for low income prospective homeowners. ACCGov anticipates funding one application from each focus area, but may fund a project in only one focus area or multiple projects within a focus area depending on number and quality of applications received.
2. Projects should generally align with existing recommendations from the GICH Report, Envision Athens Agenda, Workforce Housing Study, Comprehensive Plan, or ACCGov Strategic Plan
3. Emphasis will be placed on supporting projects within a Neighborhood Revitalization Strategy Area (Census tracts 6, 9, 301, and 302) and/or a Qualified Census Tract (Census tracts 1, 4.01, 6, 9, 21, 301, 302, 1404, 1405, 1504, and 1505).
4. Projects should prioritize serving underserved populations, including those with a maximum of 80% AMI in Qualified Census Tracts (QCT) or a maximum of 65% AMI outside of QCTs.
5. Prioritize projects that leverage external resources.

Scope of Work

All proposals must include major/minor rehabilitation assisting lower income households, and/or down payment assistance programs assisting lower income households in order to be accepted as complete. No proposals for affordable housing construction or other housing support programs are being accepted at this time.

All proposals must include community outreach strategies, ideally in coordination with the Athens Justice & Memory Project committee and/or other relevant local entities, to help ensure eligible households are aware of availability of funded programs and related application processes.

Housing Rehabilitation, Renovation and Weatherization

- Home repair, rehabilitation, and weatherization projects assisting eligible households as defined below (minimum request $250,000)
- Recipient will facilitate a zero percent interest forgivable loan (in a prorated basis) to the homeowner that covers the costs associated with the home repair, rehabilitation and/or weatherization projects. The length of the loan will be determined on the investment, as outlined below. Recipients will be required to secure an executed Promissory Note and Deed to Secure Debt from the homeowner, as part of this process to protect long-term affordability.

Rehab Investment	≤ $5,000	$5,001 - $15,000	$15,001 - $25,000	$25,001 - $80,000	≥ $80,001
Life of Loan/ Affordability Period	Grant	5 Years	10 Years	15 Years	20 years, only within QCTs

- If applicable, recipient may offer or facilitate title-clearing services for households who may otherwise be eligible for home repair, rehabilitation, and weatherization programs.

Down Payment Assistance

- Affordable housing down payment assistance programs (minimum request $750,000).
- Recipient will provide 0% interest, second mortgage loans covering up to 10% of the total home price or up to $25,000, whichever is lower, to eligible households as defined below.
- The down payment assistance loan must be structured to be repayable (in a prorated basis) if the homebuyer sells the home within 20 years, with funds redirected to a new homebuyer at that time.
- All households receiving down payment assistance must complete a homebuyer education workshop provided by a HUD-approved housing counseling provider. Applicants may partner with a second organization to administer the class, provide homebuyer education workshops in-house, or refer applicants to a HUD-approved housing counseling agency. Homebuyer education classes must be offered at least quarterly and must be offered to prospective homebuyers free of charge.

NOTE: Each unique project idea should be submitted as a unique proposal, with an agency submitting no more than two proposals. If multiple submissions are approved by the Mayor and Commission, ACCGov may aggregate these multiple submissions under a common contract. *For example: An agency may submit one proposal for down payment assistance programming, and a second proposal for a renovation and repair program for existing low income homeowners.*

Program Participant Eligibility (Population Served)

All proposal projects must:

- Only assist households located within Athens-Clarke County;

- Assist households that, at the time of their application to the program, are 80% AMI or below AND located within a Qualified Census Tract (QCT), or are 65% AMI or below and located outside a QCT; and
- Prioritize underserved populations, defined by the U.S. Department of the Treasury as "populations sharing a particular characteristic, as well as geographic communities, that have been have been systematically denied a full opportunity to participate in aspects of economic, social, and civic life (31 CFR Part 35)".

Down payment assistance programs. In addition to the general eligibility requirements listed above, households participating in DPAs shall also meet the following criteria:

- First time homebuyer, OR have not owned a home in at least 3 years;
- Purchasing a home in Athens-Clarke County as their principal residence;
- Must have been a resident of Athens-Clarke County for at least 1 year;
- Meet loan credit requirements;
- Ability to contribute a minimum of $1,000 toward down payment or closing costs; and
- Willing to attend a homebuyer education workshop as part of the down payment assistance program.

Applicant Eligibility

- Applicants can be public or private non-profit entities, incorporated by or licensed in the State of Georgia. No proposals will be accepted from individuals or for-profit entities.
- Applicants may choose to partner with a second organization for this proposal. For example, a nonprofit agency with experience administering grant funding may partner with a local contractor who will be completing home repairs.
- At least 1 year of organizational experience operating a similar service or program in the area(s) of home repair and renovation, or down payment assistance.

Timeline

- RFP Release: by June 30, 2023
- Technical Assistance Period: July 17 – August 11, 2023
    - Pre-Proposal Meeting (webinar): July 17, 2023
    - Final Date for Questions: August 11, 2023
- Q&A Addendum Released: August 16, 2023
- Proposal Due: September 1, 4:00 PM
- RFP Review and Recommendation of Submitted Proposals: September 4-26, 2023
- Mayor and Commission Award Approval: November 7, 2023
- Contracting: November – December 2023
- Contract Period: Q1 2024 – December 2026

###

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Development of the Rock Hill Quarry Schedule

DATE: April 26, 2023

BUDGET INFORMATION:

CAPITAL REVENUE:	$6,473,711	Improve Water Supply Reliability
CAPITAL EXPENSES:	$2,313,948	Improve Water Supply Reliability
	$3,375,548	Expenditures & Encumbrances
	$ 784,215	Available for Quarry Scheduling

FUNDING SOURCE: Water & Sewer Enterprise Fund

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Award a task order in the amount of $784,215 to the Public Utilities Department's On-call Consultant, Stantec, to develop the schedule for bringing the Rock Hill Quarry (Quarry) on-line; and

b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On September 20, 2015, the Mayor and Commission (M&C) approved the 2015 Public Utilities Service Delivery Plan (SDP) Infrastructure and Capital Improvements Element, which included a water storage facility.
2. On January 10, 2017, Public Utilities Department (PUD) staff presented a Risk-Based Supply Assessment (Assessment) to the M&C which evaluated factors beyond projected future water demand in the SDP.
3. On February 7, 2017, the M&C approved the recommendations in the Assessment to plan a water recycling program and a water storage facility.
4. In May 2018, PUD consultant CH2M Hill completed the ACCGov Reuse System Master Plan that included storage of purified recycled water in a water storage facility. This recycled water would mix with raw river water and be used to supplement drinking water supplies during times of shortage.

5. On June 5, 2018, the M&C adopted the 2018 Comprehensive Plan that includes the Strategy, "Ensure adequate water supply to meet current and future demand through conservation (demand management), water recycling/reuse and additional water storage." (p. 49, ACCGov Comprehensive Plan)
6. Between 2013 and 2020 a number of studies were performed as part of due diligence to assess the Rock Hill Quarry as a potential future water storage facility for ACC.
7. On January 14, 2020, at a M&C Work Session, PUD staff presented an update on the progress of the water recycling program.
8. On August 4, 2020, the M&C approved the Updated 2020 SDP Infrastructure and Capital Improvements Element, which included a water storage facility and water recycling program.
9. In the fall of 2020, the purchase of the Rock Hill Quarry was completed. The Quarry will be used as a water storage facility for ACC when the lease with Hanson Aggregates Southeast LLC ends (December 31, 2030).
10. In March 2022, the M&C approved the FY23-FY25 ACCGov Strategic Plan which included "develop timeline to have the quarry online."
11. On August 2, 2022, the M&C approved the selection of four on-call engineering firms with the scope of work that included consulting, design and construction management to Rehabilitate and Replace Critical Infrastructure.
12. On November 10, 2022, at a work session, PUD presented an option for dual operations of the quarry from 2032 to 2045.

FACTS & ISSUES:

1. The Unified Government of Athens-Clarke County draws the community's drinking water supply from the Middle and North Oconee Rivers and the Bear Creek Reservoir. During severe drought, the only raw water source for the citizens and industry of Athens-Clarke County is the Bear Creek Reservoir.

2. ACCGov shares the Bear Creek Reservoir with Barrow, Oconee, and Jackson Counties. The Reservoir is the primary water source for Oconee, Jackson, and Barrow Counties. Withdrawals from the reservoir will increase as all four counties grow.

3. At current water use demands, there is approximately a 12% chance that ACC will enter a drought that could require water use restrictions in any given year. As water use demands grow, less water is available in the Bear Creek Reservoir and the chance of entering into a drought will increase beyond 12%. While the risk of imposed reductions may be small, the negative economic impacts to the community are large.

4. Athens-Clarke County was under Level 4 Drought Response for five months and Level 3 for six months during the 2007-2008 drought. This drought was the worst on record. Predicting

the exact chance of entering into a more severe drought is impossible. However, previous "worst droughts on record" happened in 1987-1988 and 1998-2003. The US Environmental Protection Agency states that there is likely to be an "increase in the severity of droughts" in Georgia (EPA 430-F-16-012). Based on trends in climate data, Athens-Clarke County will eventually enter a drought that is more severe and lasts longer than the drought of 2007-2008.

5. The Assessment shows that additional raw water storage capable of providing 20 mgd reduces the probability of needing to implement severe drought-related water demand restrictions to almost 0%.

6. Stantec has decades of experience bringing on additional water supply storage including quarries. The latest one is the Bellwood Quarry in Atlanta.

7. The Public Utilities Department is currently reviewing the report for dual operation as proposed by Stantec and will have a recommendation at the next agenda cycle (History #12).

8. The Stantec task order includes:

    - Site Investigation/Site Characteristics - Environmental permitting
        - Applicable regulatory requirements, permitting considerations, water use and wastewater discharges, stormwater management and permitting, site limitations.
    - Intake Pump Station and Transfer Pump Station
        - River intake locations, quarry intake (horizontal tunnel to quarry) locations, pump station site selection and accessibility, hydraulic requirements, pump types, suction depth, number of pumps and pump redundancy considerations.
    - Raw Water Conveyance
        - Surface-level buried piping versus deep tunnels. Considerations for existing infrastructure near the quarry.
    - PUD Water Distribution System
        - Continuity, planning, and coordination (how the quarry will operate within the existing and future planned water distribution system overall).
    - Financial Considerations
            - Internal funding or additional grant sourced funding, federal funding options, grant submission and administration options, Rough Order of Magnitude (ROM) design and construction estimate for the project scenarios and matrix of options to cost and schedule.
    - Summary of Likely Regulatory Requirements
        - Power, Electrical, utility interface requirements, land purchase needs, road crossing, and easements.
    - Identify potential recreational uses

- Schedule to have Quarry online by 2032

9. Anticipated Project Schedule:

Purchase Order/Issuance of Notice to Proceed	Summer 2023
Quarry Phasing Schedule/Options Complete	Spring 2024
PUD Recommends Options to M&C	Summer 2024

10. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Built and Natural Infrastructure Goal, Strategy A: *Develop timeline to have quarry online*.

OPTIONS:

1. Mayor and Commission:
   a. Award a task order in the amount of $784,215 to the Public Utilities Department's On-call Consultant, Stantec, to develop the schedule for bringing the Rock Hill Quarry on-line; and
   b. Authorize the Mayor and appropriate staff to execute all related documents.
2. Mayor and Commission deny the request.
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION:

Option 1 A & B

DEPARTMENT: Public Utilities

Prepared by: Hollis Terry IV

Hollis Terry IV — April 26, 2023

Hollis Terry IV — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1 A & B

Manager — May 10, 2023

Manager — Date:

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 28, Mental Health Recovery Facility Project – Proposed Project Concept

DATE: April 26, 2023

BUDGET INFORMATION:

REVENUES:		
$	5,218,500	SPLOST 2020 Project 28
$	4,000,000	Proposed ARPA Funding
$	9,218,500	Total Proposed Project Funding
EXPENSES:		
CAPITAL:		
$	56,563	Expensed or Encumbered
$	663,000	Designated for Facility Design
$	402,073	Designated for Fixtures, Furniture, and Equipment
$	589,576	Designated for Misc., Commissioning, Testing, and PM Fees
$	32,500	Designated for Public Art
$	880,000	Designated for Design and Construction Contingency
$	6,594,788	Available for Construction

FUNDING SOURCE:
CAPITAL: SPLOST 2020 Program Revenues, American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds
OPERATIONAL: Advantage Behavioral Health Service

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:
To request that the Mayor and Commission:

a. Approve the proposed Project Concept for the SPLOST 2020 Project 28, Mental Health Recovery Facility Project, as provided on **Attachment #1** and as generally shown on **Attachment #2**; and

b. Authorize the staff to advance the Proposed Project Concept, as provided on **Attachment #1** and as generally shown on **Attachment #2,** to the schematic design phase, based on funding availability for SPLOST 2020 Project 28, Mental Health Recovery Facility Project;

c. Approve the ACC Safety and Justice Committee's recommendation, **Attachment #3**, to designate $4,000,000 of ARPA funds, allocated for behavioral health, to support Advantage Behavioral Health Service's Mental Health Recovery Residence Facility as part of the SPLOST

2020 Project 28, Mental Health Recovery Facility Project; and,

d. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 16, 2018, Advantage Behavioral Health Systems submitted a proposed project to the SPLOST 2020 Advisory Committee to construct a congregate living facility that will accommodate 30 two bedroom units, three of which will be designed to accommodate onsite staff and group/individuals counselling programming. Advantage's Proposed Budget for the Project was $11,422,000.

2. On January 30, 2020, the World Health Organization declared the outbreak a Public Health Emergency of International Concern.

3. On February 27, 2019, Advantage Behavioral Health Systems submitted an alternate project budget to the SPLOST 2020 Advisory Committee for $7,091,000; which still included the 30 two bedroom units but with using a shared access to the site from the existing facility versus a separate entry road.

4. On July 10, 2019, the M&C held a Special Called Work Session to review the proposed SPLOST 2020 Initial Project Statements and finalize project costs ahead of the vote on Final Projects for the referendum. The M&C did not vote, but consensus was reached through a Commission-generated spreadsheet for the projects and budgets to be included in the referendum. The Advantage Behavioral Health System submitted project budget was reduced by 25% to $5,325,000 but no specific reason stated.

5. On August 6, 2019, the M&C approved the Call for the SPLOST 2020 Referendum; which included Project 28 - Mental Health Recovery Facility Project with a budget amount of $5,325,000.

6. On December 1, 2020, in order to allocate funds for Program Administration, the Commission approved an Ordinance which amended the SPLOST 2020 Project Budgets. The budget for SPLOST 2020 Project 28, Mental Health Recovery Facility was amended to $5,218,500.

7. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

8. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

9. On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) offered a recommendation in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, Additional Funding for Public Art, to the M&C related to the use of public art for SPLOST 2020 Project 28 – Mental Health Recovery Facility Project.

10. In July 2021, Manager Williams selected the User Group Members for the SPLOST 2020 Project 28 – Mental Health Recovery Facility Project to help ensure the Unified Government of Athens-Clarke County (ACCGov) long terms goals are promoted during the Project Development process. The User Group Members are:
    - Tammy Conlin
    - Tom Hoover
    - Kevin Poe
    - David Kidd
    - Melinda Lord
    - Angel Hemly
    - Alphonso Daniel
    - Lt. Joe Geiger

11. On January 6, 2022, the Department of the Treasury released the Final Guidance for ARPA SLRF.

12. On February 7, 2022, through a Commission Defined Option, M&C named the ACCGov Safety and Justice Commission as an advisory body to weigh in on the use of the ARPA Behavioral Health funds.

13. On March 1, 2022, the M&C approved a budget allocating ARPA State and Local Recovery Funds to various programs including a budget of $4,000,000 for Behavioral Health activities. This action designated Advantage Behavioral Health Systems (ABHS) as the initial advisory group, and directed staff to coordinate with ABHS to determine if and how SPLOST 2020 Project 28 (Mental Health Recovery Facility) should be considered as potential use of ARPA funds.

14. On August 2, 2022, M&C approved an Intergovernmental Contract with the Advantage Behavioral Health Systems (Advantage) for SPLOST 2020 Project 28, Mental Health Recovery Facility Project. The Intergovernmental Contract was to provide Project Implementation Guidelines and to govern the expenditure of proceeds of SPLOST 2020 for the Project. The M&C also designated the SPLOST 2020 Project 28, Mental Health Recovery Facility Project as appropriate for Public Art with a proposed Public Art Budget of $32,500.

15. On August 5, 2022, ABHS submitted a legal opinion letter confirming that the agency is not subject to local zoning laws due to its status as a state Community Service Board.

16. On August 8, 2022, a Request for Qualifications/Proposals (RFQ/P #01069) for Professional Design Services for the Mental Health Recovery Facility (Project 28) was released by ACCGov in accordance with the ACCGov procurement process.

17. On August 30, 2022, six qualification proposals were received in response to the above noted RFQ/P #01069 for Professional Design Services. See Facts & Issues (F&I) #2.

18. On September 13, 2022, the User Group met and determined the shortlisting of four firms for

interviews. See F&I #4.

19. On September 27, 2022, the User Group conducted a site visit for the four shortlisted firms. The meeting was not mandatory but highly encouraged, three of the four firms attended.

20. On October 10, 2022, shortlisted firms submitted pricing to the User Group.

21. On October 11, 2022, during the M&C Work Session, ABHS presented an update on the SPLOST project and expected $8.7M gap from initial proposal.

22. On October 11, 2022, the User Group interviewed the shortlisted firms and provided the scoring of the proposals based on the information from the proposals, interviews and pricing reviews to determine the recommended firm as listed in F&I #5.

23. On January 9, 2023, ABHS submitted a request to Manager's Office to (1) convey 2 county-owned properties known as the Creekwood Duplexes to ABHS, and (2) release the $4M of ARPA behavioral health funds to cover renovations of both properties & additional financing for the SPLOST 2020 Project 28 Mental Health Recovery Facility.

24. On March 14, 2023, ABHS presented its request to the ACCGov Safety and Justice Committee (co-advisory group of ARPA Behavioral Health initiatives) for consideration. The committee voted, by unanimous vote, to support the project as stated.

25. On March 17, 2023, the ACC Safety and Justice Committee submitted a letter (**Attachment #3**) as support for the project to Mayor Girtz.

26. On March 28, 2023, the ABHS Board of Directors voted to withdraw the previous request to ACCGov (History #23), and to instead allocate the full $4M of ARPA Behavioral Health funds to support the agency's SPLOST Mental Health Recovery Residence project.

27. On April 18, 2023, the Project 28 User Group approved the Proposed Project Concept.

28. On April 28, 2023, ABHS Chief Executive Officer Tamar L. Conlin submitted a letter (**Attachment #4**) to Mayor Girtz about the approval of ARPA funds allocation for the purpose of funding the Mental Health Recovery Facility Project.

29. On May 4, 2023, ABHS made a presentation to the M&C at their retreat regarding both the Advantage Board as well as the Safety and Justice Committee recommendations to use the ARPA funds to supplement funds from SPLOST 2020 Project 28 Mental Health Recovery Facility for the ABHS Recovery Facility.

30. On May 9, 2023 at the M&C Work Session, staff presented the Proposed Project Concept and the Project Budget showing the anticipated use of the $4M to supplement the SPLOST Funding for the new Recovery Facility.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 28 Mental Health Recovery Facility reads as follows:

   Project #28, Mental Health Recovery Facility Project, *will provide funding for land acquisition, design, construction, and/or equipping of a mental health recovery facility project and/or renovations, improvements, additions to, and equipping of an existing facility so as to provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s). It is anticipated that to the extent permitted by law the facility or facilities would be built in conjunction with one or more public or other private partner(s) that may provide additional capital funds to the project to support SPLOST funding and that would provide the operational funding for the facility. The program is envisioned to provide a facility or facilities to provide congregate living style facility that could accommodate group and/or individuals for counseling programming. An example of a potential partner organization may be, but not be limited to, Advantage Behavioral Health Systems, a Community Service Board (CSB), duly created and existing pursuant to the Constitution and laws of the State of Georgia, specifically O.C.G.A. § 37-2-6. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. Advantage Behavioral Health Systems (ABHS) operates a facility on 17 acres at 240 Mitchell Bridge Road. The existing facility was originally designed as a hospital and then served as office space for Athens-Clarke County School District (ACCSD) before being occupied by ABHS. This location has been chosen for the site of the Recovery Facility Project on the undeveloped northeast portion of the site. For the project to proceed at the 240 Mitchell Bridge Road address, it will be necessary to sub-divide the property so that the SPLOST project sits on its own, un-mortgaged parcel. This sub-division will be proposed during the concept phase of the project. The actual, legal sub-division of the property will run concurrently to the Land Disturbance Permitting Process.

3. The originally submitted project from Advantage Behavioral Health Systems and the above noted initial project statement are for the same size facility. However, the approved project budget is approximately 50% less than originally submitted budget and 25% less than the alternate project budget submitted by Advantage Behavioral Health Systems (History #4).

4. As generally shown in **Attachment #2**, the proposed two story building will be approximately 34,839 square feet and 24 apartment units, total. There will be approximately 15,677 square feet on the first floor and 19,162 square feet on the second floor, 10 apartment units on the first floor and 14 on the second floor. Also, as described on **Attachment #1** and as generally shown on **Attachment #2**, there will be common areas, staff offices, meeting rooms, rest rooms, utility space and storage and stairs.

5. The cost of the scope of work to be provided by the design professional is highly dependent of the available construction funding. In the absence of currently allocated funding to build the originally requested scope of work, the design professional was requested and priced the design services in phases. Pricing was requested and provided for the firms to do the Programming, Master Site Layout, Project Concept, and Schematic Design for the full originally proposed scope of work. Additionally, they were requested and to provide pricing

to continue those services for a Phase-I Project, funded by a $3.2 construction budget through, construction. Thus preparing for potential future funding to build the future phases.

6. The U.S. Treasury Department requires that ARPA SLRF funds be obligated by December 31, 2024, and spent by December 31, 2026.

7. Based on the current construction market conditions the Designer's estimated cost of construction for the complete project is approximately $11.2 million. Meaning, even with the added $4 million in ARPA funding the current construction budget of $6.8 Million is not adequate to complete the entire Proposed Project Concept scope of work. The estimated cost to complete all of the Proposed Project Concept, as generally shown in **Attachments #1 & #2** is approximately $11.2 million dollars.

8. Because of the projected shortfall in funding, the Proposed Project Concept Plans, as generally shown in **Attachment #2**, includes potential phasing of construction. There are multiple options for how to best phase construction based on the funding available and any additional funding that may become available. The Proposed Project Concept, at this time, is to construct all of the site work and as much building as is possible with the construction budget. However, as the design matures through the next phase, the best limits of construction and phasing will be determined during the Schematic Plan and presented to M&C at the time of the Schematic Design Presentation.

9. The Proposed Project Concept will work to achieve a minimum certification of "Certified" through the EarthCraft sustainability program, for Sustainable Preservation criteria. This is in alignment with the current ACCGov Sustainability Policy. Currently the use of Solar Photovoltaic Systems on the facility have not been included in the Proposed Project Concept. However, the provisions for the addition of solar in the future will be included, at a minimum. The use of Solar Photovoltaic Systems on the new facility will be further evaluated during the Project Schematic Design and a recommendation, to M&C, regarding their use will be part of the future Schematic Design approval.

10. To meet the desired schedule for the Project, the procurement process for Professional Services was initiated in December 2021 to support the following schedule milestones:
    a) Start Schematic Design — Spring 2023
    b) M&C Approval of Schematic Design — Summer/Fall 2023
    c) Construction Start — Summer 2024
    d) Construction Completion — Summer 2025

11. This recommendation meets the following ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
    - Strategy 1E: Support and promote healthy lifestyle choices: moving, eating, forming healthy relationships, physical and psychological care
    - Strategy 2D: Ensure existing resources reach marginalized people and those most in need through effective and accessible social service delivery, nonprofit capacity building, and problem solving with connected community partners

- Strategy 4D: Prevent and reduce homelessness by enabling supportive housing options that meet a variety of needs

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OPTIONS:

1. Mayor and Commission:
   a. Approve the proposed Project Concept for the SPLOST 2020 Project 28, Mental Health Recovery Facility Project, as provided on **Attachment #1** and as generally shown on **Attachment #2**; and

   b. Authorize the staff to advance the Proposed Project Concept, as provided on **Attachment #1** and as generally shown on **Attachment #2,** to the schematic design phase, based on funding availability for SPLOST 2020 Project 28, Mental Health Recovery Facility Project;

   c. Approve the ACC Safety and Justice Committee recommendation, **Attachment #3**, to designate $4,000,000 of ARPA funds, allocated for behavioral health, to support Advantage Behavioral Health Service's Mental Health Recovery Residence Facility as part of the SPLOST 2020 Project 28, Mental Health Recovery Facility Project; and,

   d. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, & d

DEPARTMENT: SPLOST Program Management
Prepared by: Keith Sanders for Robert Cheshire, Capital Projects Director



Robert Cheshire, SPLOST Capital Projects Director — Date: 5/09/2023

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, & d



Manager — Date: May 10, 2023

Attachment #1 – Proposed Project Concept Narrative
Attachment #2 – Proposed Project Concept Plans
Attachment #3 – Recommendation from the ACC Safety and Justice Committee
Attachment #4 – Request from ABHS

Mental Health Recovery Project SPLOST 2020 Project #28

Initial Project Statement

Project # 28,Mental Health Recovery Facility, will provide funding for land acquisition, design, construction, and/or equipping of a mental health recovery facility project and/or renovations, improvements, additions to, and equipping of an existing facility so as to provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s). It is anticipated that to the extent permitted by law the facility or facilities would be built in conjunction with one or more public or other private partner(s) that may provide additional capital funds to the project to support SPLOST funding and that would provide the operational funding for the facility. The program is envisioned to provide a facility or facilities to provide congregate living style facility that could accommodate group and/or individuals for counseling programming. An example of a potential partner organization may be, but not be limited to, Advantage Behavioral Health Systems, a Community Service Board (CSB), duly created and existing pursuant to the Constitution and laws of the State of Georgia, specifically O.C.G.A. § 37-2-6. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

Project #32 Concept with Proposed Prioritization

The proposed prioritization of the Project Concept elements for Project #28, Mental Health R Project, are as follows:

Must Have

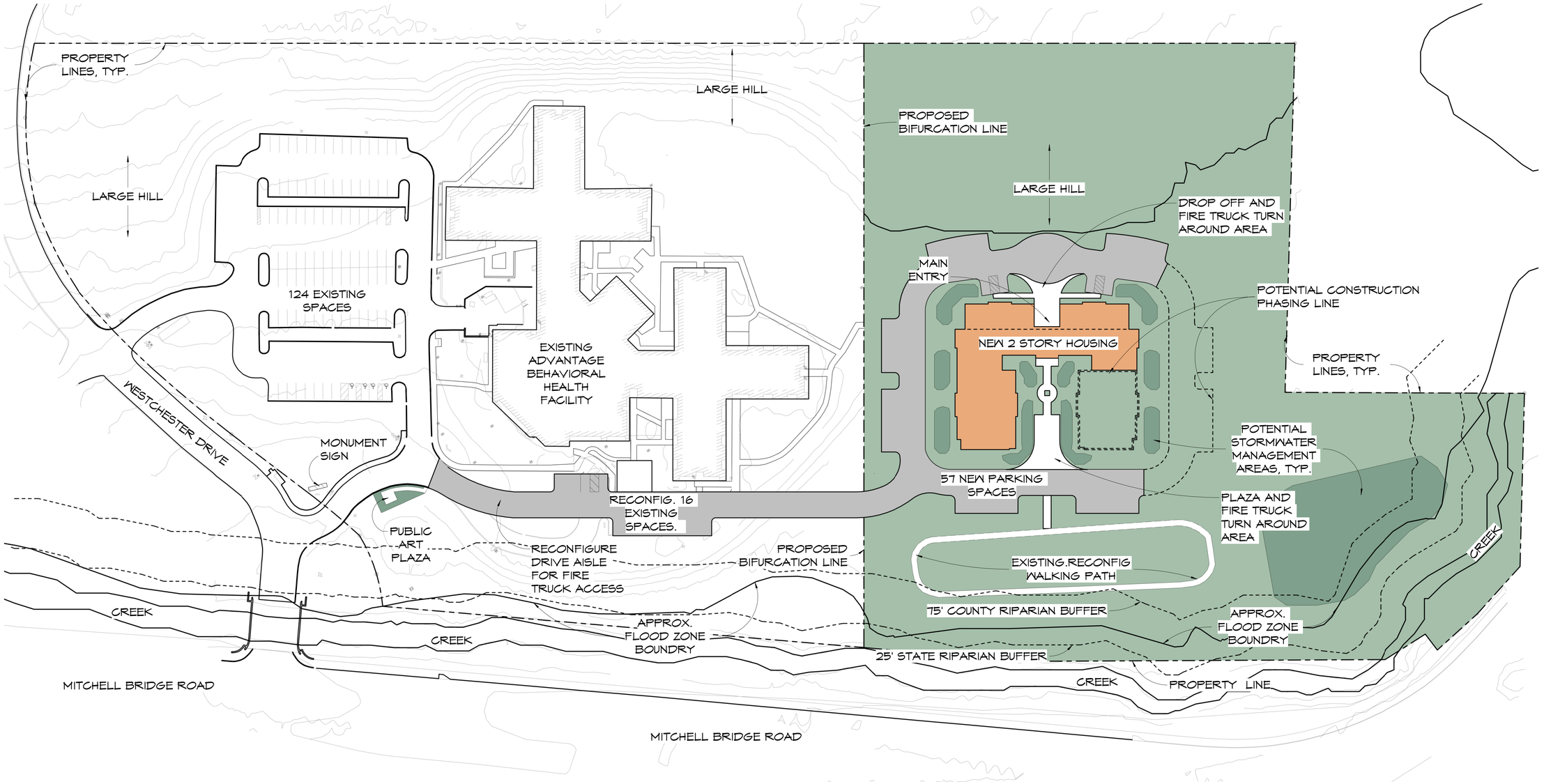
1. Potential occupancy up to 60 bed facility total, built in multiple construction phases.
2. Multiple floor facility to minimize compact to site
3. Two-bedroom units that could be configured for either: Double bedroom occupants for Program Service Level I units; or single bedroom occupants for Program Service Level II.
4. Visual control, via security cameras, for Common Areas
5. Office for on-site staff (24 hours a day) and single staff toilet
6. Each unit to have a full kitchen, including: refrigerator, sink, stove (cooktop and oven), and microwave
7. One bathroom per bedroom - Two-bedroom units would share a bathroom for Program Service Level I units and Single-bedroom units would have individual bathrooms for Program Service Level II units
8. Adequate Parking – Approximately 1 spot for every two beds (30), approximately 10 staff, and 17 visitor parking spaces ~ 57 parking spaces at full build.
9. Housekeeping Closets & Emergency Food Storage
10. Single Elevator
11. Single laundry facility for all residents and plumbing rough-ins for additional laundry
12. Reduced maintenance materials (e.g. flooring, impact resistant walls, etc.)
13. Walkability between points of egress & parking
14. Public Art to meet SPLOST funding criteria and Earthcraft Sustainable Certification

Highly Wanted – To be added to the bidding documents if funding allows:

1) Resident Community Room (minimum 30 people)
2) Additional resident laundry facilities on each floor
3) Maintenance Area / Storage
4) Resident Meeting Room(s) (approximately 8-10 people)

Nice to Have

1. Fitness Center for residents
2. Shuttle Bus pick-up/drop off
3. Common outdoor areas for residents
4. Resident computer room(s)
5. Staff breakroom
6. Covered outdoor resident area
7. Resident Quiet Room(s)
8. Outdoor walking paths for residents



1 CONCEPT SITE PLAN
1" = 50'-0"

N
IMAGE NORTH

LDDBlueline™
Georgia
Texas
Virginia
www.LDDBlueline.com
Architecture
Interior Design
Strategic Planning
Sustainable Design

NEW FACILITY FOR

ACC ADVANTAGE TRANSITIONAL HOUSING

NOT FOR CONSTRUCTION

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MARK	DATE	ISSUED FOR:
	4/27/23	CONCEPT. DESIGN

PROJECT NO.: 123001.01

DRAWN BY: TB/DDL QC: SDB

CONCEPT SITE PLAN

A100

C:\BPprojects\123001.00 ACC Advantage Transitional Housing_LI Shared_2D_zaidreyes@578.rvt
5/1/2023 12:43:36 PM

ACC Mental Health Recovery Facility

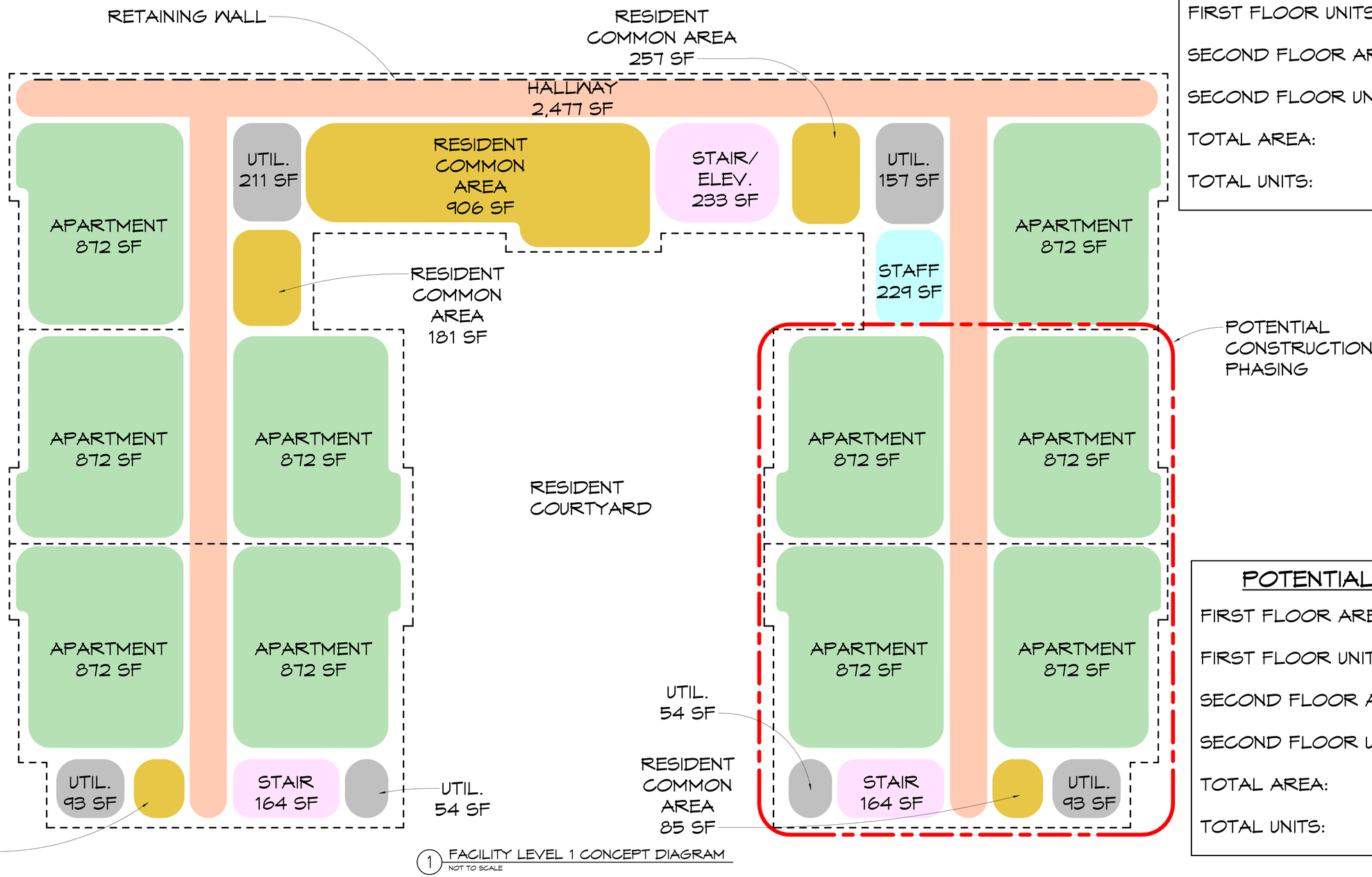
Athens, GA

(SPLOST 2020 PROJECT #28)

LEGEND

- RESIDENTIAL APARTMENT UNIT: 8,720 SF
- RESIDENT COMMON AREA: 1,514 SF
- STAFF: 229 SF
- HALLWAY: 2,477 SF
- VERTICAL CIRCULATION: 561 SF
- UTILITY: 662 SF

WALLS: 1,514 SF



1 FACILITY LEVEL 1 CONCEPT DIAGRAM
NOT TO SCALE

TOTAL PROJECT

FIRST FLOOR AREA:	15,677 SF
FIRST FLOOR UNITS:	10
SECOND FLOOR AREA:	19,162 SF
SECOND FLOOR UNITS:	14
TOTAL AREA:	34,839 SF
TOTAL UNITS:	24

POTENTIAL PHASING

FIRST FLOOR AREA:	4,729 SF
FIRST FLOOR UNITS:	4
SECOND FLOOR AREA:	4,547 SF
SECOND FLOOR UNITS:	4
TOTAL AREA:	9,276 SF
TOTAL UNITS:	8

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Drawing for presentation purposes only. Finish materials and colors do not necessarily reflect final finish selections.

ADVANTAGE
WHERE HEALTH MEETS HOPE

ATHENS-CLARKE COUNTY GEORGIA

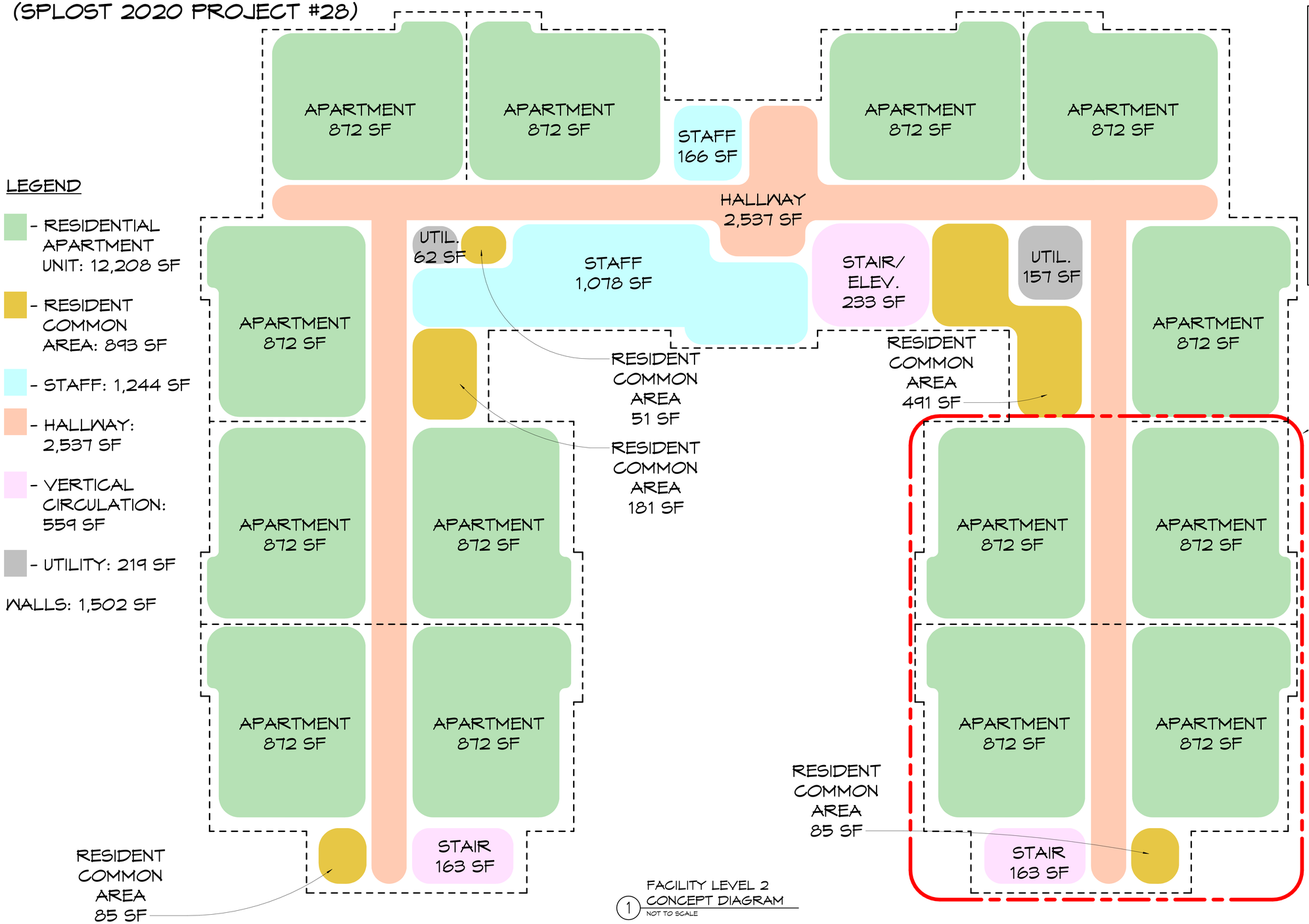
05/03/23

123001.01

ACC Mental Health Recovery Facility

Athens, GA

(SPLOST 2020 PROJECT #28)



1 FACILITY LEVEL 2 CONCEPT DIAGRAM
NOT TO SCALE

LEGEND

- RESIDENTIAL APARTMENT UNIT: 12,208 SF
- RESIDENT COMMON AREA: 893 SF
- STAFF: 1,244 SF
- HALLWAY: 2,537 SF
- VERTICAL CIRCULATION: 559 SF
- UTILITY: 219 SF

WALLS: 1,502 SF

TOTAL PROJECT

FIRST FLOOR AREA:	15,677 SF
FIRST FLOOR UNITS:	10
SECOND FLOOR AREA:	19,162 SF
SECOND FLOOR UNITS:	14
TOTAL AREA:	34,839 SF
TOTAL UNITS:	24

POTENTIAL PHASING

FIRST FLOOR AREA:	4,729 SF
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SECOND FLOOR AREA:	4,547 SF
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TOTAL AREA:	9,276 SF
TOTAL UNITS:	8

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Drawing for presentation purposes only. Finish materials and colors do not necessarily reflect final finish selections.

ADVANTAGE
WHERE HEALTH MEETS HOPE

ATHENS-CLARKE COUNTY GEORGIA

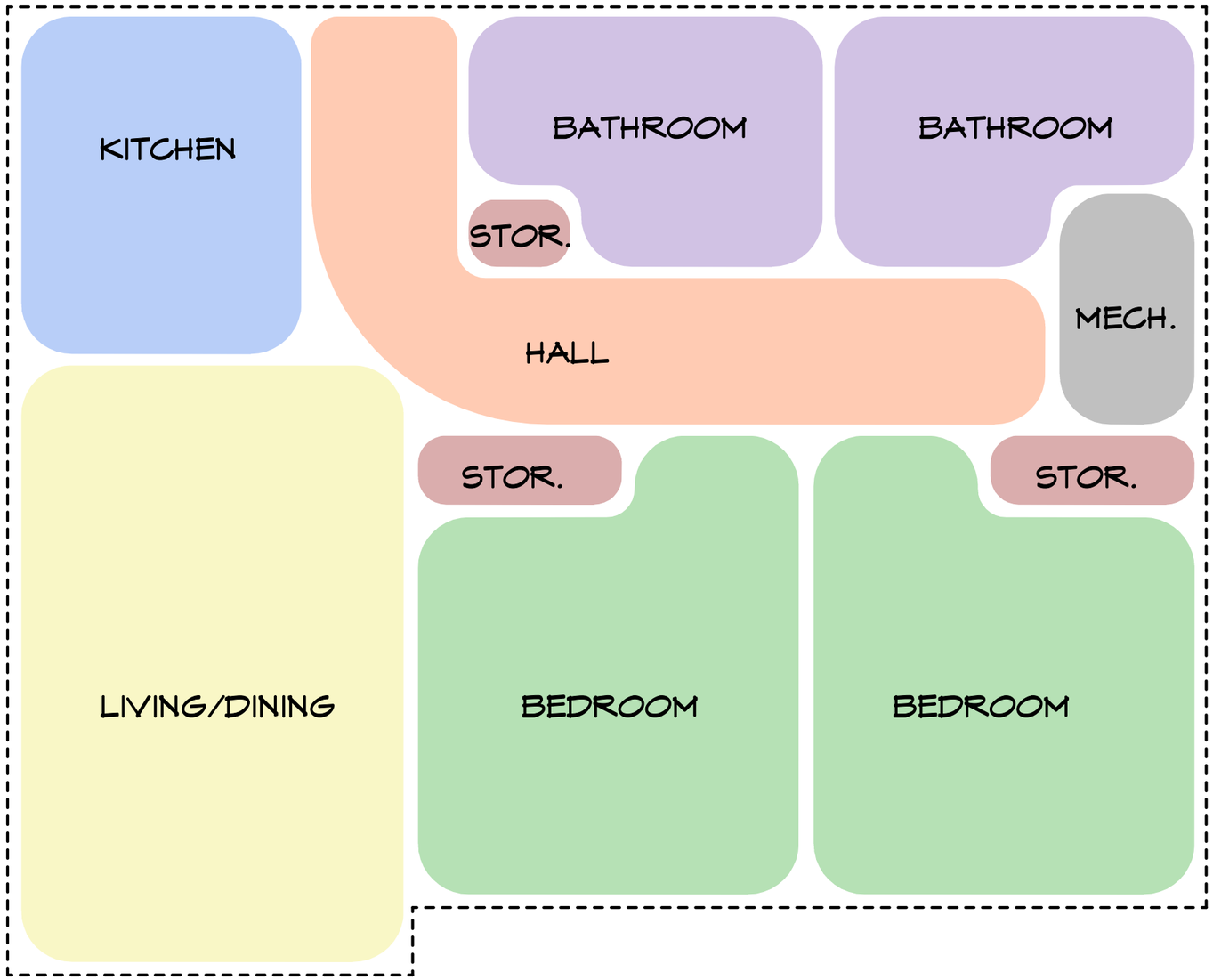
05/03/23

123001.01

(SPLOST 2020 PROJECT #28)

LEGEND

- LIVING/DINING
- KITCHEN
- BEDROOM
- BATHROOM
- STORAGE
- HALLWAY
- MECHANICAL



- 874 SF APARTMENT
- 2 BEDROOMS PER APARTMENT
- 2 BEDS PER BEDROOM
- 4 RESIDENTS PER APARTMENT

1 PROGRAM SERVICE LEVEL 1
APARTMENT CONCEPT DIAGRAM
NOT TO SCALE

March 17, 2023

Mayor Kelly Girtz
Unified Government of Athens-Clarke County
301 College Ave.
Athens, GA 30601

Dear Mayor Girtz,

As the co-advisory group identified along with Advantage Behavioral Health Systems on recommendations for the Mental Health category of American Rescue Plan Act funding, the members of the ACC Safety and Justice Committee submit to you the following recommendation.

At the monthly Safety and Justice Committee meeting on March 14, 2023, the committee heard a presentation from ABHS on the following project (Path to Recovery Residential Program):

Project Statement

This project will provide funding for land acquisition, design, construction, and/or equipping of a mental health recovery facility project and/or renovations, improvements, additions to, and equipping of an existing facility so as to provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s). It is anticipated that to the extent permitted by law the facility or facilities would be built in conjunction with one or more public or other private partner(s) that may provide additional capital funds to the project to support SPLOST funding and that would provide the operational funding for the facility. The program is envisioned to provide a facility or facilities to provide congregate living style facility that could accommodate group and/or individuals for counseling programming. An example of a potential partner organization may be, but not be limited to, Advantage Behavioral Health Systems, a Community Service Board (CSB), duly created and existing pursuant to the Constitution and laws of the State of Georgia, specifically O.C.G.A. § 37-2-6. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

Following the presentation by Evan Mills of ABHS and questions and answers from the Safety and Justice Committee, and by unanimous vote, the committee agreed to support the project as stated. Increasing treatment and transitional housing for some of our most vulnerable community members is a strategy aligned with our committee's work which has centered around solutions related to the barriers that exist for enhancing graceful returns to the Athens community for those who have served under incarceration or supervision that create new opportunities for those individuals. Mental health treatment barriers and lack of housing options have emerged as two of the critical issues that our committee believes currently prevent successful returns.

Please accept this letter as support for the project from the ACC Safety and Justice Committee.

Respectfully Submitted,

Dawn Meyers

Dawn Meyers, EdD, MSW
Committee Chairperson

cc: Tamara Conlin, ABHS

ADVANTAGE
WHERE HEALTH MEETS HOPE

April 28, 2023

Mayor Kelly Girtz
United Government of Athens-Clarke County
301 College Ave
Athens, GA 30601

Dear Mayor Girtz,

Advantage Behavioral Health Systems was designated to serve as the designated Advisory Committee for the American Rescue Program ACT (ARPA) funds allocated for mental health services. Our Board of Directors, decided at the March 28th Board meeting to withdraw the previous request for Athens-Clarke County to convey, two county owned properties known as the Creekwood Duplexes to Advantage Behavioral Health Systems and to release the mental health ARPA funds to cover the renovations of both properties.

The Board voted at the March 28th Board meeting to allocate the $4 million ARPA funds allocated for mental health services to be released for the purpose of funding the SPLOST Mental Health Recovery Residence project. We appreciate the opportunity to serve as the designated Advisory Committee for mental health services. Please let me know if you need additional information.

Respectfully Submitted,

Tamara L. Conlin, CEO

Tamara L. Conlin, M.S.S.A, LCSW
Chief Executive Officer

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

Subject: SPLOST 2020 Project 05, Fire Department Equipment Sub-Project #4, Proposed Project Concept and Purchase of Ballistics Gear

Date: May 10, 2023

Budget Information:

Revenues:	$ 1,023,900	SPLOST 2020 Project 05 – (Tiers 1-4)
Expenses:		
CAPITAL:	$ 745,004	Expensed or Encumbered
	$ 112,996	Designated for other Sub-Projects for Capital Equipment
	$ 165,900	Available for SPLOST 2020 Project 05, SP #4

Funding Source: SPLOST 2020 Project 05 – Fire Department Equipment

Commission Action Requested On: June 6, 2023

Purpose:
To request that the Mayor and Commission:

a. Approve the Project Concept and the purchase of Ballistics Gear using currently available SPLOST 2020 Project 05, Fire Department Equipment funds; and,

b. Approve the procurement of ballistics gear utilizing nationwide contract pricing provided through OMNIA Contract #159498, offered by Mallory Safety and Supply, LLC

c. Authorize the Mayor and appropriate staff to execute all related documents.

History:

1. On November 5, 2019, the 2020 SPLOST Program was approved by referendum by the voters of Athens-Clarke County. The Program will collect $314,303,300 over a twelve-year period. The Program included a budget amount of $2,739,800 for Project 05-Fire Department Equipment.

2. On February 2, 2021, the Mayor and Commission approved the SPLOST 2020 project tier funding schedule.

3. On March 23, 2023, on the recommendation of the Athens-Clarke County Purchasing Department, Athens-Clarke County Fire & Emergency Services sought a quote utilizing nationwide cooperative purchasing contract pricing based on OMNIA Contract Number 159498) for ballistics gear for use by firefighters in the field This price quotation was offered by Mallory Safety and Supply, LLC.

Facts and Issues:

1. The Initial Project Statement for SPLOST 2020, Project 05 reads as follows:

   Project 05: Fire Department Equipment Project: *This project will provide funding for replacement of fire safety equipment with safer, more effective models to sustain and improve the services provided to the community. Depending upon costs and funding availability, examples of eligible sub-projects may include, but not be limited to, new sets of personal protective equipment (PPE) that includes coat, pants, helmet, hood, gloves, boots and accessories; drying cabinets for PPE; automatic defibrillators; thermal imaging cameras; portable radios; breathing air refill compressors; PPE gear; ballistic rescue vests; hydraulic rescue tools; breathing apparatus; and other equipment as may be needed for Fire & Emergency Rescue. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. All Athens-Clarke County firefighters have some level of emergency medical care training, and our First Responders, EMTs, and Paramedics work closely with the police, and can and have been called to incidents involving shootings, stabbings and other violent crimes where suspects or patients may still be an active threat. The dangers are also capitalized when the threat of the "unknown" comes into play, First Responders may be the victims of deliberate acts of violence, targeting them while they are attempting to render aid at the scene of an emergency.

3. According to the International Public Safety Association (IPSA) 2017 Line of Duty Death (LODD) Report, the number of non-law enforcement first responders who are assaulted with guns or by stabbing is increasing. To help reduce gun-related LODD, the IPSA recommenced body armor be provided to non-law enforcement first responders. FEMA made the same recommendation in 2014.

4. Since the provision of body armor is not mandatory, fire and EMS departments (and sometimes responders) are often left providing the funding for this type equipment, and it is typically very expensive. Athens-Clarke County Fire & Emergency Services does not have the necessary funding in its operating budget to support a purchase of ballistics gear for all of the firefighting positions on every apparatus in our fleet. This specific need was outlined as a potential use of funds related to SPLOST 2020, Project 05: Fire Department Equipment Project, therefore it was not requested as an additional Operating Budget expense.

5. On March 23, 2023, Mallory Safety and Supply, LLC., offered a quote (see **Attachment #1**) with OMNIA # 159498 referenced for pricing of Safariland brand ballistics gear. All cooperative purchasing agreements offered through OMNIA Partners have been awarded via a thorough Request for Proposal (RFP) competitive solicitation by a public agency/governmental entity (e.g., state, city, county, public university or school district). Athens-Clarke County Fire & Emergency Services has utilized this source of competitive and cooperative pricing on a smaller scale in the past, consistent with Athens-Clarke County,

Georgia – Code of Ordinances / Title 1 – General Government / Chapter 1-7-20 and Chapter 1-7-22.

6. Fire Department staff recommends the allocation of available SPLOST 2020 Project 05 funds after July 1, 2023, for the purchase of ballistics gear. 59 sets of ballistics vests, helmets, and peripherals will be purchased to cover firefighter positions on all frontline fire apparatus. 14 sets of additional ballistics vests, helmets, and peripherals will be purchased and dedicated for use by our Tactical Emergency Medics, who assist law enforcement during special operations.

7. On May 15, 2023, the SPLOST 2020 Oversight Committee will meet to review the Proposed Project Concept for the Fire Department Equipment Sub-Project #4, Purchase of Ballistics Gear to determine if it is consistent with the Initial Project Statement for SPLOST 2020 Project 5 - Fire Department Equipment. The agenda report will be updated with those results prior to the June 6, 2023 voting session.

8. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Good Neighbors Goal, Strategy C: Decrease crime and keep residents safe through "community-centric" services, Initiative 2: Continue to enhance ACCGov support of Emergency Medical Service delivery.

OPTIONS:

1. Mayor and Commission:
    a. Approve the Project Concept and the purchase of Ballistics Gear using currently available SPLOST 2020 Project 05, Fire Department Equipment funds; and,

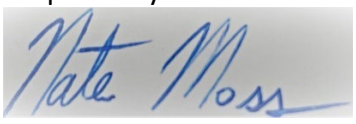
    b. Approve the procurement of ballistics gear utilizing nationwide contract pricing provided through OMNIA Contract #159498, offered by Mallory Safety and Supply, LLC

2. Mayor and Commission deny the request to approve proposed Project Concept, the purchase of Ballistics Gear using SPLOST 2020 Project 05, Fire Department Equipment funds and the procurement of Ballistics Gear utilizing nationwide contract pricing provided through OMNIA Contract #159498, offered by Mallory Safety and Supply, LLC

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option # 1 a & b

Prepared by: Nate Moss



Nate Moss, Battalion Chief, Support Services

May 5, 2023
Date:

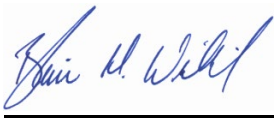


Robert Cheshire P.E.
Capital Projects Director

May 5, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option # 1 a & b



Manager

May 10, 2023
Date:

ATTACHMENTS:
Attachment # 1 Project Quote

Attachment 1

QUOTATION

MALLORY
SAFETY AND SUPPLY LLC
645 Wilson St ▪ Eugene, OR 97402
Ph: 541-683-9333 ▪ Fax: 541-683-8107

Order Number	
3256521	
Order Date	**Page**
3/23/2023 10:49:25	1 of 2
ESTIMATED DATE	
3/23/2023 00:00:00	

Quote Expires On 4/21/2023

Purchase Order Address:
PO Box 2068
Longview, WA 98632

Bill To:
ATHENS-CLARKE COUNTY FIRE & EMS
ATTN: ACCOUNTS PAYABLE
700 COLLEGE AVE
ATHENS, GA 30601

706-613-3360

Ship To:
ATHENS-CLARKE COUNTY FIRE & EMS
700 COLLEGE AVE
ATHENS, GA 30601
US

Requested By: NATE MOSS

Customer ID: 164496 **Freight Code:** **Job Name:**

PO Number	*Carrier*	*Ship Route*	*Taker*
SAFARILAND GEAR	BEST WAY		DGERBER

Line No	*Quantities*					*Item ID* / *Item Description*	*Pricing UOM* / *Unit Size*		*Unit Price*	*Extended Price*
	Ordered	*Allocated*	*Remaining*	*UOM*	*Unit Size* / *Disp.*					
						Delivery Instructions: OMNIA #159498 THIS PRICING IS FOR ATHENS-CLARKE COUNTY FIRE & EMERGENCY SERVICES AND IS NOT ELIGIBLE FOR OTHER PUBLIC OR NON-PROFIT AGENCIES				
1	59.0000	0.0000	59.0000	EA	1.0	SAFAR-1220976 Delta 4 Helmet FC 4- BOLT FULL CUT	EA	1.0	346.59	20,448.81
2	59.0000	0.0000	59.0000	EA	1.0	SAFAR-PTA-HS-R2SM R2S Suspension w/mesh liner	EA	1.0	107.95	6,369.05
3	59.0000	0.0000	59.0000	EA	1.0	SAFAR-1314804 Tac AR (Navy) Advanced Webless System, VELCRO® Brand Closure	EA	1.0	419.54	24,752.86
4	59.0000	0.0000	59.0000	EA	1.0	SAFAR-1314832 DT206C Type III 10X12 Multi Curve Shooters Cut	EA	1.0	404.07	23,840.13
5	59.0000	0.0000	59.0000	EA	1.0	SAFAR-1315008 DT206C Type III 10X12 MULTICURV RECTANGL	EA	1.0	404.01	23,836.59
6	118.0000	0.0000	118.0000	EA	1.0	SAFAR-1315011 DT206C Type III 6X6 Single Curve Square	EA	1.0	223.84	26,413.12
13	14.0000	0.0000	14.0000	EA		SAFAR-1351151	EA		656.98	9,197.72

Attachment 1

QUOTATION

MALLORY
SAFETY AND SUPPLY LLC
645 Wilson St ▪ Eugene, OR 97402
Ph: 541-683-9333 ▪ Fax: 541-683-8107

Purchase Order Address:
PO Box 2068
Longview, WA 98632

Order Number	
3256521	
Order Date	**Page**
3/23/2023 10:49:25	2 of 2
ESTIMATED DATE	
3/23/2023 00:00:00	

Quote Expires On 4/21/2023

Line No	Quantities: Ordered	Allocated	Remaining	UOM / Unit Size	Disp.	Item ID / Item Description	Pricing UOM / Unit Size	Unit Price	Extended Price
				1.0		FAV G3 AWS NO KNGR PKT, TUBES, W VELCRO	1.0		
7	14.0000	0.0000	14.0000	EA		SAFAR-1354506	EA	1,333.00	18,662.00
				1.0		FAV™ G3 Ballistics, Hardwire® 68 Level I	1.0		
8	14.0000	0.0000	14.0000	EA		SAFAR-1347567	EA	610.47	8,546.58
				1.0		IMPAC P1 Special Threat ICW 10X12 Multi Curve Shooters Cut	1.0		
9	14.0000	0.0000	14.0000	EA		SAFAR-1349852	EA	610.47	8,546.58
				1.0		IMPAC P1 Special Threat ICW 10X12 MC REC	1.0		
10	14.0000	0.0000	14.0000	EA		SAFAR-1220976	EA	346.59	4,852.26
				1.0		Delta 4 Helmet FC 4- BOLT FULL CUT	1.0		
11	14.0000	0.0000	14.0000	EA		SAFAR-PTA-HS-R2SM	EA	107.95	1,511.30
				1.0		R2S Suspension w/mesh liner	1.0		
12	14.0000	0.0000	14.0000	EA		SAFAR-1192444	EA	143.68	2,011.52
				1.0		Ops-Core ARC Rail Set Foliage Green	1.0		

Total Lines: 13

SUB-TOTAL:	178,988.52
TAX:	0.00
AMOUNT DUE:	**178,988.52**
U.S. Dollars	

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 03, Classic Center Arena – Commissioning Authority Change Order #1

DATE: May 10, 2023

BUDGET INFORMATION:

REVENUE:

$	33,320,000	SPLOST 2020 Project 03 Funding
$	49,425,110	Revenue Bond #1
$	32,000,000	Revenue Bond #2
$	9,150,000	Other Revenue - Currently Available
$	123,895,110	Subtotal - Project Revenue Currently Available
$	11,790,244	Other Revenue - Scheduled to be Received (F&I #2)
$	135,685,354	Total Project Revenue Available and Scheduled to be Available

EXPENSES:

CAPITAL:

$	121,510,709	Expensed or Encumbered
$	1,736,836	Proposed for Converged Network System (CNS) Services
$	250,000	Proposed for Signage
$	433,211	Designated Remaining Testing, Design, Permitting, & Misc.
$	2,085,000	Proposed Remaining Furniture, Fixtures, and Equipment
$	1,500,000	Designated for Food & Bar Equipment Services Contract
$	320,846	Designated for Public Art
$	750,000	Designated Foundry Street Plaza Repair
$	1,300,000	Designated Scoreboard
$	217,008	Designated Dasher boards
$	400,000	Designated Owner Ops Rigging and Fall Protection
$	1,030,526	Designated Additional Rock & Contaminated Soil Cost
$	3,750,000	Designated Construction Contingency
$	49,266	Available for Commissioning Agent Change Order

FUNDING SOURCE: SPLOST 2020 Project 03, Revenue Bond Financing, and Private Funding

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Approve a change order to the Classic Center Arena Commissioning Authority, The Farnsworth Group, in the amount of $49,266 ; and

b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 11, 2018, the Classic Center Authority (CCA) submitted to ACCGov a Project Proposal for consideration as part of the SPLOST 2020 Program.

2. On January 23, 2019, the ACCGov Sustainability Office issued a request for proposals for professional services in energy resource coordination.

3. On January 28, 2019, the Classic Center Arena Project 81, was presented to the SPLOST 2020 Citizen Advisory Committee with a funding request of $58,879,000.

4. On June 4, 2019, CCA presented a revised Classic Center Arena Project. The revised project included potential private funding partnerships with a Hotel, a Senior Condominium, and Parking Deck. SPLOST 2020 funding request was reduced to $37,000,000.

5. On July 10, 2019, at a regularly scheduled work session, Classic Center Authority representatives presented a revised Classic Center Arena Project to the M&C, which included a reduced SPLOST 2020 request of $34,000,000.

6. On July 18, 2019, the M&C approved the Proposed Referendum Project List, including the Classic Center Arena at a reduced project value of $34,000,000 with the remaining needed project funds coming from Revenue Bonds backed by the Unified Government of Athens-Clarke County (ACCGov) and the revenue from future development of ACCGov property adjacent to the Classic Center.

7. On August 6, 2019, the M&C approved the SPLOST 2020 Program Referendum, which included the Classic Center Arena (Project 03) as a component.

8. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum. This Referendum included the Classic Center Arena (Project 03). The Referendum also included the approval of the issuance of general obligation debt to help fund the Classic Center Arena (Project 03) and to facilitate the construction of the Project within the first few years of the SPLOST 2020 Program.

9. On January 7, 2020, a lease agreement between ACCGov and CCA was presented to the M&C for consideration. The proposed lease outlined a 50 year extension of the CCA's lease to include the land for the new Arena as well as the transfer of land and air rights above the Classic Center auto-bridge to ownership by the CCA for the purpose of developing a hotel.

10. On February 4, 2020, M&C approved a resolution to regulate and provide for the issuance of $26,660,000 in aggregate principal amount general obligation bonds, as authorized by a vote of the qualified voters in a referendum held November 5, 2019. M&C also established the

SPLOST 2020 Capital Projects Fund and amended the FY20 operating and capital budget of ACCGov to establish the budget for the following three SPLOST 2020 projects:

- Project 01, Facilities Space Modernization
- Project 02, Affordable Housing
- Project 03, Classic Center Arena

11. On February 18, 2020, the Intergovernmental Agreement for the land lease between ACCGov and the CCA was approved by the M&C.

12. In September 2020, ACCGov Manager Williams selected the User Group Members to help ensure ACCGov long terms goals are promoted during the Project Development process. The User Group Members are:
    - David Barbe
    - Dexter Fisher
    - Chantel Dunham
    - Andrew Saunders
    - Smith Wilson
    - Paul Cramer
    - Robert Cheshire (ex-officio)

13. On December 1, 2020, M&C approved combining the Program Management budgets from all projects into a single Program Management Budget, setting the Classic Center Arena SPLOST 2020 budget at $33,320,000.

14. On February 2, 2021, M&C approved the Tier Funding Schedule thereby establishing the SPLOST 2020 funding schedule for the Classic Center Arena project.

15. On February 2, 2021, M&C approved Perkins & Will / Smallwood Design as the selected Project Designer for the Classic Center Arena project.

16. On April 6, 2021, M&C approved JE Dunn Construction Company as the selected Construction Manager at Risk Contractor for the Classic Center Arena project.

17. On April 16, 2021, the contract was executed with Geo-Hydro Engineers for $433,155 to provide Construction Materials Testing services for the Classic Center Arena.

18. On May 10, 2021, the ACAC approved a recommendation to the M&C in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, additional Funding for Public Art, that SPLOST 2020 Project 03 - Classic Center Arena is appropriate for public art**.**

19. On June 1, 2021, the M&C unanimously approved the Project Concept and updated budget with order of magnitude pricing of $109,441,278 for the SPLOST 2020 - Project 03 Classic Center Arena.

20. On August 3, 2021, the M&C approved conveyance and incorporation for 1.08 acres between Hickory and Willow streets into the existing Intergovernmental Agreement between ACCGov

and The Classic Center Authority that had been approved by the M&C on Feb. 18, 2020.

21. On September 7, 2021, the M&C approved the schematic design, the updated total project budget of $116,705,055, proposed A/E contract amendment, bond financing, and authorized an early Guaranteed Maximum Price (GMP) based on 75% construction drawings.
22. On October 5, 2021, the M&C approved the initial bond financing issuance of $55,000,000 and associated Intergovernmental Agreement. During the work session for the October vote, the M&C was made aware that a second bond issuance would be coming in the future.

23. On November 21, 2021, the contract was executed with Farnsworth Group for $193,943 to provide Commissioning Authority services for the Classic Center Arena.

24. On January 4, 2022, the M&C approved the following actions:
    - Increased the Classic Center Arena Project Budget to $135,655,498, assuming a second bond issuance;
    - Moved the Future Energy/HVAC System financing of approximately $10M into the new budget amount; and,
    - Authorized staff to negotiate the GMP contract with JE Dunn for a Not to Exceed amount of $107M (based on 75% complete design).

25. On January 12, 2022, JE Dunn submitted their GMP for the cost of construction for the Classic Center Arena based on the 75% CDs.

26. On January 14, 2022, Cherry Street Energy submitted its refined SEPA proposal for the CCA and Arena, after weeks of detailed studies and review of facilities and plans.

27. On February 2, 2022, JE Dunn was issued a Notice to Proceed for the Classic Center Arena project, and the GMP Amendment was executed for $102,400,000.

28. In February 2022, JE Dunn mobilized to the site.

29. On March 30, 2022, JE Dunn presented their updated pricing based on the 100% CDs. The 100% pricing increased the construction cost by a net of $2.7 million, mainly due to not achieving the targeted Value Engineering for the HVAC, Plumbing, and Sitework trades, and cost escalation.

30. On April 4, 2022, JE Dunn began the Pre-Blast survey work and drilling rock in anticipation of blasting.

31. On June 14, 2022, Paul Cramer presented the proposed Change Order #1, proposed second revenue bond issuance, and a proposed Special District Tax related to hotels to the M&C at the regularly scheduled Work Session. The change order as presented included all anticipated costs for rock and dirt removal, disposal, and delays.

32. On June 24, 2022, ACCGov Manager Williams issued a Notice of Proposed Administrative Action (NOPAA) to the M&C providing detailed information on the project status, pending

use of the Owner Controlled Contingency, and required activities to continue construction to avoid costly delays.

33. On July 5, 2022, M&C approved during a special called meeting Change Order #1 with JE Dunn (presented to M&C in History #36 & 37).

34. On August 2, 2022, the M&C approved the Second Revenue Bond Issuance of $37,000,000 and associated Intergovernmental Agreement.

35. On September 15, 2022, during a Work Session with M&C, the Hickory Street Parking Deck was presented. Included in this presentation was a potential financing plan to pay for the Proposed Parking Deck, other proposed developments supporting the funding of the parking deck, and proposed 25% TAD on new developments.

36. On October 11, 2022, during a Work Session with M&C, the Proposed Project Concept for the Hickory Street Parking Deck was presented. Additionally, the presentation included a revised potential financing plan to pay for the Proposed Parking Deck, other proposed developments supporting the funding of the parking deck, and proposed 25% TAD on new developments.

37. On November 1, 2022, the M&C approved the Hickory Street Parking Deck Project Concept, Option A for the access from the Arena Plaza Level to Hickory Street, and Not to Exceed Change Order #2 to the Project Designer P&W/Smallwood the additional work associated with the Parking Deck.

38. On April 3, 2023, the M&C approved the designation of Singer Equipment as the highest scoring firm and awarded the Food and Bar Equipment Services contract to Singer Equipment. M&C also authorized the Manager, staff, and Classic Center representatives to negotiate with Singer Equipment to develop a final Scope of Services and Fees for a not-to-exceed contract amount of $1,500,000. (To reduce confusion, the other History and Facts & Issues related to approval of the Food & Bar Equipment were left out of this agenda item.)

FACTS & ISSUES:

1. The M&C and voter approved Initial Project Statement for SPLOST 2020 Project 03 - Classic Center Arena Project, reads as follows:

   Project 03, Classic Center Arena, *will provide funding for the design and construction of a new public assembly facility/arena space and related areas to accommodate a permanent seating capacity of approximately 5,500. Depending upon costs and funding availability, the expansion may include, but not be limited to, amenities such as an arena with the necessary industry standard service needs including, but not limited to, utility connections, rigging structure, sound/lighting systems, an ice floor, retractable seating for an expanded floor, acoustical treatments, individual suites, premium seating locations, catering facilities, locker rooms, necessary FF&E equipment, security equipment, child care, and office space sufficient to support such an expansion. The project is further anticipated to foster and support related economic development near the Classic Center Arena that may include, but not be limited to, a hotel, a senior living residential development,*

associated parking development, and other associated support areas to adequately support the functions of The Classic Center facility. Depending upon costs and funding availability, the project may further serve as a mechanism to facilitate enhanced employee and/or community well-being initiatives. Examples of employee and community well-being initiatives could be elder care, child care, and other similar activities. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

2. As noted in the budget section of the agenda report above, to date approximately $121,510,709 project funds have been expensed, and/or encumbered. In addition to the funds that have been expensed or encumbered there are funds that have been "committed but are not yet under contract." For example, $320,846 of project funds are committed, by previous approvals and ordinance, for public art. The total of all such commitments along with the expenses and encumbrances is $123,331,555. Those funds that are committed or encumbered are anticipated to be expensed across the remaining schedule of the project.

3. The scope for envelope testing was originally included in the base contract for Construction Materials Testing with Geo-Hydro (History #17), as an allowance of $37,500. After further discussions with Geo-Hydro, it was determined that they did not have the qualifications required by LEED to certify the envelope. This scope will be removed from Geo-Hydro's base contract.

4. The proposed change order will add services for envelope testing to the originally executed contract with Farnsworth Group (History #22) for an amount of $49,266. Farnsworth will provide envelope testing for the metal panel façade of the arena and windows on the Classic Center Arena. Farnsworth has the necessary qualifications for LEED to certify the envelope.

5. Below is a brief overview of the original proposed project schedule, actual where completed, and proposed current revisions with no acceleration:
   - GMP Pricing on 75% CDs — Completed January 2022
   - GMP Approval — Completed January 2022
   - Start of Construction — Completed February 2022
   - Construction Substantial Completion — Updated to March 2024
   - Anticipated Start of Booked Events — Updated to May 2024

6. This action is not specifically referenced in the current M&C strategic plan.

OPTIONS:

1. Mayor and Commission:

   a. Approve a change order to the Classic Center Arena Commissioning Authority, The Farnsworth Group, in the amount of $49,266 ; and

   b. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny the request.

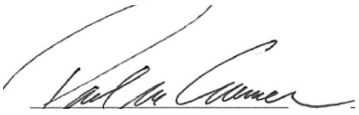
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: Office of the Manager – SPLOST Program Management
Prepared by: Keith Sanders and Ryan Moot, SPLOST Project Administrator for



Robert Cheshire, SPLOST Capital Projects Director — **5/10/2023** Date



Paul Cramer, Classic Center President & CEO — **5/10/2023** Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager — May 10, 2023 Date

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: CY22 Pavement Management Program Project - Change Order to Existing Contract

DATE: May 8, 2023

BUDGET INFORMATION:

REVENUES:	$ 290,908	FY21 General Fund Carryforward
	$ 700,000	FY23 General Fund Capital Budget
	$ 24,705,646	TSPLOST 2018 Project #07 (All Tiers)
	$ 1,421,676	2022 GDOT LMIG Program
	$ 27,118,230	Total Funds Available

EXPENSES:	$ 26,446,690	Current Expenses & Encumbrances (Previous Paving Programs)
	$ (780,888)	Change Order due to CY21 program reduction
	$ 278,470	Paving Inspection Staff Salary & Benefits (Designated Funds)
	$ 299,957	Materials Testing and Inspection Services (Designated Funds)
	$ 150,857	Project Management Fees (Designated Funds)
	$ 248,357	Future Program Funds (Designated Funds)
	$ 200,000	Program Overall Contingency (Designated Funds)
	$ 274,787	Available for CY22 PMP Project Change Order

FUNDING SOURCE: General Fund Capital Budget
TSPLOST 2018 Project #07
GDOT Local Maintenance and Improvement Grant (LMIG)

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that Mayor and Commission:

a. Approve a change order in the amount of $274,786.85 to the CY22 PMP unit price contract to reconcile added quantities associated with pavement rehabilitation and maintenance work items completed on the original roadway list and subsequent change orders already approved by Mayor and Commission; and

b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. In 1997, Transportation and Public Works Department (T&PW) staff implemented a comprehensive Pavement Management Program (PMP) to address maintenance needs of the public roadway system. T&PW staff evaluates and updates the program on an annual basis.

2. On November 7, 2017, the voters of Athens-Clarke County approved the TSPLOST 2018 Program, which included funding for Pavement Rehabilitation.

3. On December 5, 2017, M&C approved the initial TSPLOST 2018 Program Implementation Schedule identifying the annual PMP funding from TSPLOST 2018 Program #07 to be used in conjunction with other fund sources.

4. On March 6, 2018, M&C approved the first calendar year PMP Project list for the CY18 PMP to match the paving season, which typically starts in March and ends in November. Since 2018, paving projects have been grouped into calendar year (CY) rather than fiscal year (FY).

5. On March 27, 2019, T&PW issued a Notice to Proceed to Arcadis, U.S., to perform automated pavement condition assessment and inventory of all ACCGov roadways including inventory of signs and intersections utilizing an elementary pavement management software, Micro Paver (Paver™).

6. In April 2019, T&PW and other departments began utilizing Cityworks, a cloud-based work order and asset management system, to assign and track day to day operations for staff and to create an asset inventory.

7. On June 15, 2020, Manager Williams shared with the M&C an Interdepartmental Memorandum (IDM) with updates from T&PW on the new automated pavement rating initiative, including history and methodology used to assess the condition of roadway pavement. The memo describes the old rating system process in use through CY20 and the new pavement rating system to be implemented in CY21.

8. Between July 2019 and December 2022, Arcadis U.S., Inc and sub-consultant Infrastructure Management System worked with T&PW staff to identify roadway candidates for annual paving programs based on condition assessment performed in 2019 and hosted training on Micro Paver to T&PW staff.

9. On May 24, 2022, voters of Athens-Clarke County passed the TSPLOST 2023 referendum, which included Project No. 21, Pavement Rehabilitation.

10. On June 7, 2022, M&C approved the selection of 6 firms to provide on-call engineering services, one of which is KCI Technologies, Inc. The recommendations for these 6 firms was based on technical ability, experience, resources, references, interviews and overhead & profit/cost multipliers.

11. On June 10, 2022, M&C awarded a renewable unit cost contract in the amount of $8,155,131.20 to Pittman Construction Inc.

12. On August 2, 2022, M&C approved a change order in the amount of $281,243.95 to the CY22 Pavement Maintenance Contract to change the lane configurations and add bike lanes to Prince Ave as part of a pilot project.

13. On October 11, 2022 T&PW staff received a letter from Pittman Construction requesting renewal to the CY22 PMP contract. This will be the first renewal to the existing contract.

14. On December 6, 2022, T&PW staff provided Pittman Construction Company with a CY23 PMP roadway list and requested pricing from the contractor.

15. On December 6, 2022, M&C authorized T&PW staff to apply for Local Maintenance Improvement Grant (LMIG) funding available through GDOT to be used towards the CY23 PMP project. Using GDOT's grant formula for municipalities based on population and centerline road miles, $1,448,713.78 in LMIG funds are now available for ACCGov transportation projects.

16. On December 13, 2022, M&C approved a second change order in the amount of $200,000 to the CY22 PMP contract with Pittman Construction to perform work on TSPLOST 2018, Project 16 – Prince Ave. Corridor Improvement Project.

17. On January 26, 2023, KCI Technologies, Inc. provided T&PW staff with a scope and fee proposal titled "Pavement Management Services and Right-of-Way Assets Inventory and Condition Assessment" including:

    a. Core Task: pavement inventory and condition assessment with multiyear maintenance software training compatible with the ACCGov Geographical Information System (GIS) and City Works System for a cost not to exceed $332,900; and

    b. Additional Task: right-of-way infrastructure inventory and assessment including traffic signs, pavement markings, pavement striping, curb & gutter, sidewalk curb ramp, and traffic light inventory and condition assessment for a total fee not to exceed $464,100 (available within 12 months from notice to proceed on KCI's Core Task).

18. On January 27, 2023, Pitman Construction Company provided a unit price schedule for the resurfacing list and the preventative maintenance list to ACC T&PW staff in the amount of $7,324,779.92.

19. On March 7, 2023, M&C approved a contract for services through KCI Technologies to provide a comprehensive pavement inventory and condition assessment with multiyear maintenance report and software training for a cost not to exceed $332,900.

20. On April 4, 2023 M&C approve a one year extension to the construction contract with Pittman Construction Company, Inc. for the CY23 PMP project at a cost not to exceed $7,324,779.92.

FACTS & ISSUES:

1. The Initial Project Statement for TSPLOST 2018 Project 07 Pavement Rehabilitation Program reads as follows:

   Project 07 – Pavement Rehabilitation*, provides funding to ongoing necessary preventive maintenance, road reconstruction, and rehabilitation activities for various streets and roadways throughout Athens-Clarke County. The project includes crack sealing, full depth patching, resurfacing, and roadway reconstruction with the intent to preserve and extend the life of existing roadways. All roads with widths that meet or exceed 28' will be considered for modifications to pavement markings with the goal of improving accessibility and mobility for all transportation modes.*

2. The Initial Project Statement for TSPLOST 2023 Project 21 Pavement and Bridge Maintenance Program reads as follows:
   Project 21 – This program will provide continuation of preventive road and bridge maintenance, road reconstruction, and/or rehabilitation activities for various streets and roadways throughout ACC. Depending upon actual costs and funding availability, improvements may include, but are not limited to: crack sealing, full depth patching, resurfacing, roadway reconstruction with the intent to preserve and/or extend the life of existing roadways, in addition to bridge maintenance, bridge improvements, bridge repairs, and/or bridge replacements. This is a continuation of the SPLOST 2005, SPLOST 2011, and TSPLOST 2018 Program funding. To the extent allowed by law, budgeted project funds may be used as matching funds for leveraging grant opportunities. Additionally, to the extent allowed by law, other funding sources, including, but not limited to, grants, may be utilized to offset and/or reduce the project budget. Any unspent project funds that accrue as a result of the receipt of grants or other funding sources may be assigned to other approved TSPLOST projects.

3. ACCGov owns and maintains 626 centerline miles (1270 lane-miles) of public roadways, including collectors, arterials, and local streets.

4. Pavement maintenance activities require temperatures of at least 45 degrees, and therefore typically take place between the months of March and October. To match the paving season, T&PW staff began to group the delivery of paving activities into calendar year (CY) rather than the fiscal year (FY).

5. Since the change from Fiscal Year to Calendar Year, annual contracts have incorporated anticipated General Capital for each fiscal year. The CY22 PMP budget was approved in the amount of $700,000 in FY23 General Capital paving funds.

6. The ACCGov annual Pavement Management Program prior to CY20 consisted of three main elements:
   a. Inventory and evaluation of ACCGov roadways: T&PW Engineering Division staff inspect and evaluate the condition of arterial and collector roadways annually and every two

years on residential roadways. This evaluation is used to define the general condition of each road and generates a numeric score known as the Pavement Performance Index (PPI).

b. Pavement maintenance activity selection: T&PW staff determines the appropriate maintenance strategy needed for each road segment, estimates the quantity and cost of such work, and prioritizes the roadways based on the numeric score and available funds.
c. Annual project development: T&PW staff develops the annual project list and maintenance activities based on the available budget and roadway conditions.

7. Prior to CY20, PPI condition scores were on a scale from 0 to 60 (0 for new roadway pavement and 60 for dirt roadway surface). A roadway segment with a PPI score ≥ 23 is considered to be poor to very poor and typically requires immediate rehabilitation and/or maintenance.

8. T&PW requested PMP funding from the 2018 TSPLOST Program of $50,000,000 to address the accumulated deficit roadways with a PPI score ≥ 23 as well as future pavement maintenance needs.

9. The 2018 TSPLOST was approved with $25,000,000 funding for the Pavement Maintenance Program. Funding for the PMP also includes General Capital Funds, SPLOST, and State/Federal LMIG Funds.

10. T&PW requested PMP funding from the 2023 TSPLOST Program of $75,000,000 to address the accumulated deficit roadways with a PCI score ≤ 40 as well as future pavement maintenance needs.

11. The 2023 TSPLOST was approved with $22,000,000 funding for the Pavement & Bridge Maintenance Program, including $2,000,000 designated for Bridge Maintenance and $20,000,000 for PMP projects. Funding for the PMP also includes General Capital Funds, SPLOST, and State/Federal LMIG Funds

12. In calendar year 2020 (CY20), T&PW initiated a new PMP methodology consisting of the following elements:
    a. <u>Inventory and evaluation of ACCGov roadways:</u> A consultant performs an automated pavement condition and distress data collection utilizing advanced and sophisticated equipment mounted on a vehicle. A condition assessment and numerical Pavement Condition Index (PCI) score is generated for each roadway segment based on industry standards and the American Societies for Testing and Materials (ASTM) Standard D6433. Automated rating and surveying will be conducted every four years on all ACCGov maintained public roadways.
    b. <u>Asset maintenance software & tools:</u> PCI scores will be entered into PAVER™ (also known as MicroPaver) software, a Pavement Maintenance Management System originally developed in the late 1970s for the Department of Defense (DOD) to manage its vast inventory of pavements. The PCI for roads and parking lots became an ASTM standard in

1999 (D6433-09). PCI scores will be entered into the software every four years concurrent with future ratings.

c. Pavement maintenance activities selection: T&PW staff will work with consultants and local contractors to set up the PAVER™ software with preferred pavement treatments and historic unit costs.
d. Annual project development: T&PW staff will use the PAVER™ software to generate a multi-year program with alternative treatments based on the PCI based on available budget and preferred average PCI scoring.

13. Field automated rating and inventory collection began in June 2019 and was completed in summer of 2020. The IDM sent to the ACCGov Manager Williams and the consultant report provide further details on ACCGov current roadway conditions as compared to national ratings performed and observed by the consultant. The Infrastructure Management Services report was preliminary and T&PW staff presented annual programs lists based on condition assessment and ratings recorded from 2019 PCI scores.

14. In 2021, T&PW staff created an online map viewer that enables the user to view currently approved program progress, pavement condition index (PCI), and information tools available to the public. The current progress map can be accessed on the T&PW Pavement Maintenance Program web page: https://www.accgov.com/5341/Paving. A future map and schedule for the CY22 PMP will be posted on the Pavement Management Website (http://www.accgov.com/5341/Paving) once a Notice to Proceed is issued to the contractor, anticipated in July 2022.

15. T&PW staff uploaded 2019 rating scores into the PAVER™ program and have attended multiple virtual training sessions to learn how to utilize the software in order to maximize efficiency and transparency. CY20, CY21, CY22, and CY23 paving programs were development based on 2019 ratings.

16. Roadway PCI scores have been utilized to develop annual paving programs, including the CY22 PMP resurfacing list, based on available funding. The table below explains the scores and preferred applicable treatment in a perfect funding scenario:

PCI Range	Roadway Condition	Preferred Treatment (goal)
85-100	Excellent	Like new conditions – crack sealing planned four years from resurfacing
70-85	Very Good	Good to very good conditions that may\should receive crack sealing as preventative treatment

60-70	Good	Good conditions that should have received crack sealing and may be considered for other preventative treatments based on observed localized deteriorations.
40-60	Marginal	Acceptable conditions that requires immediate planning for heavier surface treatments, thin overlays and\or resurfacing. May require immediate localized treatments.
25-40	Poor	Not acceptable condition that requires overlays, surface replacement, base reconstruction, and\or possible subgrade stabilization.
0-25	Very Poor	Similar to poor conditions with high percentage of full reconstruction.

17. A roadway segment that scores poor or very poor (PCI ≤ 40) typically requires immediate rehabilitation and/or maintenance. The CY21 PMP resurfacing and rehabilitation list was developed with focus on the lowest PCI scores and according to allocated and available budget. The objective is to resurface most roadway segments with PCI ≤ 35, and add roadways with PCI ≤ 40 nearby or directly adjacent to said poor roads to the proposed resurfacing CY23 PMP program.

18. Remaining roadway segments in poor to very poor condition & with PCI ≤ 40 scores not selected within the Calendar Year resurfacing list, are aligned to be next on future Calendar Year paving programs. Additional roadway segments will be added based on allocated budget, projected deterioration rates, and approximate location to poor roadways (PCI ≤ 40).

19. The Pavement Maintenance Program for ACCGov is funded by a combination of TSPLOST revenues, local General Fund capital funds, and state funding from GDOT.

20. The Cityworks Asset Management System is currently being used to assign work orders to staff, and geographically track this work over time. The software also has the capability to integrate with third-party systems, including the new Pavement Express software presented by KCI. This integration would allow roadway work orders to inform pavement condition ratings in real time. This would also allow paving inspectors to manually update pavement ratings through the Cityworks inspection module in addition to relying on the automated ratings being performed every 4 years.

21. In the next few months, T&PW staff will begin working with KCI Technologies to kick start automated inventory and assessment of ACCGov's roadway pavement for the 2023 calendar year with the goal to present to M&C a multi-year pavement maintenance and management plan based on multiple funding scenarios by fall 2023. In addition, and as part of the approved Core Task, staff will be trained to utilize Pavement Express software to track on-going pavement maintenance and run multi-year pavement programs scenarios based on funding.

22. This approach can provide important condition assessment of existing assets that need to be considered when developing a life cycle model for repair and replacement of selected items

in the public rights-of-ways. With KCI's proposal and Core Task, they will capture other assets in the rights-of-way during their survey and ACCGov will have the option to pursue a complete asset inventory and assessment, that will be available within the next 10 months, for an added cost as shown below:

a.	Traffic Sign Inventory	$63,000
b.	Traffic Sign Reflectivity – Nighttime Survey	$60,000
c.	Pavement Marking Inventory	$35,000
d.	Pavement Striping Inventory	$35,000
e.	Pavement Marking Reflectivity – Nighttime Survey	$32,100
f.	Pavement Striping Reflectivity – Nighttime Survey	$32,100
g.	Curb and Gutter Inventory	$63,000
h.	Curb Ramp Inventory	$35,000
i.	Sidewalk Inventory	$42,000
j.	Sidewalk Condition Assessment (limited)	$38,900
k.	Traffic Light Inventory	$28,000

23. KCI pavement inventory and condition assessment with multiyear maintenance software training and report is planned to be completed early 2024. KCI consultant and T&PW staff shall present a multiyear maintenance report based on PCI scores and available budget by fall 2023. Pavement maintenance activities shall include traditional mill and inlay, full depth reclamation, thin overlay treatment (preservation treatments), crack sealing, and patching based on observed PCI scores and recommendations from KCI consultants.

24. Based on observed pavement deterioration, T&PW's goal and industry standard sets a resurfacing frequency of 10 years for arterials, 15 years for collectors, and 20 years for local roads. This equates to resurfacing 75 lane-miles annually for a weighted frequency of about 17 years as opposed to the current 50-year cycle based on current funding. T&PW staff estimates that the annual PMP funding would need to be approximately $9.2 million to achieve the recommended frequency, but this level of funding still does not address the backlog in paving that has accumulated from years of underfunding.

25. Pavement deterioration rates are different for each roadway; therefore, PCI score changes over time and when asset management tools are utilized over a number of years (5 to 20 years), it will allow departmental staff to better predict needed maintenance including resurfacing in the future. Proactive planning, periodic inspections, preventative maintenance, and adequate funding will better equip T&PW staff to accurately provide future paving and maintenance schedules.

26. Roadway surface deterioration is driven by multiple factors including:

a. Traffic loading: this includes total annual traffic counts and the type of vehicles navigating the roadway.
b. Roadway construction and subsurface integrity: This can vary based on the roadway pavement thickness and whether there is adequate sub-base or not. For example, roadways built without graded aggregate stone are prone to swelling and deterioration much faster than roads that have the adequate subsurface construction.
c. Utility cuts: All utility cuts are prone to failure, and a lack of oversight and quality inspections may lead to substandard work that may fail, cause water to seep into cracks and cause major pavement failures.
d. Weather: Water and excessive low and high temperature will contribute greatly to escalating deterioration rates. With contraction and expansion comes more cracks that allow for more water to enter into the roadway subsurface which leads to roadway surface and subsurface failure.
e. Lack of funding: If there is lack of funding to implement preventative maintenance including crack sealing, thin patching, and thin overlay, the pavement surface will deteriorate faster and will require far more expensive repairs during the preparatory work prior to resurfacing.

27. The CY20, CY21 and CY22 PMP included the rehabilitation of 144 lane-miles of roadway (475 roadway segments) and preventative maintenance of 253 lane-miles (751 roadway segments), with expenditures over $21,000,000.

28. Pittman Construction began work on CY22 PMP early August 2022, and two change orders have been issued for the new lane configuration and addition of bike lanes on Prince Ave funded by TSPLOST 2018, Project 16 – Prince Avenue Corridor Improvements – Sub-Project #1.

29. Pittman Construction has completed 98% of the CY22 PMP project with 100% completed on preventative maintenance list and 97% completed on the resurfacing/rehabilitation list. All CY22 PMP work, including added work on Prince Avenue Lane Configuration, is scheduled to reach substantial completion by May 30, 2023.

30. The proposed CY23 PMP work includes:
    a. **Rehabilitation (Resurfacing)** will be performed on 164 roadway segments totaling approximately 38 lane-miles of roadway at an estimated cost of $6,373,358. *Rehabilitation activities typically include one or more of the following preparatory treatments followed by a structural asphalt overlay (commonly referred to as resurfacing): crack seal, chip seal, full-depth patch, milling and inlay, gutter milling, crack preventative layer, leveling, and full depth replacement. In addition to Shoulder buildup for rural roadways.*

    b. **Preventative Maintenance,** work on 408 roadway segments totaling approximately 37 lane-miles of roadway at an estimated cost of $951,422 including:

i. Post-resurfacing crack sealing performed on entire roadway segments with pavement from 4 to 5 years old.
ii. Deep patching with crack sealing performed on localized deteriorated areas within poor and marginal roadways (PCI < 50) which exceeds the Department's in-house capabilities to address.

Preventative maintenance activities are designed to preserve existing asphalt pavements and arrest deterioration before it becomes more serious and costly to repair. The effect of timely preventative maintenance is the extension of the life of roadway pavements, thereby delaying resurfacing and/or reconstruction for several years. Preventative Maintenance activities include one or more of the following treatments: crack seal, chip seal, and patching/repair of high severity potholes, corrugation, and rutting.

31. The pavement maintenance contract for the project typically allows for additions and deletions of work to provide contract flexibility and to meet program objectives. Any road appearing on this list not completed due to budget constraints or other reasons will be carried over and reconsidered as part of the CY23 PMP project.

32. To hold the contractor to a firm timeline, ACCGov T&PW & Purchasing staff made multiple changes and enhancements to the contract document and have incorporated the following:
    a. The Contractor shall commence actual physical work on the Project within ten (10) calendar days of the date of the Notice to Proceed.
    b. The Contractor and Sub Contractors shall commence actual physical preventative maintenance and resurfacing operations on the Project within twenty (20) calendar days of the date of the Notice to Proceed.
    c. The Contractor shall assign one (1) rehabilitation and resurfacing crews and one (1) Superintendent and/or Project Manager, on full time basis, for rehabilitation operations for the duration of the Project.
    d. Impose financial burden/liquidated damages on the contractor for delaying and/or abandoning the project after Notice to Proceed is issued.
    e. Enhance renewal terms with the option for the contract to be renewed for two (2) additional one (1) year periods. The renewed contract(s) shall have the same terms and conditions, provided:
        i. The existing pay item pricing is firm and any adjustments have been pre-approved.
        ii. Contractor must have provided satisfactory performance, as determined by the ACCGov Project Manager, and both parties are willing to renew.
        iii. Contractor must submit an official letter requesting renewal of the Contract prior to the original substantial completion date of current calendar year contract and no later than October 15 of the same year.
        iv. Athens-Clarke County Mayor & Commission shall have the right to accept or reject the prices and or contract renewal at any time.

33. T&PW staff is working with the contractor to execute the CY23 PMP project contract and anticipates a Notice to Proceed by May 30, 2023.

34. Under the terms of the approved CY22 PMP unit price contract, the contractor completed work on the approved M&C roadway list as directed by T&PW staff. The required and directed work prompted overages on a number of unit price items, pushing totals beyond the estimated quantities set in the contract and subsequent change orders triggering the need for $274,786.85 for additional unit items completed on the CY22 PMP Project.

35. This change order is to address overages for items associated with rehabilitation and resurfacing work including preparatory treatments and utility adjustment as follow:

ITEM CODE	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
ACC-P003	Asph. Conc. Patching 3 In. Thick; Incl Rec Asph. Conc. 19mm, Bitum Matl, Hyd. Lime and tack.	Square Yard	1,097	$74.85	$82,110.45
ACC-P003	Asph. Conc. Patching 3 In. Thick; Incl Rec Asph. Conc. 12.5mm, Bitum Matl, Hyd. Lime and tack.	Square Yard	1,764	$70.85	$124,979.40
407-0010	Asphalt-Rubber Joint and Crack Seal, TP M	Pounds	17,815	$3.80	$67,697.00
Total					**$274,786.85**

36. If M&C approves this agenda item, this change order will increase the current contract by $274,786.85, for a new total of $8,886,740.51, and staff will move forward with paying remaining invoice(s) for work completed to date and shall close the CY22 PMP project.

37. This recommendation supports the following ACCGov Strategic Plan Goal and Strategy:

- Safely Move Around Athens, Strategy E: *Enhance safety for all modes of transportation.*

OPTIONS:

1. Mayor and Commission:
   a. Approve a change order in the amount of $274,786.85 to the CY22 PMP unit price contract to reconcile added quantities associated with pavement rehabilitation and maintenance work items completed on the original roadway list and subsequent change orders already approved by Mayor and Commission; and
   b. Authorize the Mayor and appropriate staff to execute all related documents.

2. The Mayor and Commission deny the change order in the amount of $274,786.85 to the CY22 PMP unit price contract.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1a and b.

DEPARTMENT: Transportation & Public Works
Prepared by: Derick Mason, Engineering Administrator
Rani Katreeb, P.E., Assistant Director



Julia Johnson

May 8, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:



Manager

May 10, 2023
Date:

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Small Municipal & County Government Enterprise Agreement

DATE: May 4, 2023

BUDGET INFORMATION:

REVENUES: $85,000 Geospatial Information Office FY23 Budget

EXPENSES:
ANNUAL: $85,000
CAPITAL: None
OTHER: $85,000/year in Years 2 & 3 of agreement (FY24 and FY25)

FUNDING SOURCE: General Fund

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:
To request that the Mayor and Commission:

a. Approve the selection of Environmental Systems Research Institute, Inc. (ESRI) as supplier of choice for Enterprise geospatial software;

b. Approve a three year agreement, the total value of which is not to exceed $270,000; and

c. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. Since circa 1994, Athens-Clarke has contracted with ESRI for the provision of licenses to use its software platform in the creation and management of geospatial data and maps.

2. On June 13, 2017, Athens-Clarke County moved away from a named-user licensing schema to Small Municipal and County Government Enterprise model, which offers a more complete geospatial ecosystem, more flexible licensing for end-users and greater computational capabilities.

3. Beginning in June 2018, contracts were signed on a year-to-year basis, with renewal occurring several weeks before the inception of a new Fiscal Year, a tacit agreement was in place to lock in pricing over a three year span according to ESRI's population-driven tiered pricing structure for local government entities.

4. On April 1, 2020, the U.S. Census Bureau conducted its 24th decennial enumeration of the population of the United States (census).

5. In April 2020, ACCGov's ESRI sales representative informed staff that a county population in excess of 125,000 but fewer than 175,000 would trigger movement into a higher pricing tier.

6. In June of 2020, the sales representative mentioned in item 5 above recanted, agreeing to keep the ACCGov contract dollar amount 'locked in' at $75,000 per year for a period of 3 years.

7. On January 4, 2023, FY24 Operating Budget requests were due from departments.

8. On January 24, 2023, the Geospatial Information Office received from ESRI a quotation for renewal of its Small Municipal and County Government (SGEA) Enterprise Agreement showing three annual increments at a unit price of $85,000 each for a grand total of $255,000.

9. Also received at this time was an informal notice that ACCGov could expect the cost of the SGEA Enterprise Agreement to rise to $113,000 in 2026 commensurate with the County's growth past the 125,000 population threshold.

10. From early February, 2023 to present, staff has attempted to investigate alternate solutions and to get the vendor to consent to a year-to-year agreement with the opportunity to renew twice at the same annual rate.

FACTS & ISSUES:

1. The number of named system users has grown over the life of the Enterprise Agreement from around 60 to the current level of 758.

2. A number of critical business systems, including Clariti, Cityworks, Eagleview, and the QPublic viewer, are reliant on geospatial software. More specifically, Tylertech, maker of New World computer-aided dispatch (CAD) software used in routing public safety calls, references ESRI as the architecture on which its integrated mapping software is built.

3. The existing software is considered to be the industry standard, in use in greater than 55% of the GIS and mapping market. Further, ESRI employs an effective academic partnership model that ensures that most current and prospective future employees will have gained most or all of their geospatial literacy through the use of this software platform.

4. ESRI has provided documentation in the form of a justification letter identifying itself as a sole source vendor of bundled packages of its software. In other words, it does not deploy its software or training products via a third-party vendor.

5. Given the current system used by ACCGov is ESRI, in combination with their system functionality continuing to be owned, manufactured and distributed solely by ESRI, ESRI is considered and approved as a sole source purchase. Additionally, the difficulty or possibility of transitioning to a non-proprietary system has high risks of creating a non-functioning system which would lead to excessive costs for recovery, if recovery would be possible. ESRI is the sole source that can grant rights to copy, deploy and maintain the current system.

6. The proposal put forth by ESRI does cover three years. ESRI has repeatedly refused to provide a single year quote. The quotation contains a clause which states, "If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation."

7. Staff has informally consulted other similar agencies to try to determine an alternate path. Staff have reached the conclusion that an ESRI Enterprise Agreement will cause minimal disruption to employee productivity and operations.

8. This recommendation supports the following FY23-25 M&C Strategic Plan Goal and Strategy:

    - Organizational Improvement Goal, Strategy C: *Improve programs, processes, policies and communication external and internal, assess how resources are allocated to meet existing and future needs for better service delivery and what we deliver*

OPTIONS:

1. Mayor and Commission:
    a. Approve the selection of Environmental Systems Research Institute, Inc. (ESRI) as supplier of choice for Enterprise geospatial software;

    b. Approve a three year agreement, the total value of which is not to exceed $270,000; and

    c. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny selection of Environmental Systems Research Institute, Inc. (ESRI) as supplier of choice for Enterprise geospatial software.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, and c

DEPARTMENT:
Prepared by: Joseph G. D'Angelo



Chief Data Officer — Date: 5/04/23

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, and c



Manager — Date: May 10, 2023

ATTACHMENT:
Attachment #1: Sole Source Documentation

Attachment #1

SOLE SOURCE LETTER

Environmental Systems Research Institute, Inc. (Esri)
380 New York Street
Redlands, CA 92373

DATE: May 3, 2023

TO: County of Athens Clarke

FROM: Jackie Ricks, Contracts Specialist I, Contracts and Legal Services Dept.

RE: **Esri Sole Source Justification for Small Municipal and County Government Enterprise Agreement**

This letter confirms Esri, as owner and manufacturer, is the sole source provider of all U.S. domestic Small Municipal and County Government Enterprise Agreements (EA). The Small Municipal and County Government EA is a bundled package of term limited software licenses and maintenance that includes the right to copy.

Esri is the only source that can grant a right to copy and deploy Enterprise Software within your organization (Enterprise). Also, domestically Esri is the only source of maintenance (updates and technical support) for all Esri® software.

If you have further questions, please feel free to call our Contracts and Legal Services Department at 909-793-2853, extension 1990.

Jackie Ricks

Esri 380 New York St., Redlands, CA 92373-8100, USA • TEL 909-793-2853 • FAX 909-793-5953 • E-MAIL info@esri.com • WEB www.esri.com

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **TERM OF OFFICE OF THE MUNICIPAL COURT JUDGE**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 1-4-17, entitled "Judge – Generally," paragraph (c) of the Code of Athens-Clarke County is hereby amended by deleting said paragraph in its entirety and substituting the following in lieu thereof:

"(c) Except as provided herein, the judge shall be nominated by the Mayor and confirmed or rejected by the Commission on or before the first voting meeting in June of the year the term expires with the appointment to be effective July 1 of said year. Beginning on July 1, 2009, all terms shall be for two (2) years, except as provided below:

(i) The term of the judge due to expire on June 30, 2017, shall expire on January 31, 2017, at midnight. The next succeeding term shall begin on February 1, 2017, and shall extend through June 30, 2019. The judge for the term beginning February 1, 2017, shall be nominated by the Mayor and confirmed or rejected by the Commission at a special called meeting of the Mayor and Commission on January 17, 2017.

(ii) The term of the judge due to expire on June 30, 2023, shall expire on June 25, 2023, at midnight. The next succeeding term shall begin on June 26, 2023, and shall extend through June 30, 2025. The judge for the term beginning June 26, 2023, shall be nominated by the Mayor and confirmed or rejected by the Commission at a regular meeting of the Mayor and Commission on June 6, 2023.

(iii) Thereafter, all terms shall be for two years, such two-year terms resuming with the term beginning on July 1, 2025."

SECTION 2. Section 1-4-17, entitled "Judge – Generally," is hereby amended by adding a new paragraph (g) thereto as follows:

"(g) The salary of the judge shall be as set by the Mayor and Commission."

SECTION 3. Should any provision, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, paragraphs, sentences, or words of this Ordinance as hereby issued shall remain in full force and effect. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **AMENDING A PLANNED DEVELOPMENT LOCATED AT 540 BAXTER STREET IN THE C-G (P-D) (COMMERCIAL-GENERAL, PLANNED DEVLEOPMENT) DISTRICT**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Section 9-3-3 and Section 9-3-6 thereof, is hereby amended by changing the zoning of two parcels of land comprising approximately 0.62 acres located at 540 Baxter Street, Athens, Georgia, and shown on Attachment A hereto. Said affected parcels are more fully described in that certain site plan entitled "23043 - Phi Kappa Tau, 540 Baxter Street, Athens, GA 30605," having an original issue date of April 5, 2023, prepared by Michael Bret Thurmond, registered professional engineer, designated in the lower right-hand corner as sheet number "C100," and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The subject parcel comprising approximately 0.62 acres is also known as 171C1 E016 on the Athens-Clarke County tax map, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission at 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. The binding site plan associated with this ordinance and incorporated herein by reference is comprised of two sheets in total, with each sheet being titled and numbered in the lower right hand corner and stamped "Binding 5-9-2023." The respective title, sheet number, and date of each sheet is listed below.

Sheet Title	Sheet Number:	Date:
23043 – Phi Kappa Tau 540 Baxter Street Athens, GA 30605	Site Plan - C100	4/5/2023
23043 – Phi Kappa Tau 540 Baxter Street Athens, GA 30605	Elevations – A100	4/5/2023

The binding written report associated with this ordinance and incorporated herein by reference is entitled "Amendment of the Planned Development, 540 Baxter Street, Athens, GA 30605," consists of eleven type written pages in total, and is stamped "Binding 5-9-2023."

Said binding site plan and binding written report are on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

SECTION 3. The following conditions of zoning are associated with this ordinance:

1. The applicant shall amend the plan to comply with the following zoning ordinance standards:
    a. The southeast corner of the site plan does not demonstrate compliance with the buffer and screening requirements between the parking and the street, as required per Section 9-25-8(E)4.b. and Section 9-30-9(E)6.a. Compliance with 9-30-9(E)6.a. would also comply with 9-25-8(E)4.b.
    b. The aisle for the accessible spaces does not comply with the width required by Section 9-30-4(E).
    c. The bike parking does not meet the convenience requirements of Section 9-30-5(D)1.
    d. The bicycle parking requirements of Section 9-30-5(E).
2. The applicant shall comply with Section 8-7-15 regarding tree canopy conserved coverage and Section 8-7-15(k) regarding the provision of street trees.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)

Parcel boundaries of this site are determined by legal description. The parcels shown on this map are to be used only as a guide.

- Downtown Design Areas
  - (DHD). Downtown Historic District
  - (WD). West Downtown
  - (ED). East Downtown
  - (DS). Dougherty Street
  - (RIV). River
  - (WE). West End
  - (ND). North Downtown
- Airport Overlay
  - AZ1. Precision Approach Zone
  - AZ2. Larger than Utility Runway Nonprecision Approach Zone
  - AZ3. Utility Runway Nonprecision Approach Zone
  - TZ. Transitional Zone
  - RPZ. Runway Protection Zone
  - PSZ. Primary Surface Zone
- 78/316 Special District Overlay
- PD Planned Development
- * Zoning with Conditions
- Historic District
- RM-LTD. Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC. Gaines School Road Corridor Special District Overlay
- MAC. Milledge Avenue Corridor Special District Overlay
- WBS. West Broad Street Special District Overlay
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Railroads
- ▲ Special Use
- ● Historic Landmark

100 50 0 100 200 300 Feet

ATTACHMENT A	PD-2023-04-0659 PLANNED DEVELOPMENT AMENDMENT 540 BAXTER STREET David W. Matheny / Armentrout, Matheny, Thurmond P.C. Red & Black Publishing Co.	
540		
FROM: C-G (PD)	TO: Amendment to C-G (PD)	
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
171C1 E016	May 4, 2023	June 6, 2023

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: May 4, 2023	**FILE NO:** PD-2023-04-0659

LOCATION: 540 Baxter Street
APPLICANT: David Matheny / Amerntrout, Matheny, Thurmond, P.C.
OWNER: Red & Black Publishing Co.
REQUEST: Amend a C-G (PD) (Commercial-General, Planned Development)
COMMISSION DISTRICT: 4

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Sara Beresford, Chair Present				Kristen Morales Present		X	
Sarah Gehring Present		X		Taylor Pass Absent			
Catherine Goodrum Present	X			Lucy Rowland Present	X		
Matthew Hall, Vice-Chair Present	X			Monique Sanders Absent			
Alice Kinman Present	X			Joey Tucker Present		X	
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	4	3	

For: Bret Thurmond, David Matheny, Bill Crane, Justin Tardy, Tim Clark, Patrick Flynn, Lorie Clark
Against: George Daly, Rhonda Parker, Peggy Galis, Rhett Jackson, Gary Bertsch, Jennie Comstock, Gabe Comstock, Joan Jackson, Jason Bennett, Diana Jackson

Discussion: The lengthy public comment period revolved around proponents testifying to the good behavior of the fraternity, reuse of a structure and strong oversight from the national organization. while opponents (concentrated on nearby Henderson Ave) criticized the proposal as a threat to their quality of life due to excessive noise and activity. Various commissioners expressed sympathy towards the Henderson Ave neighbors, while other commissioners stated that the location is a good fit for a fraternity because of walkability and its proximity to the University and other similar uses. The longstanding history of Baxter as a commercial street was noted. Commissioners recognized that fraternities can create potential negative impacts on neighborhoods. However, some of the complaints about trash and noise were noted as code enforcement issues rather than zoning issues. One commissioner stated that sites for uses that generate public opposition should not be chosen solely on the basis of public opinion, as this can lead to siting these uses in disadvantaged neighborhoods that lack political power.

Motion: Ms. Rowland made a motion to recommend denial of the zoning request. Ms. Goodrum seconded the request, which passed 4-3.

STAFF REPORT
PLANNED DEVELOPMENT AMENDMENT
CASE NUMBER PD-2023-04-0659
540 BAXTER STREET
MAY 4, 2023

APPLICANT: .....David Matheny / AMT P.C.

OWNER: .....Red & Black Publishing Co.

ZONING REQUEST: .....Amend a C-G (PD)

TYPE OF REQUEST: .....Type II

LOCATION: .....540 Baxter Street

TAX MAP NUMBERS: 171C1 E016

COUNTY COMMISSION DISTRICT: 4

SIZE OF REZONING AREA: ..... 0.62 Acres

PRESENT USE: .....Office

PROPOSED USE: .....Fraternity

PUBLIC NOTICE POSTED: .....April 18, 2023

STAFF RECOMMENDATION: .....***APPROVAL WITH CONDITIONS***

PLANNING COMM. RECOMMENDATION: .....***DENIAL***

MAYOR & COMMISSION AGENDA SETTING: ...May 16, 2023 (tentative)

MAYOR & COMMISSION VOTING SESSION: .....June 6, 2023 (tentative)

I. Summary Recommendation

The applicant has requested to amend a Planned Development located at 540 Baxter Street on a property that is zoned Commercial-General for the purpose of converting the existing office building into a fraternity house. The request is consistent with the Future Land Use and Zoning Maps, as well as the Comprehensive Plan, which favors locating people in proximity to their daily destinations on sites that are already served by infrastructure. The Plan also favors adaptive re-use of existing buildings because it is more environmentally sustainable and retains architecture and scale that fits into the existing Baxter Street streetscape. The adaptation of the existing office building for use as a fraternity house is found to be compatible with the criteria for Special Use review. The location is suitable for use as a fraternity with easy access to the University of Georgia and proximity to other Greek Life housing and dormitories. While an appropriate use, there are code compliance issues that need resolution. Therefore, Staff recommends approval with the following conditions:

A. The applicant shall amend the plan to comply with the following zoning ordinance standards:
   1) The southeast corner of the site plan does not demonstrate compliance with the buffer and screening requirements between the parking and the street, as required per Section 9-25-8(E)4.b. and Section 9-30-9(E)6.a. Compliance with 9-30-9(E)6.a. would also comply with 9-25-8(E)4.b.
   2) The aisle for the accessible spaces does not comply with the width required by Section 9-30-4(E).
   3) The bike parking does not meet the convenience requirements of Section 9-30-5(D)1.

4) The bicycle parking requirements of Section 9-30-5(E).

B. The applicant shall comply with Section 8-7-15 regarding tree canopy conserved coverage and Section 8-7-15(k) regarding the provision of street trees.

Planning Commission Recommendation: The Commission recommended denial of the request based primarily on concerns about noise and fraternity activities disrupting the neighbors on Henderson Avenue.

II. Purpose of Applicant Request

A. Proposal

The purpose of this request is to amend an existing Planned Development to allow an existing 0.62 acre parcel with an office building to be repurposed for use as a fraternity. Three waivers are included in the request addressing reductions in tree canopy cover, streetscape trees, and the amount of parking spaces provided. The 10,050 square feet structure would be adapted to accommodate 17 beds within 11 bedrooms on the upper level with the ground level to include a combination chapter and dining room, living and study areas, kitchen and a graduate resident apartment.

The site would largely remain as existing including the 35 parking spaces provided, Baxter Street driveway access and pedestrian steps. The northern end (rear) of the property would remain as existing including a 6' tall privacy fence and Leyland Cypress buffer. The only planned alteration is the creation of a concrete patio at the front corner of the right side (east) of the building that is 294 square feet.

B. Existing Conditions

The subject parcel is 0.62 acres located one parcel west of the northwest corner of Baxter Street and South Church Street. The property is developed with a two story brick office building at the southeast quadrant of the parcel with surface parking located to the west and north on the property. Topographically, the grade rises about 10 feet from the front of the property to the rear with the slope directly in front of the existing structure having a steep grade.

Adjacent properties directly east and west share the Commercial-General (C-G) zoning and include a restaurant to the west and a two-tenant building with restaurant and service space to the east. To the south (across Baxter Street) is also zoned C-G and contains a building with two restaurant tenants. A surface parking lot is to the east and a gas station to the west. All share the C-G zoning except the surface parking lot, which is zoned G (Government) and associated with the University. The subject property is the only one in the immediate vicinity with a Planned Development designation. To the north are residential properties along Henderson Avenue that have an RS-15 zoning designation. Most of the properties are within the Henderson Avenue Local Historic District, but the subject property is not part of a historic district.

The subject property was rezoned in 1991 from PDR (Planned Development Reserved) to G-B (PD) (General Business, Planned Development) to allow construction of a two-story office building. The approval did not lead to construction of the office building until 1997 when a phased approach was implemented. Due to the age of the Planned Development, the information required was less robust than what is submitted today and some regulations such as tree management were not in place at that time. Further the reorganization of the zoning code in 2000 has changed the zoning requirements of the base zoning during the intervening 32 years.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2018 Comprehensive Plan Calls for the Following Policies:

Housing

- Increase the supply and variety of quality housing units, at multiple price points, in multiple locations, to suit the needs of a variety of households.

This project would generate fraternity housing for students along a section of Baxter Street that is within walking distance of the University campus.

Land Use

- Infill and redevelopment should be prioritized over greenfield expansion.
- Encourage the preservation and adaptive reuse of existing structures, especially those with historic value.

This project would be a redevelopment and adaptive reuse of an existing structure, though not one of a historic nature, and it would make use of existing infrastructure. Given the site's proximity to campus and other similar Greek Life institutions, locating student activities and housing here, aligns with the land use pattern around campus and the comprehensive plan's emphasis on providing multi-modal transportation choices to residents.

Transportation and Infrastructure

- Decrease automobile trips by providing and incentivizing alternative transportation modes.

The existing conditions include multiple bus stops for both the Athens Transit bus and the UGA bus system within a block of the subject property. The applicant's transportation policy statement states that motorcycles and scooters will share the 24 bicycle parking spaces* to be provided. Freshmen will not be allowed to drive to the house for events or chapter meetings. Spaces for the resident members will account for less than 50% of the overall parking available. Carpooling and use of the bus systems will be encouraged. (*Note that the plans submitted indicate 10 bicycle parking spaces.) The location—within walking distance of campus—reduces the need for automobile trips because destinations are conveniently close enough to walk, bike, or bus to.

B. Consistency with Future Land Use Map

The 2018 Future Land Use Map designates the subject parcel as *Main Street Business*, which is described as follows:

MAIN STREET BUSINESS

These are commercial areas where development of a storefront commercial type is encouraged. The uses are generally small-scale, but larger scaled uses can be integrated within a Main Street Business classification if a small-scale storefront is developed along the street facade, with the larger-scaled use located behind. Larger scale uses should only be developed in instances where they are compatible with the adjacent uses. Retail and office uses should dominate the ground floors of the Main Street Business facades, with residential uses encouraged on second and third stories. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. Walkability and pedestrian scale are important and the development should be oriented to the street with sidewalks, street trees, and pedestrian access provided.

No change to the Future Land Use Map is required since the proposed zoning action is already consistent with the Map. The proposal is also consistent with the Future Land Use description for this use.

C. Consistency with the Zoning Map

No change to the Zoning Map is required since the proposed zoning action is already consistent with the Map. The site is currently zoned C-G (PD) and would remain so. A fraternity is listed as a special use within the C-G zone. Therefore, the proposal is consistent with the Zoning Map.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

There are no known conflicts with any other ACCGov plans or programs in regards to the proposed Planned Development amendment.

IV. Technical Assessment

A. Environment

There are no environmental areas on the subject property. The Arborist has reviewed the tree management plan and offered the following comment(s):

- *Denial of the requested waivers for the minimum total canopy and for the street trees is recommended. It is recommended that medium trees, small, very small or a mixture of the three be planted on the slope and the landscaped buffer to either side of the parking lot entrance. Medium trees such as the American Hornbeam (Ostrya virginiana), small trees such as the Eastern Redbud (Cercis canadensis) and very small trees such as Downy Serviceberry (Amelanchier arborea) and their like can be found in the Athens-Clarke County tree species list. This action would also assist in fulfilling the minimum total canopy for a C-G zoned parcel.*

B. Grading and Drainage

The Transportation and Public Works Department has reviewed the proposal and did not have any grading and drainage comments.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and offered the following comments:

- *Water and Sewer Capacity Evaluation is required.*
- *Remove text in application report stating that "The Public Utilities Department has already determined sufficient water and sewer capacity exists on Baxter St" unless and until PUD performs capacity evaluation*
- *Remove text stating "Athens-Clarke County should have sufficient capacity for the water and sewer demands of this fraternity as the fraternity had previously been served by ACC at their previous location." Capacity in water and sewer mains is location dependent.*

D. Transportation

The Transportation and Public Works Department has reviewed and approved the proposal without any traffic-related comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and offered the following comment:

- *The building will have to be sprinkled and alarmed.*

F. Compliance with the Zoning Ordinance and Development Standards

A Planned Development designation is used to request exceptions or variances to the required development standards in an effort to provide design flexibility. Planned Development requests include a binding application report, site plan, and architectural elevations in an effort to guarantee to the community that what is proposed will be constructed if approved. All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards.

The existing Planned Development has a condition that made the grading and drainage plan into an overlay for the site. This condition has since been rendered unnecessary by the current technical standards for grading and drainage administered by the Transportation and Public Works Department. Therefore, Staff is recommending that this condition be removed, if the application is approved.

The criteria for zoning action such as a Special-Use, which is how a fraternity use is allowed in C-G, includes several factors of consideration. These are addressed by this proposal as follows:

a) *Similarity in scale, bulk, and coverage.*

No change to the existing structure is proposed and very little change to the site with this proposal. The existing conditions are consistent with those of other nearby developments.

b) *Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.*

The fraternity use should result in an increase in alternative transportation use and reduction in the volume of vehicular traffic to and from the property on a daily basis.

c) *Architectural compatibility with the surrounding area.*

No modification of the architecture is planned.

d) *The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors, or environmental pollutants.*

Very limited site work is proposed with this project. The concern of possible erosion of the front slope with the planting of street trees is asserted but the past presence of trees in this area is documented.

e) *Generation of noise, light, and glare.*

No changes to the lighting of the property are included in this proposal. The potential for generation of noise with chapter events exists that is not present with the office use.

f) *The development of adjacent properties compatible with the future development map and the zoning district.*

This request would not impact the potential for adjacent properties to retain or achieve compatibility.

g) *Impact on future transportation corridors.*

No impact is anticipated.

h) *Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses.*

No impact is anticipated.

i) *Other factors found to be relevant by the hearing authority for review of the proposed use.*

No other factors have been found to be relevant.

Staff analysis has determined the criteria to be met and compatibility achieved with the proposed fraternity use.

Requested Waivers

1. *Waiver from Section 8-7-15, to reduce the tree canopy coverage requirement in a Commercial-General zone from 40% to 29.6%.*

   Applicant's Purpose: To comply with the 40% canopy coverage requirement, 10,083 square feet would be needed. 4400 square feet is existing on site and to be retained. A narrow strip of space along the western side property line is proposed to receive several small canopy trees due to an overhead power line. These and two additional proposed trees add 3,600 square feet of canopy for a total proposed canopy of 8000 square feet or 29.62%. Street trees are said to not be possible due to the slope (see below).

   Staff Opinion: The property formerly included several trees at the front and sides of the property that have been removed at some point after 2019. These were the seven trees not along the rear property line that were shown, but not identified, on the binding site plan for the Planned Development. One potential tree location is the proposed patio space. Given this, it is not demonstrated that compliance with the canopy coverage is beyond possibility. Staff does not support this waiver request.

2. *Waiver from Section 8-7-15(k) to eliminate the requirement for street trees.*

   Applicant's Purpose: To comply with the street tree requirements a tree is needed for every 30 feet of street frontage. The parcel has 177.6 feet along Baxter Street which equates to needing 6 street trees. The majority of this length involves steep slopes. The applicant wishes to avoid disturbing the juniper stabilized slope in order to install trees in this area while the remainder of the frontage includes the two-way curb cut, an overhead power line and other utility lines or boxes.

   Staff Opinion: The property formerly included three street trees that were present through 2019 according to aerial photography and that were shown, but not identified, on the binding site plan for the Planned Development. The overhead power lines do not extend across the Baxter Street frontage. An inability to comply with the street tree requirement has not been

shown. Staff does not support this waiver request.

3. *Waiver from Section 9-30-2(D)9 to reduce the required parking spaces from 59 to 35.*

   Applicant's Purpose: Allowance of the proposed fraternity house use with the existing 35 parking spaces on site and no off-site parking is proposed. The nearby properties within 200 feet do not have additional spaces to offer and parking spaces beyond those provided is deemed unnecessary by the applicant due to their policy requirements and easy access to public transportation.

   Staff Opinion: According to the applicant report, up to 18 people would live in the building. A total of 59 parking spaces are required by Code, but the site does not have room for additional surface parking beyond the 35 existing spaces. Fraternity and sorority parking minimums are set to accommodate parking demand from both the residents of the house and visitors for chapter events Staff anticipates that the proximity of alternative transportation choices along with the other provisions of the transportation policy statement will allow the space to function with the current parking count. Staff supports this waiver request. However, the applicant may need to request an even lower number of spaces due to the fact that the current parking lot has more compact parking spaces than are allowed by Code.

Code Compliance Issues:

In addition to the requested waivers, Staff has found the following code compliance issues. These will need to be resolved prior to the approval of a binding plan, either through modifications to the plan or additional waiver requests.

1. The southeast corner of the site plan does not demonstrate compliance with the buffer and screening requirements between the parking and the street, as required per Section 9-25-8(E)4.b. and Section 9-30-9(E)6.a. Compliance with 9-30-9(E)6.a. would also comply with 9-25-8(E)4.b.
2. The aisle for the accessible spaces does not comply with the width required by Section 9-30-4(E).
3. The bike parking does not meet the convenience requirements of Section 9-30-5(D)1.
4. The applicant did not comply with the bicycle parking requirements of Section 9-30-5(E).

End of Staff Report.

Reviewed

Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

☒ The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.

☒ The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.

☒ The proposal will not adversely affect the balance of land uses in Athens-Clarke County.

☒ The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.

☒ The existing land use pattern surrounding the property in issue.

☒ The possible creation of an isolated district unrelated to adjacent and nearby districts.

☒ The aesthetic effect of existing and future use of the property as it relates to the surrounding area.

☒ Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

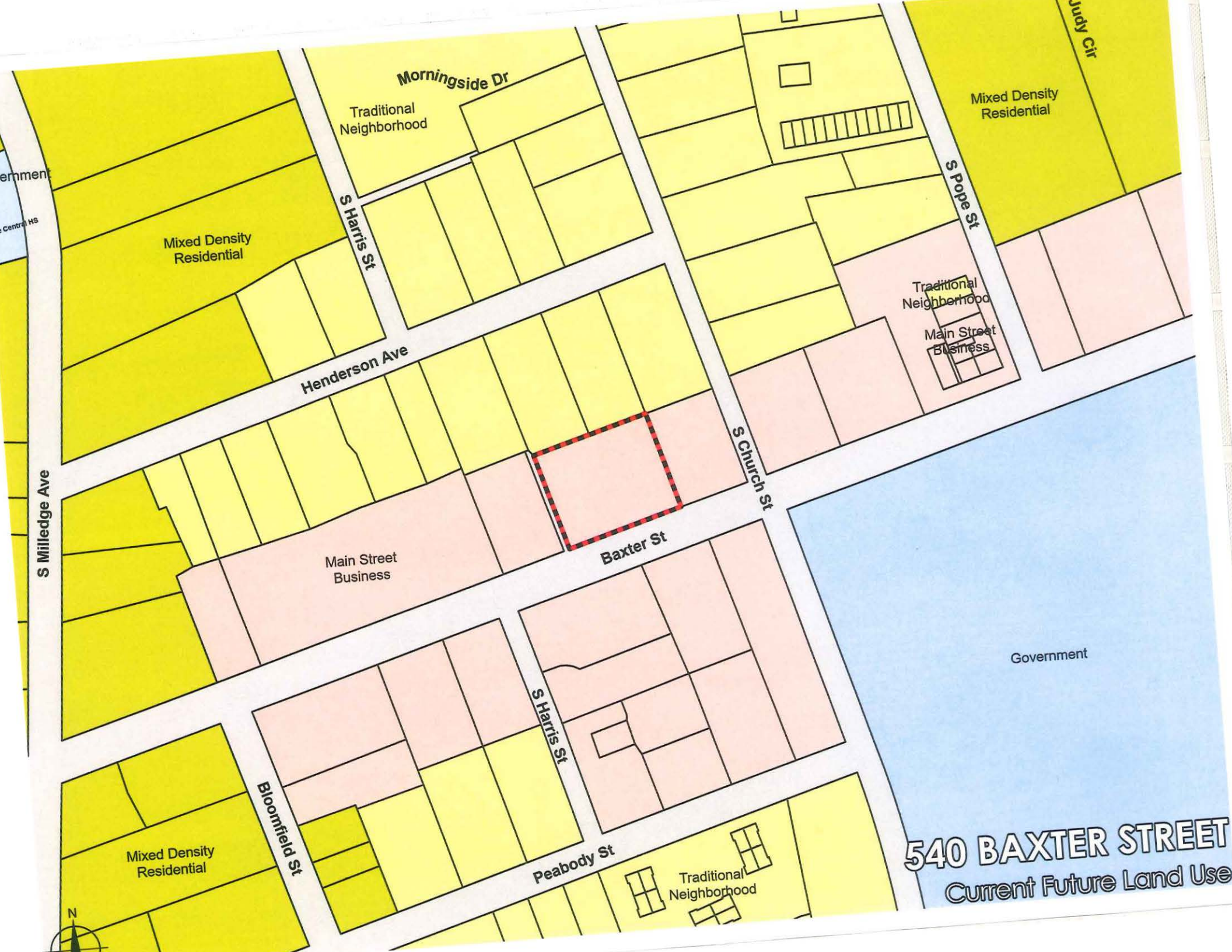
☒ Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.

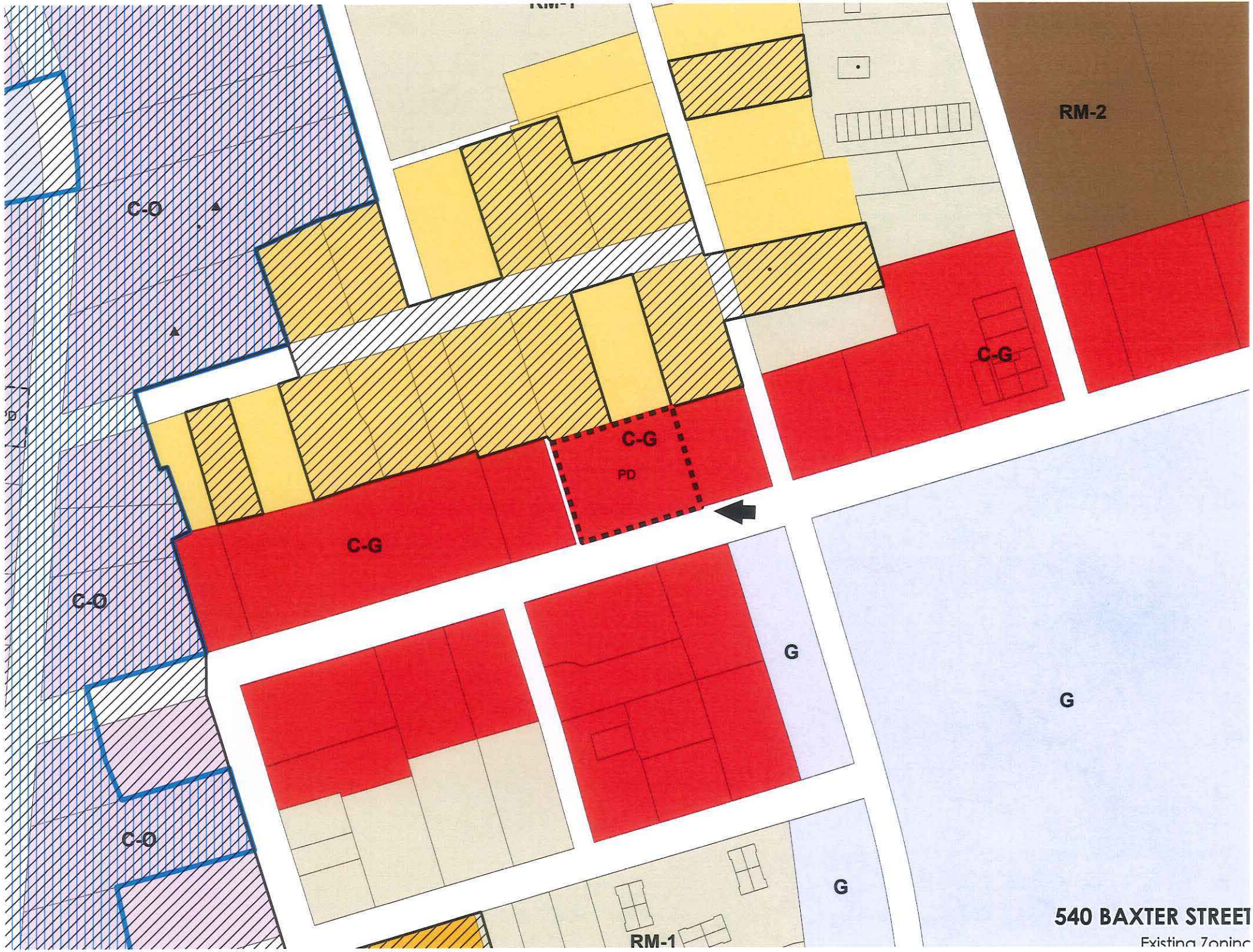
☒ Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.

☒ Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.

☒ The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.

☒ The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


Morningside Dr
Traditional Neighborhood
Mixed Density Residential
S Harris St
Henderson Ave
S Milledge Ave
Mixed Density Residential
S Pope St
Judy Cir
Traditional Neighborhood
Main Street Business
S Church St
Main Street Business
Baxter St
Government
S Harris St
Bloomfield St
Mixed Density Residential
Peabody St
Traditional Neighborhood
N
540 BAXTER STREET
Current Future Land Use


RM-2
C-O
C-G
C-G
PD
C-G
C-O
G
G
C-O
G
RM-1
540 BAXTER STREET
Existing Zoning

PROPERTY INFORMATION:

1. PROPERTY OWNER: RED & BLACK PUBLISHING CO
2. PHYSICAL ADDRESS: 540 BAXTER STREET. ATHENS. GA 30605
3. TAX PARCEL: 171C1 E016
4. DEED BOOK/PAGE: 939 / 192
5. TOTAL PARCEL ACREAGE: 0.62 AC
6. EXISTING ZONING: C-G
7. EXISTING/PROPOSED USE: OFFICE BUILDING / FRATERNITY HOUSE
8. CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON OR WITHIN100 FEET OF THE SUBJECT PROPERTY.
9. STATE WATERS: STATE WATERS ARE NOT PRESENT WITHIN 200 FEET OF THE SITE. THE SITE DRAINS TO AN UNNAMED TRIBUTARY OF THE THE NORTH OCONEE RIVER. THERE ARE NO WETLANDS PRESENT ON THE SITE.
10. WATER SUPPLY: ATHENS-CLARKE COUNTY
11. SANITARY SEWER: ATHENS-CLARKE COUNTY
12. SOLID WASTE: TRASH AND RECYCLING ROLL CARTS
13. TOPOGRAPHIC CONTOUR INTERVAL: 2-FEET. DATA PROVIDED BY ATHENS-CLARKE COUNTY GIS.

ZONING INFORMATION:

SEC. 9-10-3 – GENERAL REGULATIONS	
	C-G ZONING REQUIREMENTS
MAXIMUM RESIDENTIAL DENSITY (BEDROOMS PER GROSS ACRE)	24
MINIMUM LOT AREA	2,500 SQ.FT.
MINIMUM LOT WIDTH	50 FT.
MINIMUM LOT DEPTH	50 FT.
MINIMUM FRONT YARD	NONE
MINIMUM SIDE YARD	NONE
MINIMUM SIDE YARD, ADJACENT TO STREET	NONE
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 FEET
MAXIMUM FAR	1.5
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS	80%
MINIMUM LANDSCAPED AREA	20%
MAXIMUM BUILDING HEIGHT	65 FEET

NOTES:

PARKING SPACES:
ACC CODE OF ORDINANCE SEC. 9-30-2-D-9 - SPACES REQUIRED:
A.
9820 GROSS SF / 200 = 49 MEMBERS ALLOWED TO LIVE ON THE PREMISES
17 MEMBERS WILL LIVE ON THE PREMISES / 1.5 SPACES PER PERSON = 12 SPACES REQUIRED
B.
2652 SF OF ASSEMBLY SPACE/ 15 = 177 PEOPLE ALLOWED TO ASSEMBLE
177 PEOPLE ALLOWED TO ASSEMBLE / 3 PERSONS PER ONE PARKING SPACE= 59 SPACES REQUIRED
GENERAL PARKING = 19 SPACES
COMPACT PARKING = 14 SPACES
ACCESSIBLE PARKING = 2 SPACES
TOTAL PARKING = 35 SPACES
BIKE PARKING = 35 / 20 = 2 SPACES REQUIRED (2 PARKING SPACES ARE THE MINIMUM ACCORDING TO ACC ORDINANCE.
BIKE PARKING PROVIDED = 10 SPACES

TREE MANAGEMENT:
TREE CANOPY COVER REQUIREMENTS:
C-G (COMMERCIAL GENERAL) 40% TOTAL TREE CANOPY (CONSERVED OR PLANTED), 10% CONSERVED FOR LOTS GREATER THAN OR EQUAL TO 12,500 SQ FT.)
STREETSCAPE TREES:
A MINIMUM OF ONE TREE / EACH 30 FEET OF STREET FRONTAGE
177.6 FEET OF STREET FRONTAGE / 30 FEET = 6 TREES
TREE CANOPY COVER IN PARKING AREAS:
A MINIMUM OF ONE TREE / 7 PARKING SPACES
35 SPACES PROVIDED / 7 SPACES = 5 TREES
TREE CANOPY COVER PROVIDED:
11 EXISTING LEYLAND CYPRESS x 400 SF CANOPY CREDIT = 4400 SF OF CANOPY COVER
9 PROPOSED SMALL TREES x 400 SF CANOPY CREDIT = 3600 SF OF CANOPY COVER
TOTAL CANOPY COVER = 8000 SF

STORMWATER MANAGEMENT DESCRIPTION:
PROPOSED DISTURBANCE IS LESS THAN 5000 SF, THEREFORE STORMWATER PLAN IS NOT REQUIRED. SITE HAS EXISTING STORMWATER SYSTEM THAT DRAINS TO BAXTER STREET STORM SYSTEM.

Calculations:

PROPERTY AREA: 27,007.2 SF = 0.62 AC			
LOT COVERAGE BY STRUCTURES:			
EXISTING	5,598 SF	=0.13 AC	20.7%
PROPOSED	0 SF	=0 AC	0%
TOTAL	0.13 AC	/0.62 AC	=20.7%
LOT COVERAGE BY OTHER IMPERVIOUS SURFACES:			
EXISTING	14,673.2 SF	=0.34 AC	54.3%
PROPOSED	294 SF	=0.01 AC	1.1%
TOTAL	0.34 AC	/0.62 AC	=55.4%
LOT COVERAGE TOTALS			
EXISTING	20,271.2 SF	=0.47 AC	75.1%
PROPOSED	294 SF	=0.01 AC	1.1%
TOTAL	0.47 AC	/0.62 AC	=76.1%

811 Know what's below. Call before you dig.

VICINITY MAP (N.T.S.)

SITE

OWNER: RHONDA PACKER
ADDRESS: 127 HENDERSON AVE
PARCEL #: 171C1 E002ZONING: RS-8
ACREAGE: 0.42 AC

OWNER: GEORGE DALY
ADDRESS: 145 HENDERSON AVE
PARCEL #: 171C1 E004A
ZONING: RS-8
ACREAGE: 0.43 AC

OWNER: CHINA BOAT PARTNERS LLC
ADDRESS: 600 BAXTER STREET
PARCEL #: 171C1 E004A
ZONING: C-G
ACREAGE: 0.35 AC

OWNER: STEVEN & COLLETTE HARBEN
ADDRESS: 510 BAXTER STREET
PARCEL #: 171C1 E017
ZONING: C-G
ACREAGE: 0.34 AC

OWNER: RED & BLACK PUBLISHING CO
ADDRESS: 540 BAXTER STREET
PARCEL #: 171C1 E016
ZONING: C-G
ACREAGE: 0.62 AC

EXISTING BUILDING
FIRST FLOOR = 4900 SF
SECOND FLOOR = 4920 SF

8' HIGH WOOD FENCE 1' INSIDE OF PROPERTY LINE
EXISTING POWER POLE
EXISTING LEYLAND CYPRESS (11 TYP.)
EXISTING CONCRETE PAD
EXISTING POWER TRANSFORMER
N74° 08' 31.00"E 180.339'
14 COMPACT SPACES
5' MINIMUM DISTANCE REQUIRED BETWEEN TREES AND STRUCTURES
PROPOSED BIKE RACK (10 SPACES)
EXISTING POWER PEDESTAL
PROPOSED ROLL CARTS 4 - TRASH 2 - RECYCLING
EXISTING DROP INLET (GA. DOT STD 1019A TYPE A W/ GRATE)
S15° 30' 22.00"E 149.770'
EXISTING STORM MANHOLE
PROPOSED FLOWERING DOGWOOD (2 TYP)
PROPOSED FLOWERING PINK DOGWOOD (2 TYP)
EXISTING DROP INLET (GA. DOT STD 1019B W/ HOOD & GRATE)
EXISTING ACCESSIBLE SPACES (2 TYP.)
EXISTING PATIO
EXISTING STAIRS
EXISTING RETAINING WALL
PROPOSED EASTERN REDBUD (2 TYP)
PROPOSED DOWNY SERVICE BERRY (2 TYP)
EXISTING CURB, WALL, AND STEPS
EXISTING LIGHT POLE (4 TYP.)
PROPOSED PATIO
EXISTING DROP INLET (GA. DOT STD 1019B W/ HOOD & GRATE)
15' MINIMUM DISTANCE REQUIRED BETWEEN TREES AND STRUCTURES
N16° 32' 55.00"W 148.40'
EXISTING BRICK PAVERS
EXISTING RETAINING WALL
EXISTING STORM WATER MANHOLE
FUTURE R/W
EXISTING STORM CATCH BASIN
EXISTING CONCRETE PAD
EXISTING 24" CURB AND GUTTER
EXISTING SIDEWALK
S74° 34' 54.00"W 177.000'
EXISTING SHORE JUNIPER
EXISTING SIGN
EXISTING 6" SANITARY SEWER LINE
PROPOSED EASTERN WHITE REDBUD
EXISTING POWER POLE
EXISTING 1 1/2" WATER METER
EXISTING 1 1/2" RPZ BACK FLOW PREVENTER
EXISTING CLEAR SIGHT TRIANGLE
APPROXIMATE ROAD CENTERLINE
BAXTER STREET ± 40' PAVED 60' R/W (80' FUTURE R/W)
APPROXIMATE ROAD EDGE OF PAVEMENT
SCALE 1"=10'

Binding
Stephen Jaynes
5-9-2023

GSWCC LEVEL II
CERTIFICATION # 0000009335
EXP: 4/20/2024

REVISIONS

DATE	BY	DESCRIPTION
8/4/2023	RLB	AMENDMENT TO MASTER PLAN

DESIGNED: MTB
DRAWN: RLB
CHECKED: MBT
APPROVED: MBT

ADDITIONS
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GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT MICHAEL BRET THURMOND 4/5/2023

OAKBROOK CORPORATE CAMPUS
330 RESEARCH DRIVE, SUITE A240
ATHENS, GEORGIA, USA 30605-2700
PHONE: (706) 548-1211
FAX: (706) 548-1214
www.amtathens.com

amt ENGINEERS ARCHITECTS PLANNERS
Armentrout • Matheny • Thurmond

23043
PHI KAPPA TAU
540 BAXTER STREET
ATHENS, GA 30605

SITE PLAN
C100

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N:\23043\CIVIL\CAD FILES\CONSTRUCTION DWGS\C100 SITE PLAN.DWG

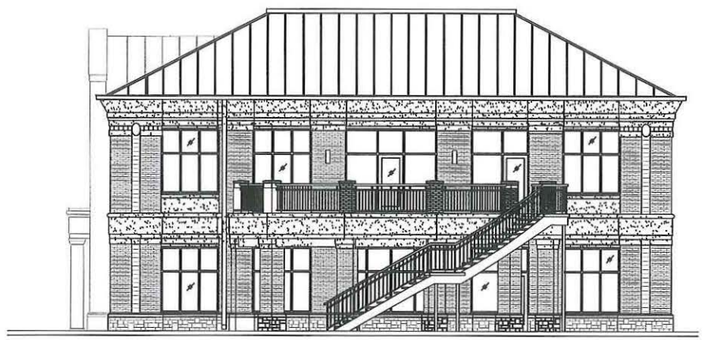
NOTE(S):

1. ELEVATIONS PROVIDED ARE COURTESY OF CHARLES SCOTT WARD

Binding
Stephen Jaque
5-9-2023



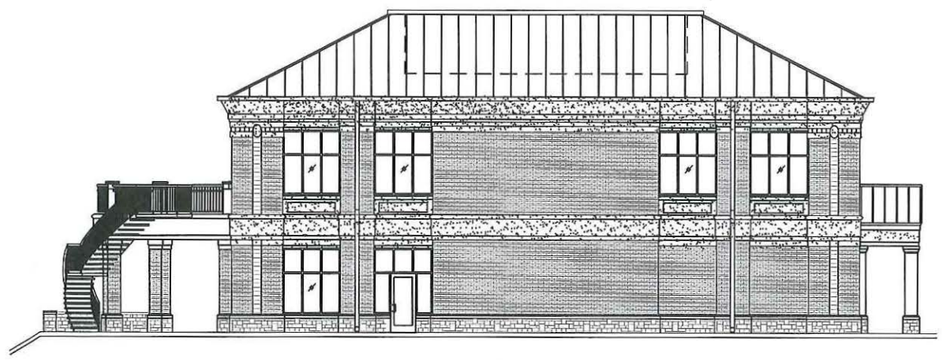
AS-BUILT SOUTH ELEVATION 1 A100
SCALE: ⅛" = 1'-0"



AS-BUILT EAST ELEVATION 1 A100
SCALE: ⅛" = 1'-0"



AS-BUILT WEST ELEVATION 1 A100
SCALE: ⅛" = 1'-0"



AS-BUILT NORTH ELEVATION 1 A100
SCALE: ⅛" = 1'-0"

REVISIONS

DATE	NO.	BY	DESCRIPTION
04/07/23		RLB	AMENDMENT TO MASTER PLAN

DESIGNED: MTB
DRAWN: RLB
CHECKED: MBT
APPROVED: MBT

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STATE OF GEORGIA
DAVID M. MATHENY
REGISTERED ARCHITECT
4/5/2023

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540 BAXTER STREET
ATHENS, GA 30605

23043

ELEVATIONS
A100

N:\23043\ARCHITECTURAL\CAD FILES\CONSTRUCTION DWGS\A100 FRONT ELEVATION.DWG

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Amendment of the Planned Development

540 Baxter Street, Athens, GA 30605

Binding
5-9-2023

Introduction:

This report provides information and analysis for an amendment of an approved Planned Development Application submitted by Red and Black Publishing Company seeking approval for an amendment to the approved Planned Development for a fraternity use at 540 Baxter Street, Athens, GA. The Phi Kappa Tau fraternity is purchasing the property.

Background:

The Beta Xi Chapter of Phi Kappa Tau Fraternity was located at 558 West Broad Street, but the chapter house was sold for a new development. As a result, the chapter is seeking a permanent location for a new chapter house. The owner of the 540 Baxter Street property is seeking an amendment for the approved Planned Development (PD-91-08-82) to allow Phi Kappa Tau Fraternity to occupy the existing office building. The original Planned Development is General Business (PD). The property is now zoned C-G (Commercial-General) (PD). The site contains 0.62 acres and is identified as tax parcel 171C1 E016. The fraternity will reorganize the existing building space to add bedrooms, a kitchen and dining area, restrooms including showers, study room, a chapter room and other auxiliary spaces. The fraternity plans to renovate the second floor to provide living space for 17 members in 11 bedrooms and a small self-serve kitchen area with seating. The ground floor will be renovated to include a kitchen, dining area, chapter room, and study area and a graduate resident apartment. The total assembly area is 2693 sf. Most fraternities at the University of Georgia have houses with residential occupancies ranging between 20 and 40 members so this plan is on the lower end of the scale.

Site Characteristics:

The subject property contains an existing two-story 10,050 sf office building with a parking lot containing 35 spaces of which two are handicap spaces. This property has walking access from the Baxter Street pedestrian network. The site is also accessed by a driveway from Baxter Street. The property is surrounded by C-G-zoned properties to the east, west, and south and borders two RS-8-zoned properties to the north. Existing Leyland Cypress trees act as a buffer between the subject property and the residential properties. There is an approximate 6-foot tall opaque fence on the rear property line. The distance from the back of curb of the parking lot to the residential property is 16 feet. Except for an additional 294 sf slab to be added to the front left corner of the property and extension of the existing black iron fence along the length of the Baxter Street frontage, no other site improvements are envisioned. Current total impervious on the site is 20282 sf or 75.1% impervious. After adding the outside patio slab, the total impervious is 76.1% which is still less than the 80% allowed in C-G zones.

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The topography for the site is sloped from the back to the front and falls off to the south and east of the property. The building's front faces Baxter Street. Stormwater from the building and parking area is captured by three-yard drains which are connected to an underground concrete detention vault on the right side of the property as one views the property from Baxter Street. Plans indicate this detention vault connects directly to the storm drainpipe network in the Baxter Street right-of-way. A small area at the front entrance drains overland to the right-of-way of Baxter Street. The receiving waters is Tanyard Branch.

Zoning Request and Future Land Use:

There is no change to the current zoning or future land use as it exists. The future land use is *Main Street Business* and C-G zoning is compatible. The fraternity is allowed in C-G zone, in this case, as an amendment to the approved Planned Development which will change the use from office to fraternity. The property is directly across from or adjacent to various commercial businesses and the University of Georgia. Two residence properties abut the rear property line. The fraternity is an allowed use in a C-G zone with Athens-Clarke County Commission approval.

Buffers:

No environmentally sensitive features or state water buffers are located on or within 200 feet of the subject property. A C-G zoned property must have at least a 10 foot buffer of landscape and opaque fence adjacent to any RS zoned property. The current buffer at the rear of the property is 16 feet.

Site Access, Traffic, Parking, and Pedestrian Safety:

The site is accessed by an existing driveway on Baxter Street. Both fraternity member vehicles and delivery vehicles can access the site. The fraternity will operate a kitchen and the drive has ample room for van and box truck deliveries. Also, roll carts will be used instead of a dumpster. The roll carts will be lined along the rear wall of the building behind an opaque screen. There is adequate access for trash and recycling pickup.

The first floor contains approximately 2693 square feet of assembly space. This does not include restrooms, equipment room, the future kitchen and other building ancillary spaces. Based upon the assembly calculation in the Athens-Clarke County Ordinance, this results in 59 parking spaces required for assembly. The bedroom count is 11 with a mix of single and double rooms. The total number of beds is 17. For these beds, there are 17 of 35 existing parking spaces available. At an allowed count of 1.5 parking spots per bedroom, the required spaces is 17. The fraternity is requesting a waiver to reduce the required spaces from 59 to 35. No additional off-site parking is to be obtained as the property is so near the University dorms and University of Georgia parking. Except for the graduate resident and kitchen staff who can park on-site, all members are UGA Students and can obtain a parking permit for a UGA lot. Except for residents, members will typically ride a bus, bike or carpool to the site. Unlike other fraternities on Milledge, this site is extremely close to UGA and is very walkable to class or downtown. For

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these reasons, the waiver is requested. There is no local street adjacent at the rear of the lot to be a nuisance to the adjoining residential properties.

Tree Management Plan and Planting:

The C-G zone requires 40% of the total tree canopy cover, conserved or planted and only 10% is required to be conserved. Eleven Leland Cypress', a small tree (400 SF/tree) are located at the back of the property, so the total existing canopy is 4400 sf. The site is 0.62 acres which makes the total required tree canopy be 0.248 acres or 10803 sf of tree canopy. Due to the existing power lines along the west side yard (left of the building) and the front yard, only small trees can be planted to meet the ACC tree management ordinance. Required new canopy is 6403 sf. Nine additional small trees are planned for the site so that the new canopy is 3600 sf for a total canopy coverage of 8000 square feet. No street trees are proposed as the front of the property includes a steep slope that is currently fully planted in juniper ground cover. The slope ends at the back of the Baxter Street sidewalk and the fraternity wishes to minimize disturbance of the slope. To meet the full tree canopy requirements would require an additional 7 small street trees (Baxter Street power is adjacent to the front of the property on the sidewalk) to meet the tree canopy requirement. This amount of disturbance on the existing slope may cause destabilization of the slope and the waiver sought is the minimum required to maintain the slope. No more additional trees can be placed on the site without disturbing the top of the very steep slope on the right side or placed elsewhere due to clearances required between trees and utilities, property lines and curb and gutter. See the attached tree management plan which shows 8000 sf of canopy existing or planted versus the 10,803 sf required. A waiver is sought to not plant street trees and reduce the required overall canopy to 8,000 sf. This is the least amount of reduction of overall street trees and canopy reduction that is possible.

Public Utilities and Services:

There is no change in the number or design of the utilities for the site. The site is served by Athens-Clarke County public water and sewer located in the right-of-way on Baxter Street. There is a fire alarm system in the building. A fire sprinkler system will be added to meet life safety requirements. There will be no less than a 13R System installed per Athens-Clarke County requirements for the fraternity use. A new vault will be added to the site at the new patio. Athens-Clarke County should have sufficient capacity for the water and sewer demands of this fraternity as the fraternity had previously been served by ACC at their previous location. Solid waste will be collected in roll carts as well as recycling. Roll carts will be stored at the rear of the building in an enclosure meeting Athens-Clarke County Ordinance requirements.

Stormwater Management:

The current stormwater system is adequately managing the stormwater runoff and there are no signs of flooding or erosion, nor any information that the system is not functioning as intended. The existing system is an underground detention vault that flows to the Baxter Street storm sewer system.

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The planned site improvements do not exceed the 5,000 sf threshold and therefore, no additional stormwater management plan is required. Stormwater not collected in the pipe system flow overland to adjacent properties and to Baxter Street at the drive entrance.

Lighting:

Existing site lighting consists of parking lot lights and silhouette lights. No change is proposed to the current outside lighting.

APPROVAL CRITERIA FOR ZONING ACTION

1. **Explain how the proposed zoning action is compatible with the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.**

   The site is in an area designated *Main Street Business* in the Future Development map of Athens-Clarke County. The *Main Street Business* designation anticipates serving a variety of needs on a main street corridor. The FLU description states that: "Retail and office uses should dominate ground floors of the main street facades with residential uses permitted in second and third stories." The existing C-G zoning is compatible with the future land use plan and a fraternity is allowed under C-G zoning either by Special Use Process, or in this case, as an amendment to the approved Planned Development. The location of the building faces Baxter Street and across the street just east is a row of 6 UGA campus dorms and various businesses that cater mainly to students. There is a diverse mix of restaurants on Baxter Street in this general area. Baxter Street is served by ACC and UGA bus systems. The facility is within easy walking distance to north campus and the Tate Student Center as well as the Zell Miller Learning Center. Fraternity members will typically walk or ride the UGA bus system as their main means of transportation during the day. Weekly chapter meetings will result in some members driving to the facility, but there are 18 additional available spaces on site. It is possible that 35 spaces can be fully occupied thus providing transportation for up to 140 members (4/car). This is much more than the average number of members of Phi Kappa Tau, 85 members. Members will walk, take the bus, carpool or ride share. Special events such as game day do provide a challenge for parking but there is adequate pay parking available during these events. Fraternity members will share rides or walk to the event or take alternate transportation to the property.

2. **The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.**

   The proposed use meets all the requirements of the zoning district except for the code requirements of assembly parking for a fraternity and the strict application of the tree management ordinance. A waiver is requested to allow the existing 35 spaces on the site with no off-site parking. An addition two waivers are required to

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not install street trees on Baxter Street because of the steep slope and the overall tree canopy reduction from 10,603 sf to 8,000 sf.

3. **The proposal will not adversely affect the balance of land uses in Athens-Clarke County.**

   This amendment to an approved Planned Development is for fraternity use in an existing building. This will not result in any change to or affect the balance of land use in Athens-Clarke County as the fraternity already operated in another location in Athens-Clarke County. The fraternity use does not affect the balance of land use as the property is zoned C-G and this use is allowed with Commission approval.

4. **Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.**

   The existing site is adequately served by public water and sewer. The facility is on ACC and UGA bus system lines. A UGA bus stop is within 1/3 of a block across the street. Access is an existing driveway on Baxter Street. Since there are multiple businesses and UGA community dorm buildings nearby, there is more than adequate electricity existing on Baxter Street. The facility is served by a 3-phase 480-volt system which is located along the rear of all the businesses to the north of Baxter Street. This power line ends just at the subject property. The property contains an underground storm water detention vault on site which connects to the Baxter Street storm system. This request is not onerous to the staff of the reviewing departments and the site is not changing – just the use and improvement in the building.

5. **The existing land use pattern surrounding the property in issue.**

   The property was zoned General Business Planned Development in 1991. The existing building was designed beginning in 1998. The project construction was completed in 2002. No exterior alterations to the building are proposed for this use. The building's architecture and the land use are compatible with the surrounding area. The future land use *Main Street Business* states that: "These commercial areas, that front a main street corridor, encourage development of a storefront commercial type.". This building construction is in accordance with the intent. No changes to the exterior of the building are proposed.

6. **The possible creation of an isolated district unrelated to adjacent and nearby districts.**

   This amendment will not create an isolated zoning district as the current property is in an area of C-G zoned property.

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7. **The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.**
   The fraternity will not impact the existing services such as schools, utilities, or streets. The fraternity had a home already on Broad Street. As such, the use will not impact existing services. The proposed site will be served by a public water and sewer. The Public Utilities Department has already determined sufficient water and sewer capacity exists on Baxter Street. There is adequate access to Baxter Street. The public road is adequate, and the drive is connected to Baxter Street by a concrete apron.

8. **The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.**
   This Amendment which will change the use of an office building to a fraternity house. This change will not increase costs to Athens Clarke County. The fraternity is an existing fraternity at the University of Georgia and this change of location does not increase the cost of the Unified Government related to public utilities (services and infrastructures exist), schools (the fraternity does not impact local schools although members do mentor students as part of their service requirements), streets (the property fronts Baxter Street and does not impede any residential streets) and other public safety measures. Any fraternity that owns land and a house in Athens Clarke County does pay property taxes.

9. **The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.**
   There is no environmental impact from the change of use at this location because no changes are planned to the building structure or the grounds apart from an additional small concrete patio.

10. **Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.**
    While the proposed zoning action to change an office building to a fraternity house may raise concerns among some members of the community, it is important to note that zoning decisions are made in accordance with existing regulations and zoning laws. The proposed change complies with these regulations and is unlikely to be a significant deterrent to the value or improvement of adjacent property. The advantages of this property include location to the University of Georgia in a C-G zone which allows a fraternity use. This building is a solidly built commercial structure which will reduce noise from the building. The landscape buffer at the rear of the property is fully mature. The exterior congregation areas are presently on the right side and planned for the right front corner. This will tend to direct sound across or down Baxter Street. Within the building, interior assembly areas will front Baxter Street. The use of roll carts for trash and recycling will further reduce noise as large dumpster trucks will not be banging metal containers on the supporting slab. The use of roll carts also reduces the chance of odors from the waste as pickup is more often

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than that for a large dumpster. Furthermore, the fraternity has a transportation policy that encourages carpooling and public transportation.

11. **Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.**
    There are no substantial reasons why the property cannot be used in accordance with existing zoning. The existing zoning does allow for fraternity use provided the Athens-Clarke County Commission approves. As stated previously, there is no change to the site apart from the construction of a small concrete patio on the Baxter Street side of the property. All congregant areas are oriented toward Baxter Street or east toward an existing business and away from the single-family residences to the north.

12. **The aesthetic effect of existing and future use of the property as it relates to the surrounding area.**
    There is no change to the exterior facade of the existing building, therefore the aesthetic effect of the existing use of the property will remain as it relates to the surrounding area.

13. **Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.**
    The property is zoned C-G (PD) in an area of C-G zoned property. Residential Zoned property is north of the property. The zoning of C-G (PD) is not changing. An existing building and site are proposed to change use from office to fraternity. Several waivers are requested for the existing site including reduction of required parking from 59 to 35, reduce street trees to none and reduce the requirement canopy from 10,603 sf from the tree plan to 8,000 sf. The property is very near University of Georgia property and several large dorms. This section of Baxter Street is student oriented.

Conclusion:

The fraternity has demonstrated that the proposed use of the property as a fraternity house will comply with the zoning ordinance and will not create negative impacts on the surrounding properties. Therefore, we recommend that the amendment to the Planned Development be approved including the waivers to not install street trees on Baxter Street, reduce the overall required tree canopy, reduce required parking from 59 spaces to 35 spaces.

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Exhibits

- Transportation Policy
- Waste Policy
- Elevations of the Structure
- 2002 Site Plan
- Traffic Survey Information

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Transportation Policy Statement
for
Phi Kappa Tau

Pursuant to Section 9-30-8-G of the Athens-Clarke County Code of Ordinances, the following Transportation Policy Statement is provided to show awareness with respect to traffic impact and reduce demand for parking and single-occupancy vehicle trips by promoting a range of viable commuting alternatives, including public transit, bicycling, walking and carpooling. The following is a list of ways Phi Kappa Tau will reduce and limit the frequency of single-occupancy vehicle trips:

-Alternative transportation is encouraged such as walking and biking to campus. 10 Bicycle spaces will be provided to promote transportation by bike.

- Parking spaces will be reserved for automobile use only. Motorcycles and scooters will park in another designated area.

-Freshman living in the dorms will not be permitted to drive to the house for events or chapter meetings.

-Only 48.6% (17) of the 35 parking spaces will be available for residents of the fraternity house. The remaining 18 spaces will be provided for members who live off-site for chapter meetings and special events.

-Phi Kappa Tau currently encourages carpooling among members to reduce traffic and this will continue.

-The UGA Bus System along with the Athens Transit System currently provides service on Baxter Street which a majority of the members utilize. Means of transportation by bus will continue and members are encouraged to utilize the bus system.

Waste Management Policy
for
Phi Kappa Tau Fraternity

Phi Kappa Tau will submit a recycling and waste plan to Athens-Clarke County Solid Waste Director as described in the Athens-Clarke County Ordinance. The fraternity follows the requirements for customers in Athens-Clarke County Code of Ordinances 5-2-14 and 5-2-16.

1. No Dumpsters: The fraternity will not use dumpsters on the premises for waste disposal and recycling collection.

2. Roll Carts: Roll carts will be used for waste disposal. The fraternity will ensure that there are enough roll carts for the amount of waste produced, and they will be kept in good condition. The roll carts will be collected at least twice a week to ensure timely disposal of waste.

3. Large Waste: Large waste that cannot be put in the roll carts will not be placed outside the building under any circumstances. Each member will make arrangements to dispose of their large waste, such as mattresses, or furniture by hiring a waste disposal company to remove it.

4. Recycling: The fraternity will promote recycling by providing recycling bins and encouraging members to use them. Recyclable materials such as paper, plastic, and aluminum cans will be separated from other waste and placed in designated recycling roll carts.

Traffic Summary

Residential Condo / Townhouse (230)

Base analysis on VEHICLES = # of Parking Spaces. Other measures such as persons or number of Dwelling Units are lower counts.

AM Ln(T) = 0.73 Ln(X) + .09 = 17.52 Peak Hour based on bedroom count of 17
PM Ln(T) = 0.81 Ln(X) + .03 = 18.35 Peak Hour based on bedroom count of 17

Fraternity and Sorority use is not listed in the Ice Traffic Generator Manual. Since the fraternity will occupy an existing structure with 35 parking spaces, our approach is to use Residential Condo/Townhouse use as the basis for potential traffic. The manual lists a number of variables that can be used for forecast average daily and peak hour trip ends. Our investigation showed that using the 35 spaces as the independent variable created the larges forecast trip ends. The equations are:

Avg Weekday T= 2.31(X) + 307.36 = 388.21

and

AM Peak Hour Ln(T) = 0.77(Ln(X)) – 0.03 = 14.99
PM Peak Hour Ln(T) = 0.21(X) + 36.97 = 44.32

Note that the number of average daily and peak hour ends are less than the 1,000 average daily trips and 100 peak hour trips which would require a traffic study.

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VICINITY MAP OF 540 BAXTER STREET (N.T.S.)

SITE

PROPERTY INFORMATION:

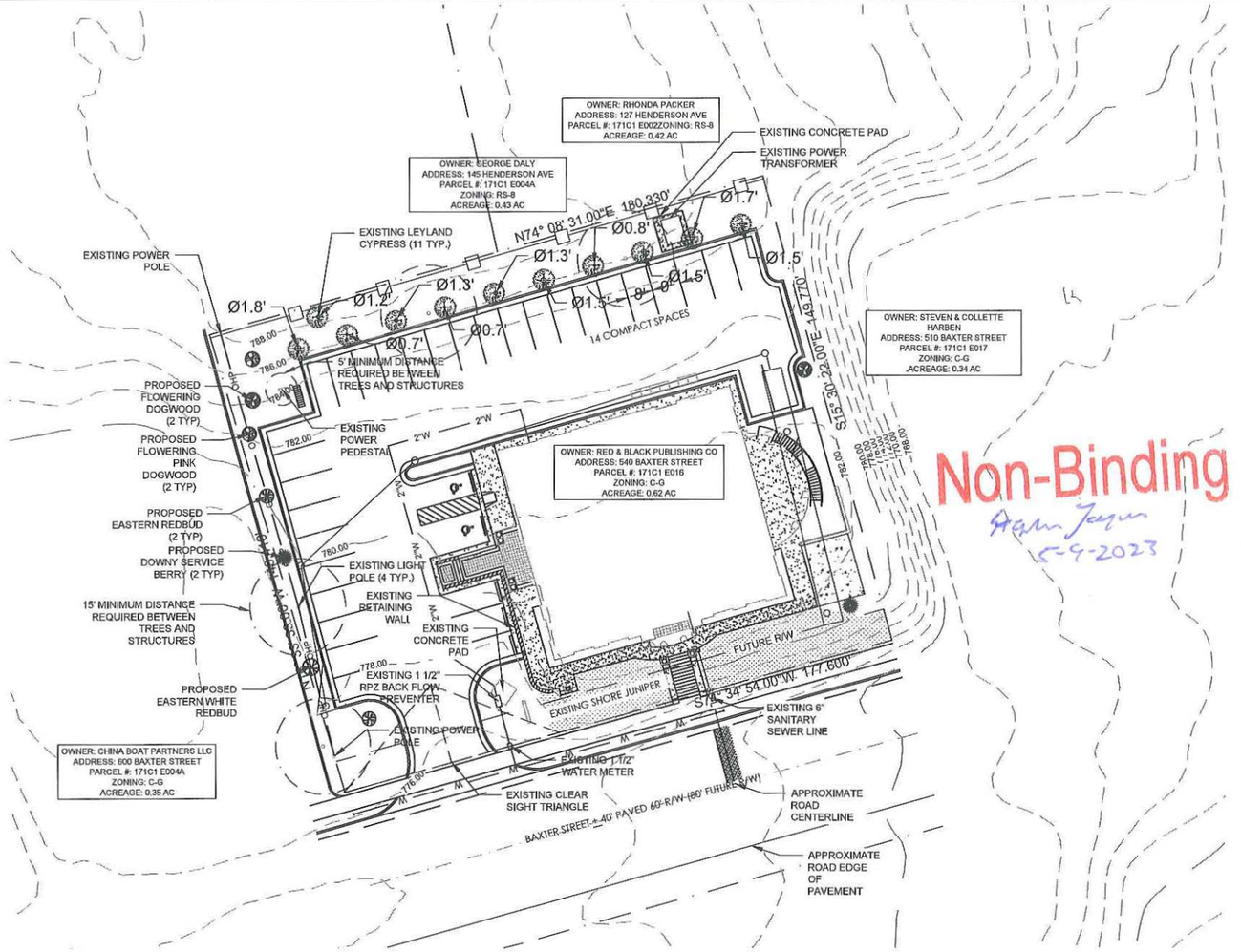
1. PROPERTY OWNER: RED & BLACK PUBLISHING CO
2. PHYSICAL ADDRESS: 540 BAXTER STREET, ATHENS, GA 30605
3. TAX PARCEL: 171C1 E016
4. DEED BOOK/PAGE: 939 / 192
5. TOTAL PARCEL ACREAGE: 0.62 AC
6. EXISTING ZONING: C-G
7. EXISTING/PROPOSED USE: OFFICE BUILDING / FRATERNITY HOUSE
8. CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON OR WITHIN100 FEET OF THE SUBJECT PROPERTY.
9. STATE WATERS: STATE WATERS ARE NOT PRESENT WITHIN 200 FEET OF THE SITE. THE SITE DRAINS TO AN UNNAMED TRIBUTARY OF THE THE NORTH OCONEE RIVER. THERE ARE NO WETLANDS PRESENT ON THE SITE.
10. WATER SUPPLY: ATHENS-CLARKE COUNTY
11. SANITARY SEWER: ATHENS-CLARKE COUNTY
12. SOLID WASTE: TRASH AND RECYCLING ROLL CARTS
13. TOPOGRAPHIC CONTOUR INTERVAL: 2-FEET. DATA PROVIDED BY ATHENS-CLARKE COUNTY GIS.

TREE PLANTING REQUIREMENTS:

PARKING LOT TREE REQUIREMENT*		
ONE TREE PER 7 SPACES		
35 PARKING SPACES / 7 PARKING SPACES =	5	TREE(S)
EXISTING PARKING LOT TREES PROVIDED =	10	TREE(S)
PROPOSED PARKING LOT TREES PROVIDED =	4	TREE(S)
TOTAL PARKING LOT TREES PROVIDED =	14	TREE(S)
*ATHENS-CLARKE COUNTY ORDINANCE SEC. 8-7-15.J		
STREET TREE REQUIREMENT**		
ONE TREE PER 30 FEET OF STREET FRONTAGE		
141 STREET FRONTAGE / 30 FT =	5	TREE(S)
EXISTING STREET TREES PROVIDED =	0	TREE(S)
PROPOSED STREET TREES PROVIDED =	3	TREE(S)
TOTAL STREET TREES PROVIDED =	3	TREE(S)
**ATHENS-CLARKE COUNTY ORDINANCE SEC. 8-7-15.K		

NOTES:

1. THIS LOT IS MORE THAN 12,500 SF, SO THERE ARE REQUIREMENTS FOR CANOPY CONSERVATION (SEE TABLE 1 IN ACC ORDINANCE SEC. 8-7-15).
2. THERE ARE NO PROPOSED CONTOURS AT THIS TIME.
3. GIS DATA ELECTRONICALLY PROVIDED BY ATHENS-CLARKE COUNTY.



Non-Binding
Adam Jaynes
5-9-2023

GSWCC LEVEL II CERTIFICATION # 0000009335
EXP: 4/20/2024

TREE MANAGEMENT SUMMARY

ZONING: COMMERCIAL - GENERAL (C-G)

DESCRIPTION	AREA (SF)	ACRE PERCENTAGE
PROPERTY AREA	27,007	
TOTAL EXISTING AREA	4,400	16.3%
TOTAL CANOPY REQUIRED	10,802.8	40%
CANOPY REQUIRED TO BE CONSERVED	2,700.7	10%
CANOPY TO BE CONSERVED	4,400	100%
CANOPY REQUIRED FROM NEW TREES	6,402.8	23.7%
CANOPY FROM NEW TREES*	3,600	13.3%
TOTAL CANOPY (CONSERVED +NEW)	8,000	29.6%

*9 NEW TREES PROPOSED
TAX PARCEL: 171C1 E016
ADDRESS: 540 BAXTER STREET

EXISTING TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE (dbh)	SPACING	QUANTITY	CANOPY CREDIT/ TREE (sq ft)	TOTAL CANOPY CREDIT (sq ft)
	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	AS SHOWN	AS SHOWN	11	400	4400
	TOTAL (sq ft)						4,400
	TOTAL (acres)						0.10

PROPOSED TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	CANOPY CREDIT/ TREE (sq ft)	TOTAL CANOPY CREDIT (sq ft)
	ULMUS ALATA	FLOWERING DOGWOOD	2"	AS SHOWN	2	400	800
	CERCIS RENIFORMIS 'TEXAS WHITE'	FLOWERING PINK DOGWOOD	2"	AS SHOWN	2	400	800
	AMELANCHIER ARBOREA	EASTERN REDBUD	2"	AS SHOWN	2	400	800
	CERCIS CANADENSIS	DOWNY SERVICEBERRY	2"	AS SHOWN	2	400	800
	CERCIS RENIFORMIS 'OKLAHOMA'	EASTERN WHITE REDBUD	2"	AS SHOWN	1	400	400
	TOTAL (sq ft)						3,600
	TOTAL (acres)						0.08

NOTES:
1. MAX SPECIES: FLOWERING DOGWOOD, FLOWERING PINK DOGWOOD, DOWNY SERVICEBERRY, EASTERN REDBUD @ 2/9 =22.2%

811 Know what's below. Call before you dig.

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REVISIONS

DATE	BY	DESCRIPTION
3/17/23	MCL	RE: AMENDMENT TO MASTER PLAN

DESIGNED: MTB
DRAWN: RLB
CHECKED: MBT
APPROVED: MBT

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GEORGIA REGISTERED LANDSCAPE ARCHITECT MICHAEL B. THURMOND 4/5/2023

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THE RED & BLACK
540 BAXTER STREET
ATHENS, GA 30605

TMP PLAN
C200

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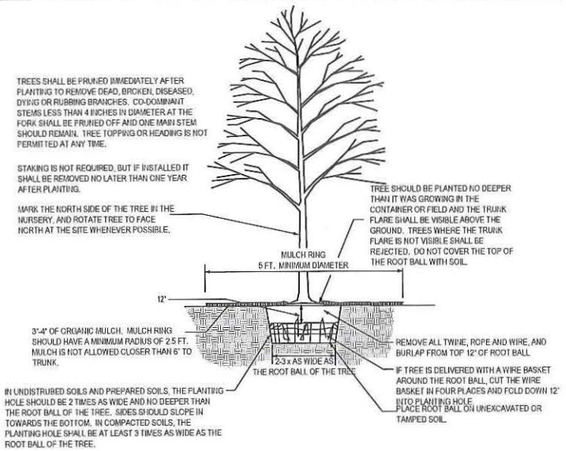


SOIL PREPARATION NOTES

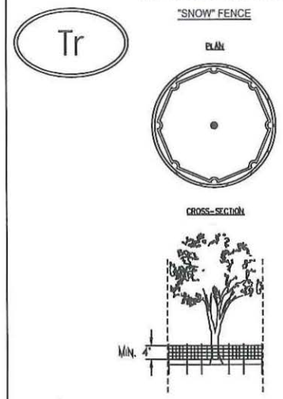
1. SOIL WITHIN THE OPEN SOIL SURFACE AREA SHALL BE WELL AERATED TO A DEPTH OF EIGHT INCHES, EXCEPT THAT IN TREE PLANTING ISLANDS SURROUNDED BY PAVEMENT, IT SHALL BE WELL AERATED TO A DEPTH OF 18 INCHES.
2. THE SOIL SHALL CONTAIN AT LEAST 5% ORGANIC MATTER.
3. SOIL pH SHALL BE WITHIN THE RANGE OF 5.8 TO 7.0.

TREE PLANTING DETAIL - B & B OR CONTAINER GROWN TREES

PLANTING SHOULD FOLLOW ALL STANDARDS FOUND IN SECTION 8-7-19 OF THE ATHENS-CLARKE COUNTY UNIFIED CODE OF ORDINANCES.

TREE PROTECTION

"SNOW" FENCE



NOTES:
1. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
2. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
3. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
4. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

Non-Binding
Stephen Jacques
5-9-2023

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REVISIONS

DATE	NO.	BY	DESCRIPTION
04/03/23		RLB	AMENDMENT TO MASTER PLAN

DESIGNED: MTB
DRAWN: RLB
CHECKED: MBT
APPROVED: MBT

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GSWCC LEVEL II
CERTIFICATION # 0000009335
EXP. 4/20/2024

GEORGIA REGISTERED No. 0000009335 PROFESSIONAL ENGINEER MICHAEL BRET THURMOND
4/5/2023

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TMP DETAILS
C201

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To: Athens-Clarke County Planning Commission

From: Joan Jackson and Ken Jarrett, 195 Henderson Avenue

Re: 540 Baxter Street—PD-2023-04-0659 (New Business Item 1, May 4, 2023 Agenda)

Date April 30, 2023

We write to state our strong opposition to the proposal to convert the Red and Black building at 540 Baxter Street for use as a fraternity house. We ask you to vote against the proposal.

Henderson Avenue is a two-block street that connects Milledge Avenue to the west and Church Street to the east. It parallels Baxter Street, which lies one block to the south. Residences on the south side of Henderson Avenue have back yards that border on the back sides of the commercial properties on Baxter. The back of the Red and Black property shares a property line with three of the homes on Henderson Avenue. If the proposed project were approved, these three homes would effectively be living with a fraternity house in their back yards.

We believe this would be an untenable situation for both Henderson residents and the fraternity, as the activities and needs of the single-family residents of Henderson Avenue are in many respects incompatible with the needs and activities of a social fraternity in a commercial zone. Most Henderson residents work outside the home and come home in the evening to rest and relax with their families. A few, either by choice or due to mobility issues, spend most of their time in their homes. In either case, residents require quiet space to carry out their daily activities and lead productive and healthful lives. A social fraternity, on the other hand, exists to provide social interaction and activities for its members. While members also sleep, eat, and study at their residence, social activities are an expected part of fraternity life. These activities might range from an outdoor band party with 100+ guests to simply a few members sitting on the balcony talking and laughing with friends. Whatever the case, when the talking or music gets just a little too loud, it will be easily heard inside several residences on Henderson Avenue. Noise from outdoor parties would be heard by all residents of Henderson Avenue. Members will also be likely to come and go from the house multiple times per day, including at night, to attend classes, participate in extracurricular activities, shop, dine etc.. Trips made by car will generate considerable noise as engines start and doors slam. The noise generated by the proposed 18 resident members plus the additional 50+ members who visit the house will not be trivial.

Representatives of the fraternity have pledged that they will have no outdoor parties and will limit social activity on their balcony and porch. While not questioning their good faith, we do not believe such promises are sustainable, nor that they are in the best interests of the fraternity. Members need to have space for social activities. However, these activities should not impinge on the space of Henderson residents. As it happens, we have had personal experience with the Phi Kappa Tau fraternity, the group that proposes to occupy the Red and Black property. We lived on Dearing Street when the fraternity was housed at 558 West Broad Street, approximately 550 feet from our house. They violated the noise ordinance by playing extremely loud music outside permitted hours. When we contacted the police for code enforcement, we were told that

because the fraternity was located "downtown," different enforcement standards applied. Based on this experience we have no expectation that the noise ordinance would provide any protection from noise generated from the Baxter Street commercial area adjacent to our homes.

The proposal under consideration follows closely the recent development of the 700 Baxter complex of shops and restaurants, which backs up to several Henderson Avenue residences, and which has created some serious and thus far intractable problems that threaten the health and quality of life of Henderson residents. We know that others have written to you detailing these problems, which, stated briefly, include sanitation associated with the dumpsters behind the Baxter Street restaurants and the noise generated by daily garbage pick-up and leaf blowers outside permitted hours. While we remain hopeful of resolving these recent issues, we respectfully ask that you not put additional stress on our neighborhood by allowing a use of the Red and Black building that is inherently incompatible with our single-family neighborhood.

Joan Jackson and Ken Jarrett
195 Henderson Avenue

To: ACC Planning Commission
From: Gabriel and Jennifer Comstock
287 Henderson Ave.
Athens, GA 30605
Re: 540 Baxter St. zoning request
Date: April 27, 2023

Dear ACC Planning Commission,

Various factions of the city have irreparably failed Henderson Avenue in recent years. It is my plea that the city will not fail us now. To do that, you ***must*** vote "no" on the variance requested to allow a fraternity to move into the property located at 540 Baxter St.

It should come as no surprise to you that if you do a google search about "what makes Athens, GA special," one of the first sentences you will see is "Many words can be used to describe Athens: vibrant, picturesque, eccentric, quaint, but most importantly, unique." Until recently, Henderson Avenue has been all these things. Unfortunately, due to the city's poor enforcement of their own codes, that is rapidly changing.

Henderson Avenue consists of 16 beautiful, historic homes, on a two-block stretch, from Milledge Ave. to Church St. The majority of our homes were built in the late 1800's, well before any commercial development along Baxter and Milledge occurred. Now, Henderson Avenue is becoming a heavily congested road with loud noises assaulting our single-family homes from all angles and at all hours.

Just last year, the city allowed the redevelopment of 700 Baxter with no enforcement of the current code. The code says any commercial property abutting a residential district *shall* be required to erect a 6 ft. opaque wall. That code was not enforced. The code says that commercial dumpsters *shall* be placed a minimum of 10 ft. from a residential property line. That code was not enforced. The code says a 6 ft. buffer *shall* be installed between commercial dumpsters and a neighboring property. That code was not enforced. As a result, I have **two** commercial dumpsters sitting 4 feet from my property with **no buffer**. Also, as a result, 5 Henderson Ave. properties now have commercial traffic, noxious odor, rodent infestations, and excessive noise inundating us day and night. This does not give us confidence to believe the city will protect us now.

Also, within the past year, the sole absentee owner, at the farthest end of our block, demolished portions of his property with no initial consequence from the city. He gutted the *entire interior* of his property with no interjection from the city. On the exterior, he removed historic chimneys. Again, with no initial response from the city. It was not until we joined together, to fight as a neighborhood, that citations and fines occurred. As a result of the city's complacency, the once historic home at 125 Henderson Ave. now sits in complete disarray.

Additionally, as a neighborhood, we have fought for traffic mitigation to offset the growing commercial traffic and college students who have increasingly been using Henderson Ave. as a cut-through to avoid the traffic light at Baxter and Milledge. We were finally approved for some type of mitigation. However, over a year has passed with no further word on when we might see reprieve. Yet again, another let down from the city.

The above occurrences, all happening within just over a year's time, are compounding our neighborhood fears that our once" vibrant, picturesque, eccentric, quaint and unique" historic street is being utterly encompassed by unabated development encroaching on us and boxing us in. Thus, forevermore changing the fabric of our community.

Now, a fraternity wants to move into our backyards. ***Literally, neighbors face the very real possibility of a fraternity in their backyard.*** The city has been failing us time and again in recent years as is evident by the situations above. The city, and you as our planning commission, absolutely CAN NOT FAIL US NOW.

Rather than affording special consideration to a fraternity house, we ask that the city give special consideration to those of us who already live here and who will forever be adversely impacted if this is approved. Speaking as a design professional, I hope the city takes a hard look at the zoning code and takes action to remove the ambiguity that exists in the code. Let's work together to remove the abstractions so that Developers are not trying to find clever loopholes to suit only their specific goal at the detriment of homes around them. Code deviations on new developments should never happen because a property is "grandfathered in" and fraternities should never be considered as a "special use." They are not "special" when they are not compatible.

If the special use variance is approved for 540 Baxter St., it will be the metaphorical nail in the coffin for our once beautiful street. We are fighting for the preservation of our quality of life, our property values, and so much more. If this commission believes, as we do, that residential areas, especially historic residential areas, need to be maintained and protected, then you ***must vote no*** on the variance request for 540 Baxter St.

With Regards,



Gabriel and Jennifer Comstock

Stephen Jaques

From: Bertis Downs [redacted]
Sent: Friday, April 28, 2023 11:48 AM
To: Stephen Jaques
Subject: [EXT]From Bertis Downs, a message to be forwarded to the Planning Commission members

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL SENDER: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

TO: Sara Beresford, Chair of the Athens-Clarke County Planning Commission Matthew Hall, Vice-Chair Sarah Gehring, Member, Catherine Goodrum, Member, Alice Kinman, Member, Kristen Morales, Member .Lucy Rowland, Member, Joey Tucker, Member. Taylor Pass, Member, Monique Sanders, Member
C/O: Stephen Jacques
FROM: Bertis Downs, 738 Cobb Street

RE: Application of Red and Black Publishing Co. for a Special Use Permit to allow a Fraternity to relocate to 540 Baxter Street

To the Planning Commission:

I write in support of the Henderson Avenue Historic District, and the people who live in the houses there, all of whom would be severely affected by the proposed Baxter Street fraternity. It is essential for the overall health of our community that our historic neighborhoods continue to be protected.

For so long, those neighborhoods and buildings were subject to the whims of the free market and Athens lost many great buildings that added character to the life of the town. But in more recent years, our community has recognized their value to the overall health of Athens and passed local ordinances protecting our neighborhoods as historic resources.

People have purchased houses in reliance upon such protection. Approving such an incompatible use as a university fraternity would be completely counter to the point of a historic district and would serve to undermine the substantial investments residents have made in their historic homes. The proposed use for a fraternity backing up to the residences own Henderson Avenue is just too close and should be denied.

I urge you to deny the application for this use.

Respectfully submitted with all good wishes,

Bertis Downs

TO: Sara Beresford, Chair of the Athens-Clarke County Planning Commission
Matthew Hall, Vice-Chair
Sarah Gehring, Member
Catherine Goodrum, Member
Alice Kinman, Member
Kristen Morales, Member
Lucy Rowland, Member
Joey Tucker, Member
Taylor Pass, Member
Monique Sanders, Member

FROM: Residents of Henderson Avenue

RE: Application of Red and Black Publishing Co. for a Special Use Permit to allow a Fraternity to relocate to 540 Baxter Street.

(Scheduled for hearing May 4, 2023)

Ladies and Gentlemen,

We respectfully request that this Application be denied.

Phi Kappa Tau fraternity has been in Athens since 1949, except for 2005 to 2009, when its charter was suspended, and when it was suspended in 2017 for a year following a serious hazing incident. It has been at four locations, most recently 558 West Broad Street. It sold that property in 2022 for $4 million. The fraternity was not forced to sell. It could have stayed there as long as it wished. It opted instead to take the big money, and now it is asking you to let it move next to our historical residential neighborhood. It has an option to buy the Baxter Street property for a bit over $3 million. Its net profit will approximate the amount by which it will lower property values on Henderson Avenue - and greatly diminish our quality of life.

The main issue is noise. Fraternities make noise. This one will be within line of sight of eleven residences on Henderson Avenue. It shares a common property line or boundary with four residences on Henderson Avenue, the nearest one just 144 feet distant. 127 Henderson Avenue will be most seriously impacted. It is the residence of Ken and Rhonda Packer. Ken, formerly an Athens attorney, is seriously disabled and confined to a hospital bed and wheelchair. He cannot go outside without assistance. He lives on the back side of his home, facing Baxter Street. Fraternity noise will be life-altering for him. The Jarretts, at 195 Henderson, recently built a new bedroom wing onto the back side of their home to escape the fraternity and sorority noise from Milledge Avenue. Their peace and quiet will be seriously diminished by the new fraternity noise.

The Amendment of the Planned Development (hereafter "Amendment") makes little or no mention of noise or the existence of our nearby residential and historical neighborhood. It does say that there is an "opaque fence" behind the Baxter Street property. This fence, probably 40 years old, is composed of 5 1/2 inch wooden boards nailed to alternating sides of the cross-pieces, leaving sight gaps and providing little or no noise reduction. This fence is

all that protects Ken Packer from living in a din of noise whenever the fraternity acts like fraternities do.

Henderson Avenue has been a historic District since 1999. We are already suffering from fraternity overload from Milledge Avenue. Saturday afternoon a week ago there were several hours of loud noise from an amplified rally in front of the sorority at the intersection of Milledge and Henderson. Allowing another fraternity immediately next door to us will even more seriously degrade our neighborhood. We are now faced with having another Fraternity Row in our backyards. If Phi Kappa Tau is allowed to move in on us, the barbershop/SnowBall lot next door to it will immediately become a choice location for yet another fraternity.

The one and only discussion of noise in the Amendment is demonstrably false. On page 6 it says that "the outdoor congregation areas are presently on the right [east] side and planned for the right front corner. This will tend to direct sound across or down Baxter Street." In fact the large outdoor balcony on the second floor, an ideal spot for outdoor parties, is within line-of-sight of the Packer, Jackson and George Daly/June Ball residences. Nothing will block this sound. Parties on the parking lot, boom boxes, cutout mufflers and exuberant student activities will create noise on Henderson Avenue. There are 16 houses on Henderson Avenue. If this fraternity move is approved, we will will have Greek Row on two of our four sides.

Phi Kappa Tau could have stayed where it was on Broad Street. Please do not allow it to invade our neighborhood, to its profit and our loss. Historic neighborhoods are just as important as fraternities, and we were here first. It is not fraternities that make Athens an attractive place for people to move to.

We respectfully request that the Application be denied.

Name

Rhett Jackson
Printed Name

150 Henderson Avenue, Athens, 30605
Address

Name

DIANA T. JACKSON
Printed Name

150 HENDERSON AVENUE ATHENS, GA 30605
Address

Name

Jennifer Comstock
Printed Name

287 Henderson Ave. Athens, GA 30605
Address

Jean T Jackson
Name

Jean Jackson
Printed Name

195 Henderson Ave
Address

Name

KEN JARRETT
Printed Name

195 HENDERSON AVE
Address

Name

Barbara Mattes
Printed Name

138 Henderson Ave
Address

Name

Peggy Galis
Printed Name

277 Henderson Ave.
Address

Name

CARL ASHTON BLOUNT, IV
Printed Name

229 HENDERSON AVE.
Address

Name

Karl Lechtrech
Printed Name

138 Henderson Ave.
Address

Name

Rhonda Packer
Name

Rhonda Packer
Printed Name

127 Henderson Ave
Address

Name

George DALY
Printed Name

145 Henderson Ave.
Address

F. Todd Baker
Name

F. TODD BAKER
Printed Name

225 HENDERSON AVE.
Address

Sara T. Baker
Name

Sara T. Baker
Printed Name

225 Henderson Ave.
Address

Jason Bennett
Name

Jason R. Bennett
Printed Name

2196 Henderson Ave.
Address

Name

Gary Bertsch
Printed Name

228 Henderson Ave.
Address

Name

Joan E. Bertsch
Printed Name

228 Henderson Ave.
Address

Name

June M. Ball
Printed Name

145 Henderson Ave.
Address

Name

BRETT A. CLEMENTZ
Printed Name

279 Henderson Ave.
Address

Name

Jennifer McDowell
Printed Name

279 Henderson Ave
Address

Dear Members of the ACC Planning Commission,

We read and support the other neighborhood letters; we co-signed one of them. We offer this separate letter to communicate how another development in the same block as the Red and Black Building at 540 Baxter affected our lives. The recent restaurant development at 700 Baxter is only separated from 540 by Jimmy Johns. We have no requests regarding the restaurant development, but only wish to tell you of the grave consequences it had for our neighborhood.

Because of the restaurant development we now have greatly increased noise. The most disturbing and intolerable racket occurs between midnight and 6 a.m. when workers in the alley behind 700 Baxter and next to our Henderson home are opening and closing doors, chatting, smoking, emptying trash, driving, and unloading semi-sized delivery trucks. Parking lot cleanup crews use high-powered blowing machines. Between 4 and 5 a.m., a diesel truck arrives to empty the restaurant dumpsters. If it was just the truck, that might be tolerable. The exceptionally unbearable part is the repeated banging as the truck attempts to completely empty those dumpsters. Imagine a large metal door being slammed against a metal casing by a person in an uncontrolled rage and you get the idea. This past Wednesday night that rage lasted for twelve bangs. All this happens from midnight to 6 am directly behind our home, on what used to be a quiet and pleasant residential street.

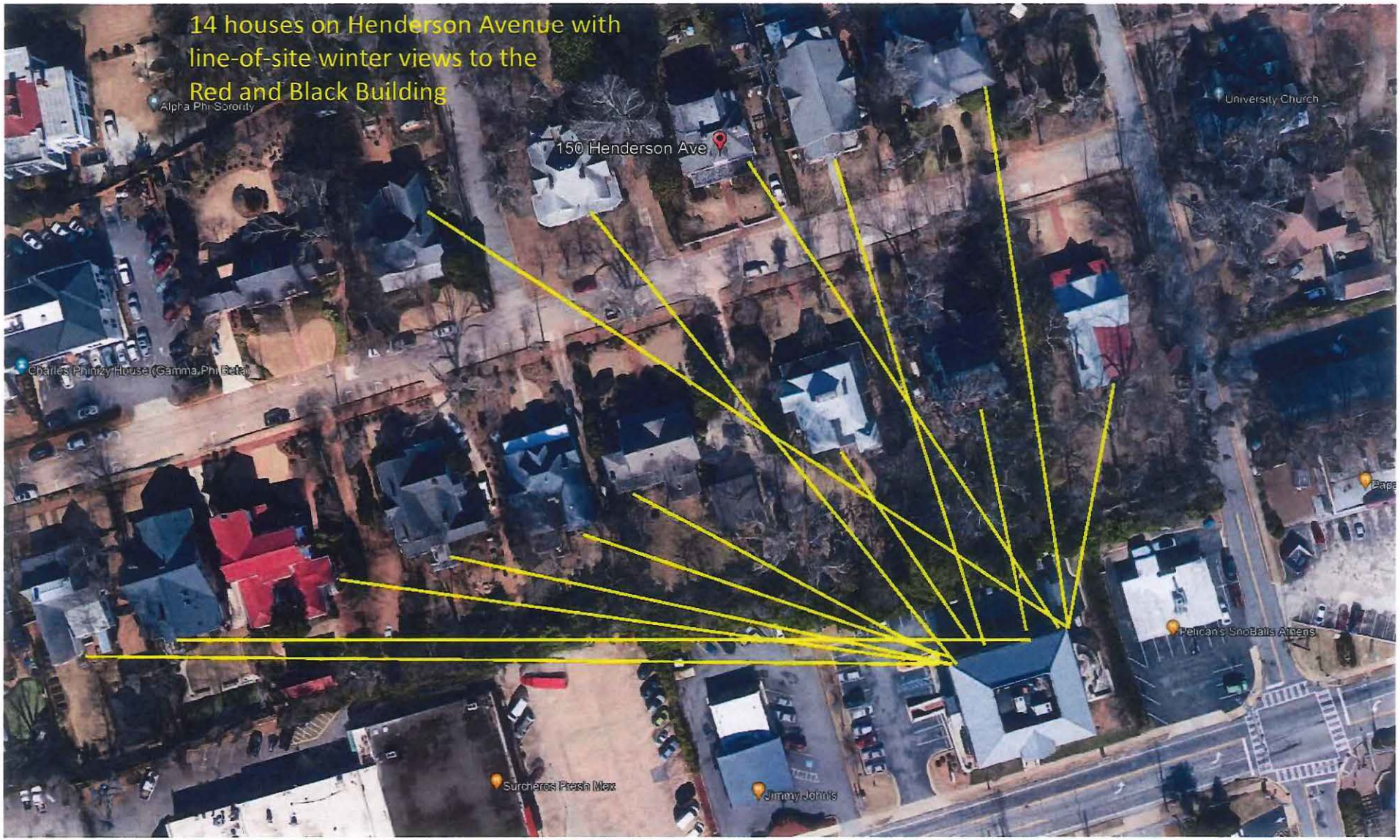
The development at 700 Baxter does have positives. We now see beautiful hawks, mostly red-shouldered and red-tailed, sitting on our backyard trees and fence. It turns out those hawks are there because of the huge number of rats populating the area near the previously mentioned restaurant dumpsters. You can watch the hawks swoop down, catch a rat, and then light in one of the trees along our fence to enjoy their meal.

It is probable ACC zoning and planning did not anticipate these and other unhappy outcomes. Everyone believes their well-intentioned decisions could not possibly have unfortunate consequences for others. It is possible the fraternity at 540 Baxter, in combination with the restaurants at 700 Baxter, will have catastrophic consequences, and the Henderson Historic District will never recover its lost charm. We don't know, but the point is neither do you. You can't anticipate the ways in which the fraternity will deleteriously affect the neighborhood any more than ACC zoning and planning predicted the restaurant development spoiling the livability of our formerly quiet home. The consequences of the restaurant development at the very least call into question the wisdom of allowing this fraternity proposal.

Yours,



Brett Clementz and Jennifer McDowell
279 Henderson Avenue


14 houses on Henderson Avenue with
line-of-site winter views to the
Red and Black Building
Alpha Phi Sorority
150 Henderson Ave
University Church
Charles Phinizy House (Gamma Phi Beta)
Pelican's SnoBalls Athens
Surcheros Fresh Mex
Jimmy John's

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **AMENDING A PLANNED DEVELOPMENT LOCATED AT 4075, 4077, AND 4079 BARNETT SHOALS ROAD IN THE RS-25 (P-D) (SINGLE-FAMILY RESIDENTIAL-25, PLANNED DEVELOPMENT) DISTRICT**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Section 9-3-3 and Section 9-3-6 thereof, is hereby amended by changing the zoning of three parcels of land comprising approximately 9.63 acres, located at 4075, 4077, and 4079 Barnett Shoals Road, Athens, Georgia, and shown on Attachment A hereto. Said affected parcels are more fully described in that certain site plan entitled "23090 – Kelly Savage, 4079 Barnett Shoals Road, Athens, GA 30605," having an original issue date of April 3, 2023, being amended on May 8, 2023, prepared by Michael Bret Thurmond, registered professional engineer, designated in the lower right-hand corner as sheet number "C100," and being on file for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The subject parcels comprising approximately 9.63 acres are also known as parcel numbers 251 028, 251 028A, and 251 028B on the Athens-Clarke County tax maps, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission at 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. The binding site plan associated with this ordinance and incorporated herein by reference is comprised of one sheet in total entitled "23090 – Kelly Savage, 4079 Barnett Shoals Road, Athens, GA 30605," has an original issue date of April 3, 2023 and further amendments as of May 8, 2023, is prepared by Michael Bret Thurmond, registered professional engineer, is designated in the lower right-hand corner as sheet number "C100," and is stamped "Binding 5-9-23."

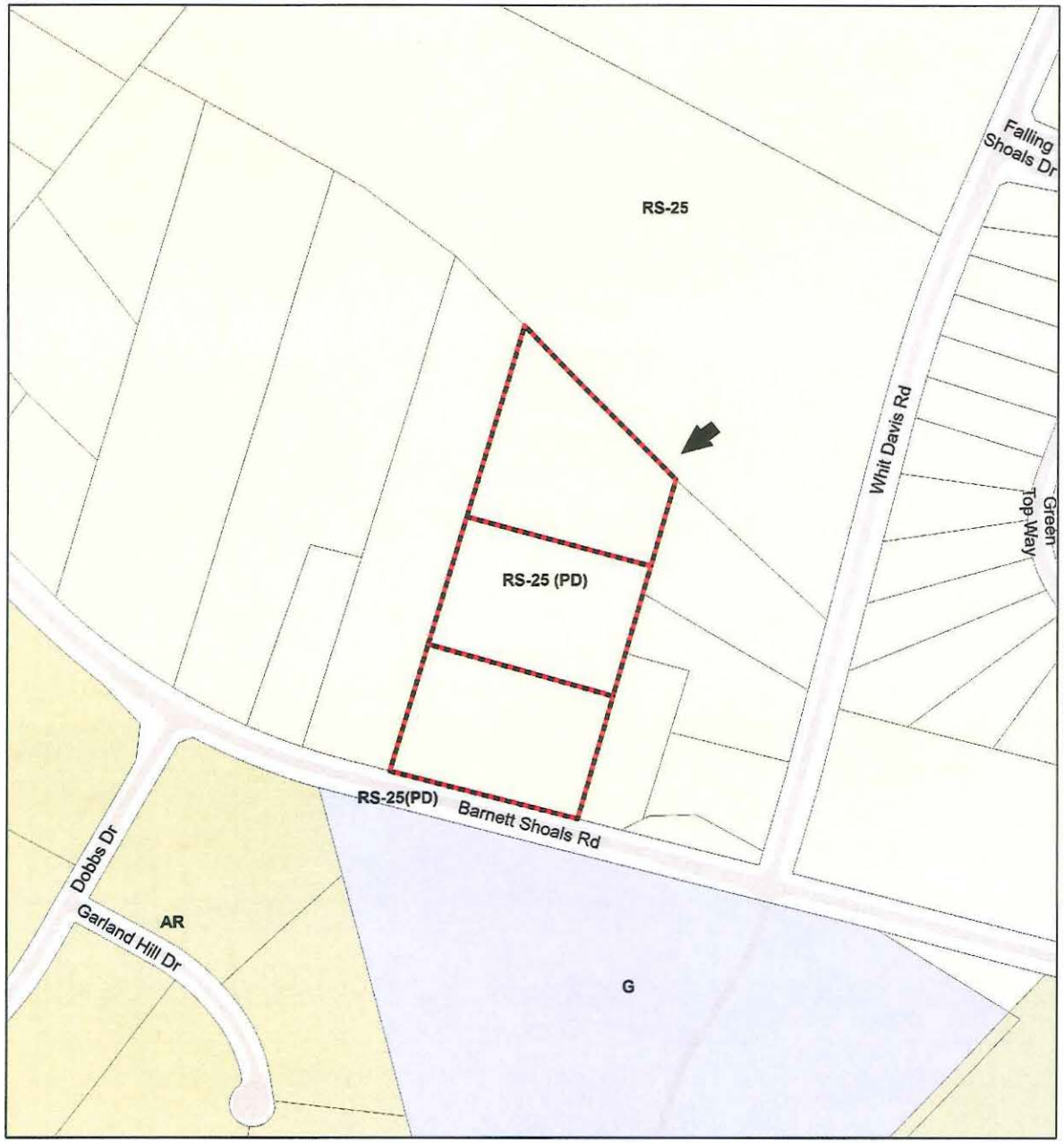
The binding written report associated with this ordinance and incorporated herein by reference is entitled "Addendum to Amendment of the Planned Development (94-11-107) 4075-4079 Barnett Shoals Rd, Athens, GA 30605," consists of six type written pages in total, and is stamped "Binding 5-9-2023."

Said binding site plan and binding written report are on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

SECTION 3. The following condition of zoning is associated with this ordinance:

1. The applicant shall amend their plan to comply with the following zoning ordinance standards:
    a. The proposed new property line between Tract 3 & 4 does not demonstrate compliance with the side setback requirements for the existing residence on Tract 3.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)

Parcel boundaries of this site are determined by legal description. The parcels shown on this map are to be used only as a guide.

- Downtown Design Areas
  - (DHD), Downtown Historic District
  - (WD), West Downtown
  - (ED), East Downtown
  - (DS), Dougherty Street
  - (RIV), River
  - (WE), West End
  - (ND), North Downtown
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- PD, Planned Development
- *, Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Railroads
- Special Use
- Historic Landmark

250 125 0 250 500 750 Feet

ATTACHMENT A	PD-2023-04-0657 PLANNED DEVELOPMENT AMENDMENT 4075-4079 BARNETT SHOALS ROAD Michael B. Thurmond / Armentrout, Matheny, Thurmond P.C. Casey Savage, Bobby & Mary Savage, & Timothy & Kim Savage		
541			
FROM: RS-25 (PD)		TO: Amendment to RS-25 (PD)	
TAX PARCEL # 251 028, 251 028A, & 251 028B		PLANNING COMMISSION MEETING DATE May 4, 2023	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE June 6, 2023

DATE: May 4, 2023	**FILE NO:** PD-2023-04-0657

LOCATION: 4075, 4077, & 4079 Barnett Shoals Road
APPLICANT: Michael B. Thurmond / Armentrout, Matheny, Thurmond, P.C.
OWNER: Casey Savage, Bobby & Mary Savage, and Timothy & Kim Savage
REQUEST: Amend an RS-25 (PD) (Single-Family Residential-25, Planned Development)
COMMISSION DISTRICT: 1

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Sara Beresford, Chair Present				Kristen Morales Present	X		
Sarah Gehring Present	X			Taylor Pass Absent			
Catherine Goodrum Present		X		Lucy Rowland Present	X		
Matthew Hall, Vice-Chair Present	X			Monique Sanders Absent			
Alice Kinman Present	X			Joey Tucker Present	X		
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	6	1	

For: Bret Thurmond, Kelly Savage
Against: None

Discussion: Applicant presented an exhibit claiming that the proposal could be built according to Code without the requested waiver on tree canopy standards while resolving the code compliance issues mentioned in the Staff Report. This satisfied Commissioners who had been reluctant to grant the waiver.

Motion: Ms. Morales made a motion to recommend approval of the zoning request with a condition. Mr. Tucker seconded the motion which passed 6-1.

Condition:

1. The request to waive all tree canopy standards is not granted; The applicant shall amend their plan to comply with Code Compliance issues #1 and #2 as listed in the Staff Report.
    1. Proposed new property line between Tract 3 & 4 does not demonstrate compliance with the side setback requirements for the existing residence on Tract 3.
    2. Per Section 9-26-3(A)6., a private drive serving 3 units is required to be 20 feet of improved width with a 25 foot dedicated easement. No improvements are shown and currently there is only a 2-track unimproved path serving the rear two properties. Additionally, the plans show a new easement to serve the proposed tract and it is only 24 feet. (**Staff Note**: Applicant has amended their plan to comply with this standard, so it is no longer included in the Condition.)

STAFF REPORT
PLANNED DEVELOPMENT AMENDMENT
CASE NUMBER: PD-2023-04-0657
4075, 4077, & 4079 BARNETT SHOALS ROAD
MAY 4, 2023

APPLICANT: .....Michael B Thurmond / AMT P.C.

OWNER: .....Casey Savage, Bobby & Mary Savage, and Timothy & Kim Savage

ZONING REQUEST: .....Amend an RS-25 (PD)

TYPE OF REQUEST: .....Type II

LOCATION: .....4075, 4077 & 4079 Barnett Shoals Rd

TAX MAP NUMBERS: .....251 028, 251 028A & 251 028B

COUNTY COMMISSION DISTRICT: 1

SIZE OF REZONING AREA: ..... 9.63 Acres

PRESENT USE: .....Residential

PROPOSED USE: .....Residential

PUBLIC NOTICE POSTED: .....April 19, 2023

STAFF RECOMMENDATION: .....***DENIAL***

PLANNING COMM. RECOMMENDATION: .....***APPROVAL WITH CONDITION***

MAYOR & COMMISSION AGENDA SETTING: ...May 16, 2023 (tentative)

MAYOR & COMMISSION VOTING SESSION: .....June 6, 2023 (tentative)

I. Summary Recommendation

The applicant is requesting to add an additional parcel without frontage to an existing Planned Development in order to create one new lot. The Planned Development was created in 1994 to originally allow three residential properties, two of which do not have road frontage. The three properties share one access point off of Barnett Shoals Rd and are served by a private drive. The properties each have an existing single-family structure and accessory structures. The current Planned Development totals 9.63 acres with each tract being an equal 3.21 acres apiece. The proposal is to create a new 1.17-acre (proposed Tract 4) parcel entirely from the rear most parcel and leaving 2.04 acres for tract 3.

The request requires no change to the Future Land Use Map because the additional parcel is compatible with the Future Land Use Map. There is no requested change to the underlying zoning making it compatible with the Zoning Map. The original Planned Development was created to bypass certain code standards and create lots without road frontage. It also included discussion of maintaining tree canopy and leaving a 100' natural landscape buffer around homes on the three tracts which should be carried forward in this request. The current application does not provide enough site plan, tree management, or architectural details to justify the request for additional subdivision, but Staff's administrative concerns could be met if the applicant provides those details in a future application. In Staff's opinion, the continuation of property subdivision is not in line with code standards and poses logistical issues that could hinder safety and future use of the site. Therefore, Staff recommends denial of the request.

Planning Commission Recommendation: The Commission voted to recommend approval with the following condition, based on conversations with the applicant who stated that they could meet the relevant code requirements without the tree canopy waiver.

Condition:

1. The request to waive all tree canopy standards is not granted; The applicant shall amend their plan to comply with Code Compliance issues #1 and #2 as listed in the Staff Report.

    1) Proposed new property line between Tract 3 & 4 does not demonstrate compliance with the side setback requirements for the existing residence on Tract 3.

    2) Per Section 9-26-3(A)6., a private drive serving 3 units is required to be 20 feet of improved width with a 25 foot dedicated easement. No improvements are shown and currently there is only a 2-track unimproved path serving the rear two properties. Additionally, the plans show a new easement to serve the proposed tract and it is only 24 feet.

Note: The applicant has revised their plan to resolve Compliance Issue #2. Staff confirmed that the revision does resolve Compliance Issue #2. Therefore, it is no longer in effect.

II. Purpose of Applicant Request

A. Proposal

The applicant is requesting to add an additional parcel without frontage to an existing Planned Development in order to create one new lot. The Planned Development was created in 1994 to originally allow three residential properties, two of which do not have road frontage. The three properties share one driveway off of Barnett Shoals Rd and are served by a private drive with an access easement. The properties each have an existing single-family structure and accessory structures. The current Planned Development totals 9.63 acres with each tract being an equal 3.21 acres apiece. The proposal is to create a new 1.17-acre (proposed Tract 4) parcel entirely from the rear most parcel and leaving 2.04 acres for tract 3.

B. Existing Conditions

The subject property (three single family dwellings with accessory structures on three parcels, served by one gravel private drive) is currently zoned Single-Family Residential (RS-25) and is located on Barnett Shoals Rd near the intersection with Whit Davis Rd. The existing properties were part of the original Planned Development from 1994. That request was due to two of the properties not having road frontage and being located in a rural portion of the county. Since the approval of the Planned Development other subdivisions have occurred in this portion of the county including Belle Meade (Dobbs Dr, across Barnett Shoals Rd), Falling Shoals (off Whit Davis) & Woods of Habersham (Brickleberry Ridge, off Whit Davis), all with code compliant lots fronting on a public street. Additionally, Discovery Trail (1/2 mile NW on Barnett Shoals) was platted in 2006 (no construction) with use of the improved private drive requirement for multiple lots in the rear of the development. The surrounding area contains mostly single family parcels over 2.5 acres as well as a few platted subdivisions, some of which are also larger lots.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2018 Comprehensive Plan calls for the following policies:

The Comprehensive Plan does not get into the fine grain details of this request. In the most general sense the Plan shows this parcel on the edge of traditional single family development and the rural portion of the County.

B. Consistency with Future Land Use Map

The 2018 Future Land Use Map designates the subject parcel as *Single Family Residential*, which is described as follows:

SINGLE FAMILY RESIDENTIAL

These are residential areas with single-family detached housing. Limited non-residential uses designed at a neighborhood scale may be incorporated in these areas (e.g. churches, schools, personal care homes and daycare facilities).

The applicant does not need to request a change to the Future Land Use Map since the amendment request is compatible with the existing *Single Family Residential* designation. Therefore, the request is consistent with the Future Land Use Map.

C. Consistency with the Zoning Map

The applicant has requested an amendment in preparation for creating a new parcel. The following information has been provided to show the development intensity existing Single Family Residential (RS-25) zone. Broadly, a demonstration of size, use, and design is offered here to help decision makers evaluate the request if approved. In terms of building scale, the following chart illustrates what is required in RS-25 for construction:

Current Zoning	RS-25
Minimum Lot Size	25,000 sq. ft.
Density	1.4 dwellings/acre
Max Lot Coverage	35%
Max Building Height	30 ft.
Setbacks	10-20 ft.
Conserved Canopy	30%
Total Canopy	50%
Parking	2 spaces/dwelling

The Athens-Clarke County Zoning Ordinance includes a list of defined uses as well as development standards including access, frontage and improvement requirements. For this request, the non-compliant issues deal with the proposed lot lacking frontage and the access to that parcel being unimproved and shared currently by two parcels. The existing 3 parcels are owned by a group of relatives from one family, however our efforts require looking into the future and the arrangement could be harder to keep up when someone decides to sell their property.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

There are no known conflicts with any other ACCGov plans or programs in regards to the proposed Planned Development amendment.

IV. Technical Assessment

A. Environment

The Arborist has provided the following comment:

- *Recommend denial of the request to waive all tree canopy standards. Neither sufficient reason nor detail is given to not satisfy the Athens-Clarke County tree canopy cover requirements.*

B. Grading and Drainage

Grading and Drainage is not a component of this request.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommend approval with the following comment:

- *ACC water and sewer is available.*

D. Transportation

The Transportation and Public Works Department has reviewed the proposal without comment.

E. Fire Protection

The Fire Marshal has recommended approval with condition and provided the following comment:

- *Driveway should be wide enough and overhead clearance so that emergency vehicles can access all homes*

F. Compliance with the Zoning Ordinance and Development Standards

The amendment of this 9.63-acre Planned Development would create a new parcel that does not conform to minimum lot width and continuous linear street frontage code standards in section 9-7-3. The access to that parcel is already below standards and would become further out of line from our requirements unless improved to 20 feet wide. Additionally, in regard to access the entire easement needs to be a minimum of 25 feet wide. Plans do not show if the proposed property line splitting Tract 3 would meet setback standards from the existing dwelling on that tract. Tree requirements should be adhered to on our larger lot residential properties and in proximity to our rural area.

Requested Waivers

1. *Waiver from sec. 8-7-15 to reduce the tree canopy coverage requirement in an RS-25 zone from 50% to 0%.*

   Applicant's Purpose: To site the home and septic system.

   Staff Opinion: The new parcel can be configured in multiple ways and should accommodate the space required to meet the tree canopy requirement. Work has not been done to site the

home and septic system, the applicant should take those steps and determine realistic conserved tree canopy and planted tree canopy figures. The original PD stated that preserving trees and maintaining a buffer from surrounding properties is to be done, this new proposed parcel should hold to that standard.

Code Compliance Issues: In addition to the requested waivers, Staff has found the following code compliance issues. These will need to be resolved or conditioned prior to approval of a binding plan.

1. Proposed new property line between Tract 3 & 4 does not demonstrate compliance with the side setback requirements for the existing residence on Tract 3.
2. Per Section 9-26-3(A)6., a private drive serving 3 units is required to be 20 feet of improved width with a 25 foot dedicated easement. No improvements are shown and currently there is only a 2-track unimproved path serving the rear two properties. Additionally, the plans show a new easement to serve the proposed tract and it is only 24 feet.
3. The original planned development calls for limited tree removal and to maintain 100' around all property lines. This request includes a waiver to remove all trees from the proposed new parcel.

End of Staff Report.

Reviewed — Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

Reviewed	
☒	The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
☒	The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
☒	The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
☒	The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
☒	The existing land use pattern surrounding the property in issue.
☒	The possible creation of an isolated district unrelated to adjacent and nearby districts.
☒	The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
☒	Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
☒	Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
☒	Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.
☒	Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
☒	The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
☒	The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


Williamsburg Ln
Rural
Single Family Residential
Single Family Residential
Falling Shoals Dr
Green Top Way
Whit Davis Rd
Barnett Shoals Rd
Single Family Residential
Rural
Dobbs Dr
Garland Hill Dr
Government
N
4075-4079 BARNETT SHOALS ROAD
Current Future Land Use


RS-25
RS-25
RS-25
RS-25
RS-25
PD
RS-25
AR
AR
AR
G
AR
4075-4079 BARNETT SHOALS ROAD
Existing Zoning

PROPERTY INFORMATION:

1. PROPERTY OWNER: TIMOTHY AND KIM SAVAGE
2. PHYSICAL ADDRESS: 4079 BARNETT SHOALS ROAD. ATHENS. GA 30605
3. TAX PARCEL: 251 028B
4. DEED BOOK/PAGE: 2604/252
5. TOTAL PARCEL ACREAGE: 3.21 AC
6. EXISTING ZONING: RS-25
7. EXISTING/PROPOSED USE: SINGLE-FAMILY RESIDENTIAL/ SINGLE-FAMILY RESIDENTIAL
8. CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON OR WITHIN100 FEET OF THE SUBJECT PROPERTY.
9. STATE WATERS: STATE WATERS ARE NOT PRESENT WITHIN 200 FEET OF THE SITE. THE SITE DRAINS TO AN UNNAMED TRIBUTARY OF CEDAR CREEK. THERE ARE NO WETLANDS PRESENT ON THE SITE.
10. WATER SUPPLY: WELL
11. SANITARY SEWER: ON-SITE SEWAGE MANAGEMENT
12. SOLID WASTE: TRASH AND RECYCLING ROLL CARTS

ZONING INFORMATION:

TABLE 9-7-3	RS-25
SUBDIVISION OF LESS THAN 2 ACRES AND/OR FEWER THAN FIVE LOTS:	
MINIMUM LOT AREA (SQUARE FEET)	25000
MINIMUM LOT WIDTH AND CONTINUOUS LINEAR STREET FRONTAGE (FEET)	85
MINIMUM LOT DEPTH (FEET)	100
MINIMUM FRONT YARD (FEET)	20 FEET, OR ONE FOOT FOR EACH FOOT OF OVERALL STRUCTURE HEIGHT, WHICHEVER IS GREATER, ANY VERTICAL PLANE FACING A FRONT LOT LINE THAT EXCEEDS 20 FEET IN HEIGHT SHALL BE SETBACK AN ADDITIONAL FOOT FOR EACH FOOT OF TRUE HEIGHT OF THAT VERTICAL PLANE THAT EXCEEDS 20 FEET.
MINIMUM SIDE YARD (FEET)	10 FEET. ANY VERTICAL PLANE FACING A SIDE LOT LINE THAT EXCEEDS 20 FEET IN HEIGHT SHALL BE SETBACK AN ADDITIONAL FOOT FOR EACH FOOT OF TRUE HEIGHT OF THAT VERTICAL PLANE THAT EXCEEDS 20 FEET.
(MINIMUM SIDE YARD, ADJACENT TO STREET (FEET)	10 FEET. ANY VERTICAL PLANE FACING A SIDE LOT LINE THAT EXCEEDS 20 FEET IN HEIGHT SHALL BE SETBACK AN ADDITIONAL FOOT FOR EACH FOOT OF TRUE HEIGHT OF THAT VERTICAL PLANE THAT EXCEEDS 20 FEET.
MINIMUM SIDE YARD BUILDING SEPARATION BETWEEN PRIMARY RESIDENTIAL STRUCTURES	20 FEET
MINIMUM REAR YARD	20 FEET. ANY VERTICAL PLANE FACING A REAR LOT LINE THAT EXCEEDS 20 FEET IN HEIGHT SHALL BE SETBACK AN ADDITIONAL FOOT FOR EACH FOOT OF TRUE HEIGHT OF THAT VERTICAL PLANE THAT EXCEEDS 20 FEET.
THE FOLLOWING LIMITS APPLY TO ALL LOTS:	
MAXIMUM LOT COVERAGE	35%
THE FOLLOWING LIMITS APPLY TO ALL BUILDINGS:	
MAXIMUM OVERALL BUILDING HEIGHT	30 FEET

NOTES:

1. ACCORDING TO AN ORDINANCE OF THE CLARKE COUNTY BOARD OF HEALTH, THE MINIMUM LOT SIZE AS ESTABLISHED HEREIN SHALL BE 51,000 SQUARE FEET CONTAINING 25,500 SQUARE FEET OF USABLE SOIL AREA WITH NON-PUBLIC WATER.
2. THE COUNTY BOARD OF HEALTH MAY ALSO REQUIRE LARGER LOT SIZES WHEN PHYSICAL FACTORS INDICATE THE NEED TO DO SO. THESE FACTORS INCLUDE, BUT ARE NOT LIMITED TO, SLOPE GREATER THAN 5 %, PERCOLATION RATES HIGHER THAN 45 MINUTES PER INCH, NEED FOR SUBSURFACE DRAINAGE OR ADVERSE TOPOGRAPHIC FEATURES AND BUILDING FOUNDATION TYPES WHICH REQUIRE CUTTING AND FILLING.
3. LOTS SHALL BE A MINIMUM WIDTH OF 150 FEET MEASURED WITHIN THE AREA WHERE AN APPROVED ON SITE SEWAGE MANAGEMENT SYSTEM AND REPLACEMENT SYSTEM ARE TO BE LOCATED WHEN SERVED BY A NON PUBLIC WATER SUPPLY SYSTEM.
4. PROPOSED NEW PROPERTY LINE BETWEEN TRACT 3 & TRACT 4 COMPLIES WITH THE 10' SIDE SETBACK REQUIREMENT FOR THE EXISTING RESIDENCE ON TRACT 3.
5. PER SECTION 9-26-3(A)6., A PRIVATE DRIVE SERVING 3 UNITS IS REQUIRED TO BE 20 FEET OF IMPROVED WIDTH WITH A 25 FOOT DEDICATED EASEMENT.

REFERENCES:

1. SURVEYED BY: PAUL & EVANS LAND SURVEYING, INC. FOR AMOS T. & DESSIE SAVAGE (TRACT 1), BOBBY J. & MARY SAVAGE (TRACT 2), TIMITHY C. & KIM MARIE SAVAGE (TRACT 3). DATED 09-08-94
2. TRACT 3 ESTIMATED SEPTIC LOCATION FROM ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT DATED 06-10-1994

811 Know what's below. Call before you dig.

This plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations.

DATED THIS _____DAY OF _____, 20____

I hereby certify that all required improvements necessary to provide all streets and other required public improvements in accordance with plans submitted to Athens-Clarke County by the subdivider's professional representatives have been satisfactorily completed or have been adequately guaranteed in an amount sufficient to secure satisfactory installation. All drainage and access easements shown are the maintenance responsibility of the property owner per ACC policy.

_____ _____

Public Works Director — Date

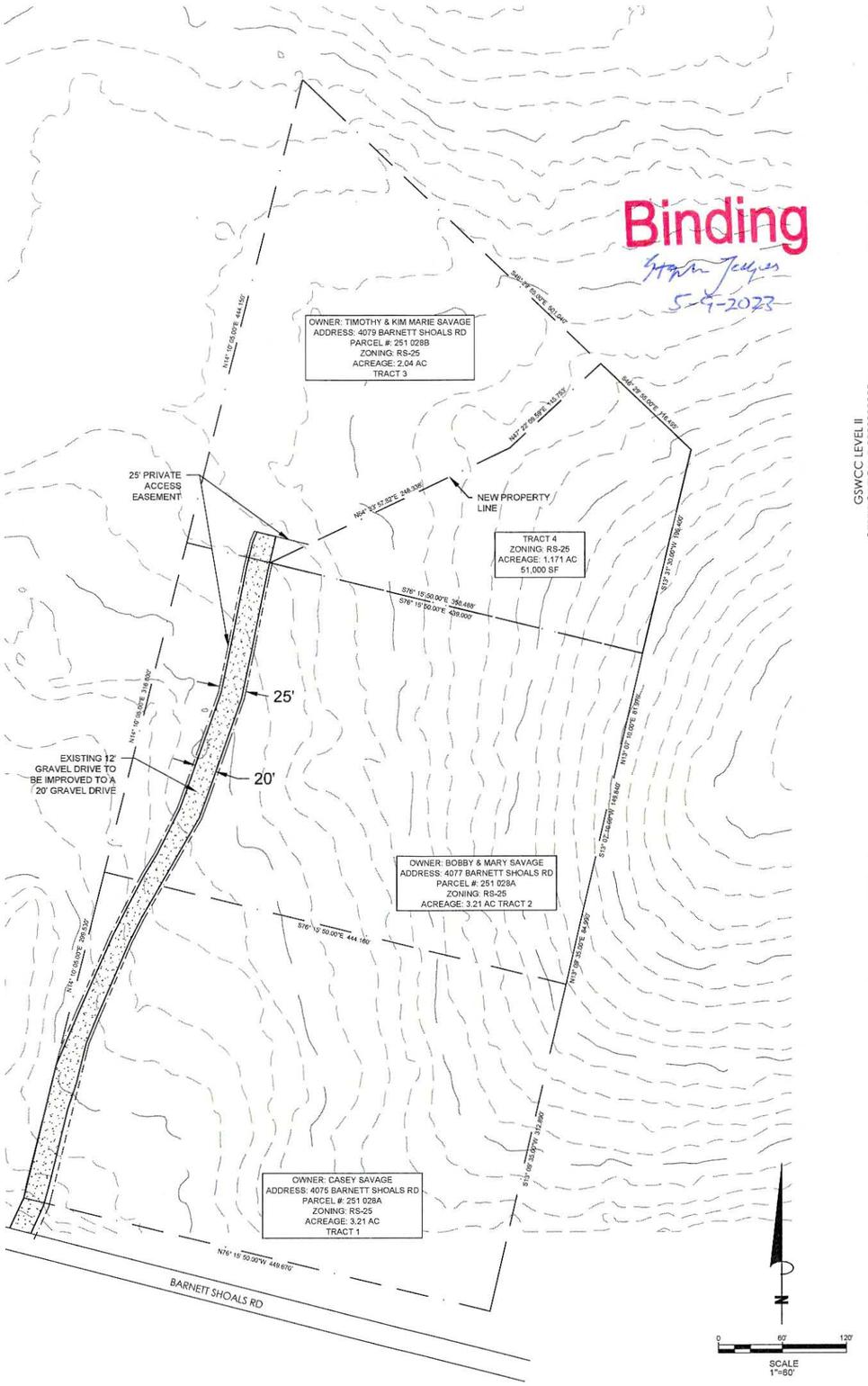
STATEMENT OF THE OWNER:

1. There are no owner-imposed or deed restrictions unless otherwise noted.
2. There are no new underground utilities proposed at this time unless otherwise noted.

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, having established the minimum building restriction lines, dedicate all right-of-way, water and sewer easements, drainage easements, alleys, walks, parks and other open spaces to public or private use as noted, and agree to provide either directly or indirectly fro the maintenance of all common areas and outlets. I further acknowledge that possession of the rights-of-way remains solely with the subdivider until such time as all bonds are released by Athens-Clarke County.

_____ _____

SUBDIVIDER — OWNER



GSWCC LEVEL II
CERTIFICATION # 0000009335
EXP. 4/20/2024

REVISIONS

DATE	BY	DESCRIPTION
04/07/2023	RLB	SUBDIVISION PLAN
05/08/23	RLB	ADDRESSED COMMENTS FROM PLANNING COMMISSION

DESIGNED: MTB
DRAWN: RLB
CHECKED: MBT
APPROVED: MBT

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GEORGIA — No. PE034777 — PROFESSIONAL ENGINEER — MICHAEL BRET THURMOND — 5/8/2023

OAKBROOK CORPORATE CAMPUS
100 OAKBROOK DRIVE, SUITE 100
ATHENS, GEORGIA 30605-2750
PHONE: (706) 548-9211
FAX: (706) 548-9214
www.amtathens.com

amt ENGINEERS ARCHITECTS PLANNERS
Armentrout • Matheny • Thurmond

23090
KELLY SAVAGE
4079 BARNETT SHOALS ROAD
ATHENS, GA 30605

SUBDIVISION PLAN
C100

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ADDENDUM

To

Binding
Stephen Jaques
5-9-2023

Amendment of the Planned Development (94-11-107)

4075-4079 Barnett Shoals Rd, Athens, GA 30605

This addendum addresses the waivers and conditions mentioned in the Owner submitted report for the amendment of a planned development at 4075-4079 Barnett Shoals Road and staff's report.

The request for the waiver to reduce tree canopy is rescinded. After subdivision of the parcel, the two new lots will meet the requirements of 30 percent conserved and 50 percent total tree canopy, conserved and planted.

Staff conditions 1 and 2 will be met. The new subdividing lot line is placed such that the original house has the required 10-foot setback. The applicants agree to improve the existing 2-track unimproved road to a 20-foot wide gravel road and place the required 25 foot wide easement to follow the centerline of the existing unimproved road. The original 50- foot easement will be removed.

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Amendment of the Planned Development (94-11-107)

Binding
Stephen Jacques
5-9-2023

4079 Barnett Shoals Rd, Athens, GA 30605

Introduction:

This report provides information and analysis for an amendment to an existing Planned Development (PD-94.11.107). The owners of 4079 Barnett Shoals Rd, Athens, GA 30605 wish to subdivide 4079 Barnett Shoals Road so that their daughter may construct a house on the created lot. The Owners of 4075 and 4077 Barnett Shoals Road also agree to this and are a party to this application. In addition, two waivers are requested: 1.) to eliminate the requirement of minimum required road frontage for the lot, and 2.) to waive all tree canopy standards. The report will evaluate the request against the criteria established for a Planned Development to support approval to the Amendment of the Planned Development for a fourth lot. The attached plan shows the new lot line to subdivide the lot. We request that the site plan be non-binding so that the house, well and septic system can be located as needed by state and local ordinances.

Background:

Timothy and Kim Marie Savage own 4079 Barnett Shoals Rd, Athens, GA 30605. This is a previously subdivided parcel that is part of an existing Planned Development, PD-94-11-107. The properties in the Planned Development are 4075, 4077 and 4079 Barnett Shoals Road. The original property was zoned RS-20 and the 1994 Planned Development modified the zoning to RS-20 PD. The property now is RS-25 Planned Development. The lot, 4079 Barnett Shoals Road contains 3.21 acres and is identified as tax parcel 251 028B. Mr. and Mrs. Savage want to subdivide their parcel to allow for their daughter to build a house next to them that will comply with the RS-25 zoning. The owners of 4075 and 4077 Barnett Shoals Road have joined in this request.

Site Characteristics:

The subject property contains an existing 1,904 square foot single-family residence and four auxiliary structures with a driveway totaling approximately 8,237 square feet or 5.9% impervious coverage of the 3.21 acre lot. The site is accessed by way of a 50' private access easement from Barnett Shoals Road that crosses two lots of the Planned Development. The remainder of the site contains a lawn and wooded area surrounding the north, east, and west boundaries of the site. The property is bordered by RS-25-zoned properties. Barnett Shoals Road is the southern boundary of the existing planned development. Directly across the street is the ACC Cedar Creek WWTP. The topography for the site is gently sloping from east to west. Stormwater runoff for the site drains along the slope over land to an unnamed tributary of Cedar Creek.

Zoning Request and Future Land Use:

There is no change to the current zoning or future land use as it exists. The future land use is *Single Family Residential* and RS-25 zoning is compatible. The amendment to the Planned Development is to allow subdivision of one of the three lots so that the amended PD will contain 4 lots. The original lot will be 2.04 acres after the subdivision and the new lot will be 1.17 acres.

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Both lots will meet the requirements of RS-25 zoning except for the minimum required frontage requirement on a public road. The original PD created three lots and two did not have road frontage. A plan for the original PD did show required frontage but that was changed sometime during the approval process. No other information is available.

Buffers:

No environmentally sensitive features or state water buffers are located on or within 200 feet of the subject property.

Site Access, Traffic, Parking, and Pedestrian Safety:

Access to the site is from an existing shared driveway on Barnett Shoals Rd. There is an existing 50-foot private access easement across the two existing lots to the southern boundary of the third lot. A new 24-foot access easement will be placed on the third lot to extend to the new fourth lot. The driveway has an asphalt apron in the Barnett Shoals Road right-of-way and then gravel to the existing lots. Even with an additional lot, the traffic volume will not affect Barnett Shoals Road traffic.

Tree Management Plan and Planting:

An individual lot in the RS-25 zone requires that 50% total tree canopy cover and 30% tree canopy coverage must be conserved because the lot is greater than 12,500 ft. Due to the complexities of locating the house, the well and the septic system as well as the new drive on the property, the applicant requests a waiver to waive all tree canopy standards. The existing site does contain trees and as many as may be conserved will be to the greatest extent possible. The owner may plant additional trees but, at the present time, those locations cannot be planned as the septic study is still underway.

Public Utilities and Services:

The existing lot at 4079 Barnett Shoals Road is served by a private well and an on-site sewage management system that complies with Georgia Department of Health and Athens-Clarke County standards. After subdivision, the lot size of both lots meet the minimum area required for well and septic. The new lot will also be served by a private well and an on-site sewage management system. Solid waste is collected in roll carts as well as recycling. Roll carts will be stored on the property and will not be visible from the road.

Stormwater Management:

No changes to the property grades are planned. No storm water management system is planned. The increase in impervious on the new lot will not impact the properties along the storm flow route as the storm water is not channelized.

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Lighting:

Existing site lighting consists of flood lights on the houses. The new lot will comply with Athens-Clarke County Lighting Standards for residential exterior lighting.

APPROVAL CRITERIA FOR ZONING ACTION

1. **Conformance with the Future Development Map**

   The site is located in an area designated *Single Family Residential* on the Future Development map of Athens-Clarke County. The *Single-Family Residential* designation anticipates serving the needs of single-family housing. The RS-25 zoning is compatible with the future land use plan and a minimum lot of 51,000 square feet is required since a private well and on-site sewage management is proposed. The location of the building will comply with RS-25 zoning which is in conformance with the Future Development Map. The lot sizes after subdivision are 2.04 acres for the original lot and 1.17 acres for the new lot.

2. **Conformance with the Zoning Ordinance and the purpose and intent of the Comprehensive Plan**

   All area and dimensional requirements for the site comply with the current zoning requirements. The proposed house will be in congruence with nearby houses and with the intent and guiding principles of the comprehensive plan.

3. **The proposed Amendment to the Planned Development will not adversely affect the balances of Land Use in Athens-Clarke County.**

   The subdivision of one RS-25 zoned lot to two RS-25 zoned lots will not result in any change to or affect the balance of land use in Athens-Clarke County.

4. **Public Services are sufficient to service the proposed Amendment to the Planned Development.**

   This amendment does not affect public services. The amended PD will only require minimal Athens-Clarke County staff resources.

5. **The Existing Land Use on Land Surrounding the Property.**

   All property surrounding this site is RS-25 zoned property. The property across Barnett Shoals Road is owned by Athens-Clarke County. It contains the Cedar Creek wastewater treatment plant.

6. **Creation of an Isolated District.**

   This subdivision will not create an isolated zoning district as the current property is in a local area of RS-25 zoned property.

7. **Population Density and Possible Impact on Public Facilities and Services:**

   This subdivision will not impact the existing services such as schools, utilities or streets. The owner of the new lot is already an ACC resident. The proposed site will be served by a private well and on-site sewage management system. There is adequate access to

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Barnett Shoals Road. The public road is adequate and an asphalt apron is connected to Barnett Shoals Road.

8. **Cost to the Unified Government of Athens-Clarke County:**
   This Amendment which will create one single family lot and will not increase costs to Athens Clarke County. The new lot owner is already a resident in Athens Clarke County.

9. **Possible Impact on the Environment:**
   One additional single-family lot at this location will not significantly impact the environment including drainage, soil erosion control, flooding air quality and water quality. The proposed home will be similar in scale, bulk, and coverage of the houses surrounding the site.

10. **Proposed Zoning Action will be Detrimental to the Existing Adjacent Property or Development of Adjacent Property:**
    One additional single-family home with the same zoning will not affect the value or impact other RS-25 zoned properties adjacent to it. The lot at 4079 Barnett Shoals Road is already RS-25 so the subdivision of the lot into two conforming RS-25 lots will not be a detriment to the existing adjacent property or further development of adjacent property.

11. **Substantial Reasons Why the Lot Cannot be Used in Accordance to the Existing Zoning.**
    The new lot created by this subdivision is the same zone, RS-25-PD. Other than the waivers, this lot is proposed to be developed according to the existing zoning.

12. **The Aesthetic Effect of Existing and Future Use of the Property.**
    The general area is single family residential. This subdivision maintains that use.

13. **Are There Existing or Changing Conditions Affecting Use and Development of the Property?**
    The property is zoned RS-25 PD in an area of RS-25 zoned property. Government Zoned property is south across Barnett Shoals Road. The zoning in the RS-25 PD is not changing. One lot is to be subdivided into two conforming RS-25 lots except for the requested waivers on the new lot.

Conclusion:

The Proposed use is in conformance with the zoning district, all comprehensive plan policies, and state and federal laws. The proposed use meets all the requirements. The Amendment to the Planned Development is in conformance with the RS-25 zoning district with the exception of frontage on a public street. A waiver is requested so that the lot will have zero frontage on a public street. A waiver is requested to waive all tree canopy requirements of the tree management ordinance. Existing trees will be conserved to the most practical extent possible. The lot will be served by a shared driveway. There will be three parcels that will share this drive. This meets the ACC code.

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Mr. and Mrs. Savage have demonstrated that the proposed Amendment to the Planned Development to allow subdivision of their tract of land for their daughter to build a home will comply with the underlying zoning ordinance and will not create any negative impacts on the surrounding neighborhood.

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AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **TYPE III SUBMITTAL REQUIREMENTS;** AND FOR OTHER LAWFUL PURPOSES

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 9-4-5(B)(1) of the Code of Athens-Clarke County, Georgia with respect to the timelines for application submittal for Type III applications is hereby amended by changing the number "30" to "40," so that said section now read as follows:

"B. Type III procedure.

1. Complete applications must be submitted at least 40 days prior to the next regularly scheduled planning commission meeting."

SECTION 2. This ordinance shall take effect on July 1, 2023.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this ordinance shall be and remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

SO ORDERED AND ORDAINED this ___ day of _____, 2023.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____
Kelly Girtz, Mayor

Attest: _____
Jean Spratlin, Clerk of Commission

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **TYPE IV SUBMITTAL REQUIREMENTS;** AND FOR OTHER LAWFUL PURPOSES

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 9-4-6(B)(1) of the Code of Athens-Clarke County, Georgia with respect to the timelines for application submittal for Type IV applications is hereby amended by changing the number "30" to "40," so that said section now read as follows:

"B. Type IV procedure.

1. Complete applications must be submitted at least 40 days prior to the next regularly scheduled planning commission meeting."

SECTION 2. This ordinance shall take effect on July 1, 2023.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this ordinance shall be and remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

SO ORDERED AND ORDAINED this ___ day of _____, 2023.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____
Kelly Girtz, Mayor

Attest: _____
Jean Spratlin, Clerk of Commission

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **APPEALS;** AND FOR OTHER LAWFUL PURPOSES

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 9-4-8 of the Code of Athens-Clarke County, Georgia with respect to appeals of staff permit decisions and appeals of Type I, II, III and IV planning actions, as defined in this Chapter, is hereby by amended by inserting a new section 9-4-8 (D) entitled "*Certiorari*" that shall read as follows:

"D. Certiorari

1. Authority to Approve Certiorari Documents. In order to comply with O.C.G.A. § 36-66-5.1(c), the Mayor of Athens-Clarke County, the Chair of the Planning Commission and/or the Chair of the Hearings Board, as appropriate, is authorized to issue certiorari bonds and certificates of costs upon confirmation with County staff that such approvals are appropriate.

2. Authority to Accept Service. For purposes of certiorari proceedings, the Mayor of Athens-Clarke County, the Chair of the Planning Commission and/or the Chair of the Hearings Board, as appropriate, is authorized to accept service on behalf of the Respondent."

SECTION 2. This ordinance shall take effect on July 1, 2023.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this ordinance shall be and remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

SO ORDERED AND ORDAINED this ___ day of _____, 2023.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____
Kelly Girtz, Mayor

Attest: _____
Jean Spratlin, Clerk of Commission

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **APPEALS;** AND FOR OTHER LAWFUL PURPOSES

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 9-4-8(B)(2)(c) of the Code of Athens-Clarke County, Georgia with respect to the public notice requirements for appeals of Type IV decisions, as defined in Section 9-4-6 of the Code of Athens-Clarke County, Georgia is hereby deleted in its entirety and the following new section is inserted in lieu thereof:

> "C. The appeal hearing shall be scheduled for a regular Athens-Clarke County Planning commission meeting. Notice of such meeting shall be published in a newspaper of general circulation in Athens-Clarke County at least 30 days, but not more than 45 days prior to the hearing, and shall contain the location of the property, by street address and tax map number, the date, time, place, and purpose of the appeal hearing."

SECTION 2. This ordinance shall take effect on July 1, 2023.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this ordinance shall be and remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

SO ORDERED AND ORDAINED this ___ day of _____, 2023.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____
Kelly Girtz, Mayor

Attest: _____
Jean Spratlin, Clerk of Commission

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **PUBLIC NOTICE;** AND FOR OTHER LAWFUL PURPOSES

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 9-4-9(C) entitled "*Type IV public notice*" of the Code of Athens-Clarke County, Georgia is hereby deleted in its entirety and the following new section is inserted in lieu thereof:

"C. Type IV public notice.

1. Notice shall be published in a newspaper of general circulation in Athens-Clarke County at least 30 days before the date on which the hearings board hearing shall be held, and shall contain the location of the property by street address, and with additional notice being mailed to the owner of the property that is the subject of the proposed action. The notice shall state the date, time, place and purpose of the hearing before the hearings board.

2. For Type IV variance requests, notice containing the same information required above shall be posted on the subject property by the planning department at least 30 days, but not more than 45 days, prior to the date of the public hearing before the Athens-Clarke County Hearings Board."

SECTION 2. This ordinance shall take effect on July 1, 2023.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this ordinance shall be and remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

SO ORDERED AND ORDAINED this ___ day of _____, 2023.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____
Kelly Girtz, Mayor

Attest: _____
Jean Spratlin, Clerk of Commission

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **DEFINITION OF FAMILY RESTRICTIONS IN AR AND RS ZONES;** AND FOR OTHER LAWFUL PURPOSES

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 9-15-18(C) entitled "*Reserved*" of the Code of Athens-Clarke County, Georgia is hereby deleted in its entirety and the following new section is inserted in lieu thereof:

"C. The provisions of this ordinance shall not apply to maternity supportive housing residences as defined in O.C.G.A. § 49-5-3 and registered pursuant to the requirements in O.C.G.A. § 49-5-25.

SECTION 2. This ordinance shall take effect on July 1, 2023.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this ordinance shall be and remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

SO ORDERED AND ORDAINED this ___ day of _____, 2023.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____
Kelly Girtz, Mayor

Attest: _____
Jean Spratlin, Clerk of Commission

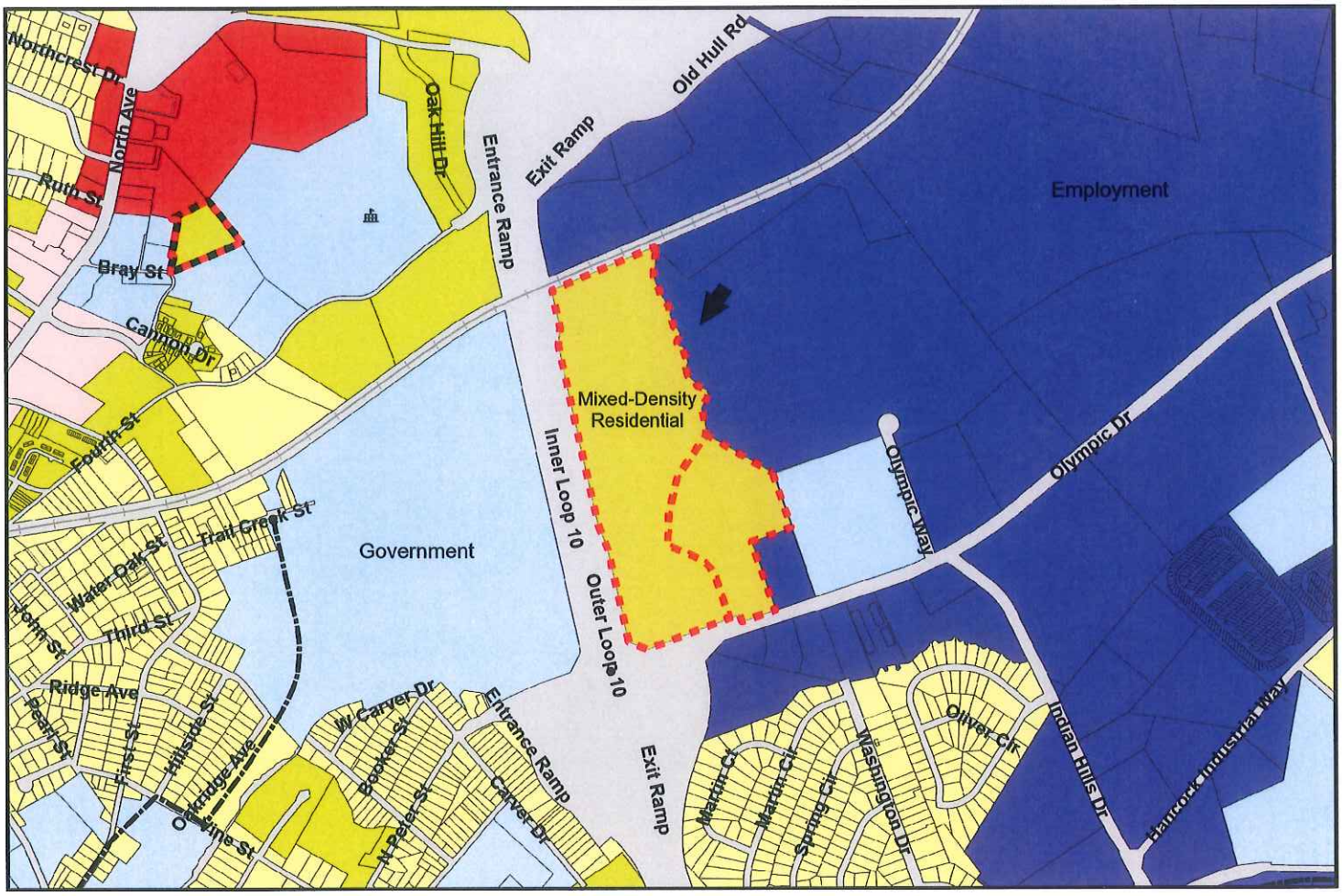
AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **AMENDING THE OFFICIAL FUTURE LAND USE MAP OF ATHENS-CLARKE COUNTY BY CHANGING THE DESIGNATION ON APPROXIMATELY 65.89 ACRES OF LAND LOCATED AT 505 & 515 OLYMPIC DRIVE FROM "EMPLOYMENT CENTER" TO "MIXED DENSITY RESIDENTIAL";** AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia, hereby ordains as follows:

SECTION 1. The Official Land Use Map referred to in the Zoning Ordinance of Athens-Clarke County, Georgia, as specifically identified in Section 9-3-3(A) (2) thereof, is hereby amended by changing the future land use designation on approximately 65.59 acres of land located at 505 and 515 Olympic Drive, County tax parcel number 164 021 and 164 024H, from "Employment Center" to "Mixed Density Residential," as more fully shown on Exhibit A, attached hereto and incorporated herein by reference.

The date of this amendment to the Official Land Use Map of Athens-Clarke County as shown by Exhibit A shall be duly noted in the minutes of the Commission meeting. The Official Land Use Map and Exhibit A hereto are available for inspection in said Clerk's Office, 301 College Avenue, Athens, Georgia.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



Legend

- County Boundary
- City Boundary
- Parcel Boundary
- Building Footprint
- School
- A-CC Owned Parks and Open Space
- Other Parks and Open Space
- Transportation,Communication and Utilities
- Airport Hazard Zone
- Railroad
- Rails to Trails
- Proposed Road Widening
- Proposed New Road
- Intersection Realignment

Descriptions

- General Business
- Downtown
- Main Street Business
- Employment Center
- Government
- Mixed- Density Residential
- Traditional Neighborhood
- Single Family Residential
- Rural

EXHIBIT A	**PD-2022-10-03839** **MASTER PLANNED DEVELOPMENT** **505 & 515 OLYMPIC DRIVE** ***Michael Canady / Mill Creek Residential*** ***SFI Land, LLC & Wollmoor Properties, LLC***	N 0 400 Feet
MAP 537A		
FROM: **Employment Center**	TO: **Mixed-Density Residential**	
TAX PARCEL # *164 021 & 164 024H*	PLANNING COMMISSION MEETING DATE *April 6, 2023*	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE *May 2, 2023*

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **REZONING TWO PARCELS OF LAND COMPRISING APPROXIMATELY 65.89 ACRES LOCATED AT 505 & 515 OLYMPIC DRIVE FROM E-I (EMPLOYMENT-INDUSTRIAL) & I* (INDUSTRIAL ZONING WITH CONDITIONS) TO RM-2 (MIXED-DESNITY RESIDENTIAL-2);** AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Section 9-3-3 and Section 9-3-6 thereof, is hereby amended by changing the zoning of two parcels of land comprising approximately 65.89 acres located at 505 and 515 Olympic Drive, Athens, Georgia from E-I (Employment-Industrial) & I* (Industrial Zoning with Conditions) to RM-2 (Mixed-Density Residential-2) as shown on Attachment A hereto. Said affected parcels of land being more fully described in the master site plan entitled "Preliminary Plan for: Athens Preserve 505 & 515 Olympic Drive Tax Parcel # 164 021 & 164 024H," having an original issue date of January 25, 2022, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 W. Dougherty Street, Athens, Georgia.

The subject parcels comprising approximately 65.89 acres of land are also known as parcel numbers 164 021 and 164 024H on the Athens-Clarke County tax maps, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 W. Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the Clerk of Commission's Office at 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

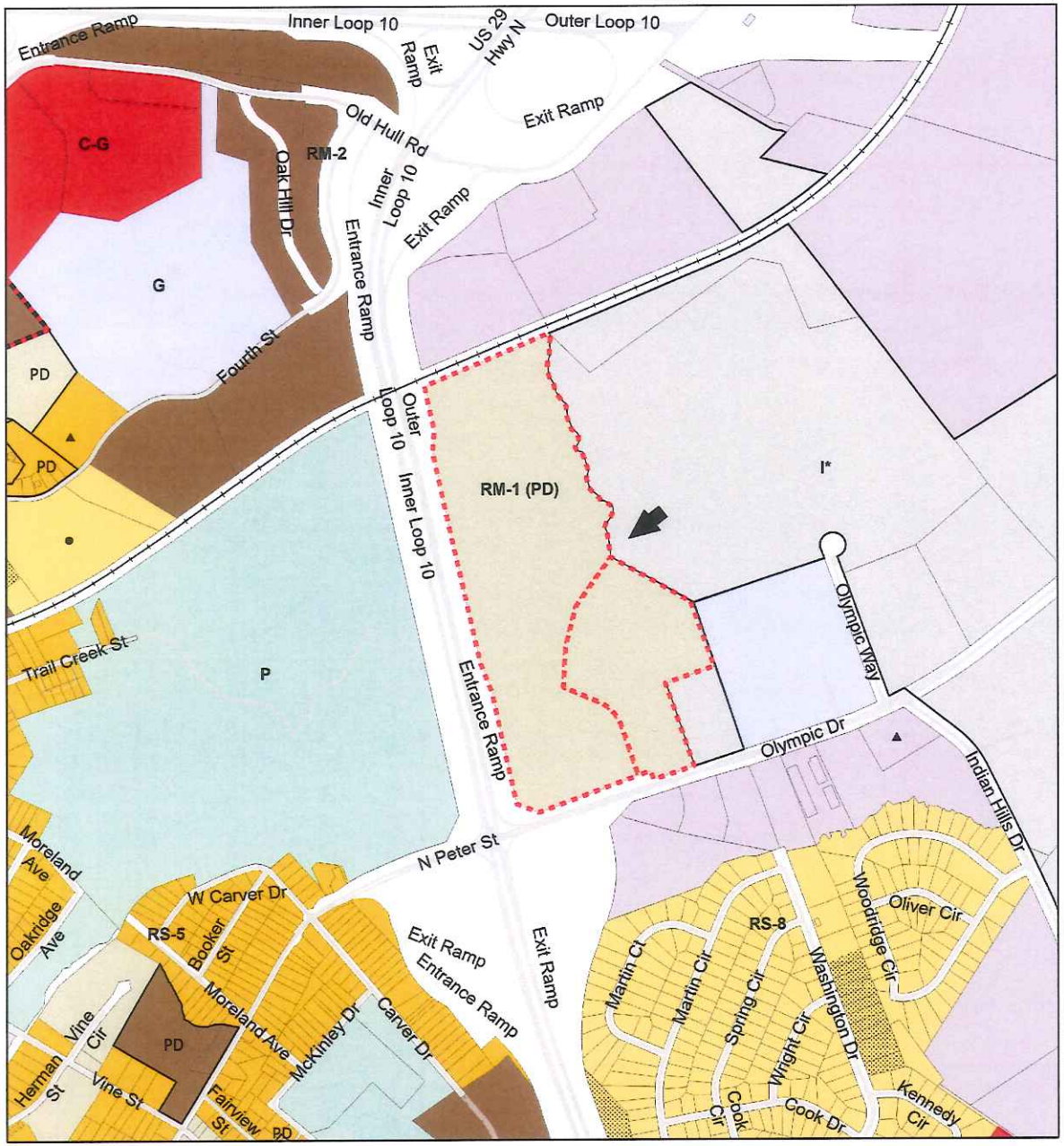
SECTION 2. The binding master site plan associated with this ordinance and incorporated herein by reference consists of one sheet in total, entitled "Preliminary Plan for: 505 & 515 Olympic Drive Tax Parcel # 164 021 & 164 024H," dated February 15, 2023, prepared by Alliance and stamped "Binding 4-12-23."

The binding written report associated with this ordinance consists of eighteen pages in total, is entitled "MCD_1526," dated February 22, 2023 and March 1, 2023, with each sheet being titled and numbered in the lower right hand corner and stamped "Binding 4-12-23." The respective title, sheet number, and date of each sheet is listed below:

Sheet Title	Sheet Number	Date
MCD_1526 Cover Sheet	CS	02/22/2023
MCD_1526 Front Elevation & Roof Plan	A.2.0.	02/22/2023
MCD_1526 Front Elevation & Roof Plan	A.2.1	02/22/2023
MCD_1526 Front Elevation & Roof Plan	A.2.2.	02/22/2023

MCD_1526 Front Elevation & Roof Plan	A.2.3.	02/22/2023
MCD_1674 Cover Sheet	CS	02/22/2023
MCD_1674 Front Elevation & Roof Plan	A.2.0.	02/22/2023
MCD_1674 Front Elevation & Roof Plan	A.2.1.	02/22/2023
MCD_1674 Front Elevation & Roof Plan	A.2.2.	02/22/2023
MCD_1674 Right Side Elevation	A.2.3.	02/22/2023
MCD_1771 Cover Sheet	CS	02/22/2023
MCD_1771 Front Elevation & Roof Plan	A.2.0.	02/22/2023
MCD_1771 Front Elevation & Roof Plan	A.2.1.	02/22/2023
MCD_1771 Front Elevation & Roof Plan	A.2.2.	02/22/2023
MCD_1771 Right Side Elevation	A.2.3.	02/22/2023
MCD_Athens – 6 Unit Bldg. Cover Sheet	CS	03/01/2023
MCD_Athens – 6 Unit Bldg. Front & Rear Elevations	A.1.0.	03/01/2023
MCD_Athens – 6 Unit Bldg. Side Elevations & Roof Plan Plan	A.1.1.	03/01/2023

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)

Parcel boundaries of the zones determined by legal description. The parcels shown on this map are to be used only as a guide.

- Downtown Design Areas
  - (DHD), Downtown Historic District
  - (WD), West Downtown
  - (ED), East Downtown
  - (DS), Dougherty Street
  - (RIV), River
  - (WE), West End
  - (ND), North Downtown
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- PD, Planned Development
- *, Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Railroads
- ▲ Special Use
- ● Historic Landmark

670 335 0 670 1,340 2,010 Feet

ATTACHMENT A	PD-2022-10-03839 MASTER PLANNED DEVELOPMENT 505 & 515 OLYMPIC DRIVE Jason Wadsworth / Mill Creek Residential SFI Land, LLC & Wollmoor Properties, LLC	
537		
FROM: E-I & I*	TO: RM-1 (PD)	
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
164 021 & 164 024H	April 6, 2023	May 2, 2023

DATE: April 6, 2023	**FILE NO:** PD-2022-10-03839

LOCATION: 505-515 Olympic Drive
APPLICANT: Jason Wadsworth / Mill Creek Residential
OWNER: SFI Land LLC & Wollmoor Properties LLC
REQUEST: From *Employment Center* to *Mixed Density Residential*
COMMISSION DISTRICT: 9

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Sara Beresford, Chair Absent				Kristen Morales Present	X		
Sarah Gehring Present	X			Taylor Pass Present	X		
Catherine Goodrum Present	X			Lucy Rowland Present	X		
Matthew Hall, Vice-Chair Present (Served as Chair)				Monique Sanders Absent			
Alice Kinman Present	X			Joey Tucker Present		X	
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	6	1	

For: David Ellison
Against: None

Discussion: It was noted that the site might not be suitable for industrial uses, but that doesn't mean it's suitable for residential uses given the negative impact on Athena Industrial Park and the lack of neighborhood services and transportation options for potential residents.

Motion: Ms. Morales made a motion to recommend denial of the Future Land Use request. Ms. Rowland seconded the motion, which passed 6-1.

DATE: April 6, 2023	**FILE NO:** PD-2022-10-03839

LOCATION: 505-515 Olympic Drive
APPLICANT: Jason Wadsworth / Mill Creek Residential
OWNER: SFI Land LLC & Wollmoor Properties LLC
REQUEST: From E-I & I* to RM-2 (Employment-Industrial and Industrial with Conditions to Mixed-Density Residential-2)
COMMISSION DISTRICT: 9

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Sara Beresford, Chair Absent				Kristen Morales Present	X		
Sarah Gehring Present	X			Taylor Pass Present	X		
Catherine Goodrum Present	X			Lucy Rowland Present	X		
Matthew Hall, Vice-Chair Present (Served as Chair)				Monique Sanders Absent			
Alice Kinman Present	X			Joey Tucker Present		X	
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:			

For: David Ellison
Against: None

Discussion: See discussion on previous future land use sheet.

Motion: Ms. Rowland made a motion to recommend denial of the Zoning request. Ms. Morales seconded the motion, which passed 6-1.

STAFF REPORT
MASTER PLANNED DEVELOPMENT
CASE NUMBER PD-2022-10-03839
505 & 515 OLYMPIC DRIVE
APRIL 6, 2023

GENERAL INFORMATION AND PROPOSED DEVELOPMENT

I. THE REQUEST

APPLICANT	Jason Wadsworth / Mill Creek Residential
OWNER	SFI Land, LLC & Woolmoor Properties, LLC
FUTURE LAND USE REQUEST	*Employment Center* to *Mixed Density Residential*
ZONING REQUEST	From E-I (Employment-Industrial) & I* (Industrial Zoning with Condition) to RM-1 (PD) (Mixed Density Residential, Planned Development)
TYPE OF REQUEST	Type I
LOCATION	505 & 515 Olympic Drive
COUNTY COMMISSION DISTRICT	9
SIZE OF REZONING AREA	65.89 acres
PRESENT USE	Undeveloped
PROPOSED USE	Residential Multifamily
TAX MAP NUMBERS	164 021 & 164 024H
ADJACENT USES AND ZONING	(N) Railroad
	(E) Contractors supply stores / I*; Undeveloped / I; post office / G
	(S) Olympic Drive
	(W) Outer Loop 10
STAFF RECOMMENDATIONS	**Future Land Use – Denial**
	Zoning – Denial
PLAN. COMMISSION RECOMMENDATIONS	**Future Land Use – Denial**
	Zoning – Denial

II. PURPOSE

The purpose of this request is to rezone 65.89 acres in two parcels located at 505 and 515 Olympic Drive from E-I (Employment-Industrial) and I* (Industrial Zoning with Condition) to RM-1 (PD) (Mixed Density Residential, Planned Development) for a proposed residential development. The planned development submittal includes a binding application report, site plan, architectural elevations, and a tree management plan as a guarantee to the community that what is proposed will be the only layout allowed to be constructed.

The subject properties were rezoned in 2005 from E-O (Employment-Office) and RM-2 (Residential Mixed Density) to E-O (PD) (Employment-Office, Planned Development) and RM-2 (PD) (Residential Mixed Density, Planned Development) for a proposed mix of single-family homes, townhouses, and apartments, as well as 87,800 square feet of commercial/office space. The Planned Development was amended in 2008 to clarify setbacks on the E-O (PD) portion of the project and to incorporate "age

restricted" residential uses in the RM-2 (PD) portion of the development. In 2013 the Planned Development was removed and the properties rezoned to E-I (Employment-Industrial). The I* (Industrial Zoning with Condition) portion was acquired in 2019 from the parcel at 545 Olympic Drive. The applicant submitted and withdrew a virtually identical proposal for this property in 2022 after the Planning Commission and Staff recommended denial of the proposal.

III. EXISTING CONDITIONS OF SUBJECT PROPERTY AND VICINITY

The two subject parcels totaling 65.89 acres are located at the intersection of Olympic Drive and the SR-10 Loop. The properties are currently undeveloped and are transected by Trail Creek with its associated 75' riparian buffer, 100-year floodplain, and wetlands. An ACC sanitary sewer line and associated easement also crosses the property adjacent to the creek.

Adjacent properties to the north and to the south (across Olympic Drive) are undeveloped with E-I (Employment-Industrial) zoning. A large undeveloped tract to the west is zoned I (Industrial). The other adjacent parcel to the west is zoned I* (Industrial Zoning with Condition) and contains warehouse storage and distribution units. The zoning condition on part of the subject property at 515 Olympic Drive and on the adjacent property at 545 Olympic Drive is from a 2001 ordinance that prohibits the I (Industrial) zoning district from having a solid waste transfer station, commercial feedlot, or Level III uses listed in Section 9-11-5(A)(3).

IV. PROPOSED DEVELOPMENT

The proposal is for the construction of a residential development, consisting of 254 attached townhouse-style dwellings with ~762 bedrooms, a clubhouse/pool amenity lot, playground/dog park/event lawn, an active play area, and 573 parking spaces.

Architectural renderings and detailed floor plans have been submitted with this application, which provide for a mix of two-bedroom, three-bedroom, and four-bedroom units. All units would have front-loaded garages, individual driveways and a concrete patio in the rear. Exterior cladding would be a mix of cementitious-based siding and brick.

Two gated entrances are proposed off Olympic Drive. The amenity area would be publicly accessible with its parking lot access located outside the gated entrance. Sidewalks are proposed along both sides of the interior drives.

A tree management plan has been submitted with this application, which shows conserved canopy coverage in the right-of-way, forest regeneration areas, and tree preservation areas. The required total canopy coverage in RM-1 is 55% and the required conserved canopy coverage in RM-1 is 35%. The applicant has proposed a total canopy coverage of 59% and a conserved canopy coverage of 40%.

COMPATIBILITY WITH COMPREHENSIVE PLAN

I. COMPATIBILITY WITH FUTURE LAND USE MAP

The Future Land Use Map indicates that the subject parcels have an *Employment Center* designation, which is described as follows:

Employment Center
These are areas of industry, office, research parks, and flex-space mixed uses. Large-scale employment areas, which include large industrial areas, manufacturing, office parks, and research centers, is incompatible with housing. Smaller-scale employment areas are appropriate to be in close proximity to a neighborhood area. Design standards regulating building placement, landscaping, and buffering should apply. Small amounts of retail may be compatible in some areas.

The proposal is to rezone the subject property to RM-1, which is incompatible with the existing Future Land Use designation per the Compatibility Matrix in ACC Code Chapter 9-4. Therefore, the application includes a request to change the Future Land Use designation to *Mixed Density Residential*, which is described as follows:

Mixed Density Residential
These are residential areas where higher density residential development is allowed and intended. Limited nonresidential uses designed at a neighborhood scale may be incorporated into these areas (e.g. churches, schools, daycare facilities, small businesses and offices). Buildings should be oriented towards the street and include streetscape enhancements. Their design should include connections between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation.

No properties have the *Mixed Density Residential* designation along Olympic Drive, which has a consistent *Employment Center* designation. The request would create an isolated land use district that clashes with the existing land use designation for this part of the County. Not only does the request set up a potential conflict between residential and industrial land uses, the proposal is in a location where it will be difficult to meet the expectations for good connections between uses and multi-modal access that are prescribed in the *Mixed Density Residential* Land Use category.

II. COMPATIBILITY WITH COMPREHENSIVE PLAN POLICIES

The following are relevant 2018 Comprehensive Plan policies:

- Increase amount of and provide access to affordable housing.
- Develop zoning standards and incentives to include greenspace and other public amenities.
- Promote "cluster" residential development that reduce the overall impact on land while promoting neighborhood values.
- Promote intra and inter-connectivity within and between neighborhoods while discouraging cul-de-sac development. This applies to both vehicular and pedestrian pathways and may not always require formal, paved improvements when associated with walkability.
- Basic infrastructure (roads, utilities, sidewalks, etc.) should be the standard for all neighborhoods, and a lack thereof threatens prosperity.
- Expand sidewalk network in neighborhoods and other infrastructure such as lights, trees, neighborhood businesses, and basic infrastructure for neighborhoods.
- Decrease single-occupancy car rides by incentivizing alternative transportation.

This proposal would trade job-generating potential on this site for more housing, both of which are needed in Athens, according to the Comprehensive Plan. The site is located in an automobile-dependent part of the County and is not close to most daily destinations which precludes multi-modal access. No

special affordability provisions have been made, so it is assumed that these units would be market rate. Locating residential property here could threaten the viability of the surrounding area for future industrial employment uses, as called for in the Comprehensive Plan and Future Land Use map. This area is one of the limited parts of the County that can accommodate large-scale industrial uses. Given the lack of transportation options, lack of housing variety, and infringement on potential industrial usage, Staff thinks the project is incompatible with the Comprehensive Plan.

COMPATIBILITY WITH ZONING MAP AND ORDINANCE STANDARDS

I. COMPATIBILITY WITH ZONING MAP

The purpose of this request is to rezone 65.89 acres at 505 and 515 Olympic Drive from E-I (Employment-Industrial) and I* (Industrial Zoning with Condition) to RM-1 (PD) (Mixed Density Residential, Planned Development) for a proposed residential development. Similar to the proposed FLU designation, the proposed zoning designation is also not currently found along Olympic Drive. The closest location is the multifamily development on Fourth Street on the other side of the SR 10 Loop.

One of the review criteria adopted by Athens-Clarke County for evaluating rezoning requests is whether the request would create an isolated zoning district. The only location of the proposed zoning designation in the immediate vicinity is across SR-10 Loop on Fourth Street. Olympic Drive itself has consistent Employment and Industrial zoning designations. All of the developed parcels along Olympic Drive have non-residential uses. Staff is concerned that approval of this residential project would act as a deterrent on additional industrial investment in Athena Industrial Park because industrial users avoid sites where the negative externalities of their operations such as noise, odors, vibration, and truck traffic, may create conflicts with nearby residents. Therefore, Staff judges the project as incompatible with the Zoning Map.

II. COMPATIBILITY WITH ORDINANCE STANDARDS

All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards. No waivers have been requested with the plan submittal.

RM-1 zoning allows a maximum of 16 bedrooms per acre and a maximum lot coverage of 55%; the proposal is compliant with 11.994 bedrooms per acre and 16% lot coverage. The maximum building height is 30 feet, and the minimum distance between two detached dwellings is one-half the height of the tallest building, but no less than 12 feet; height of each structure cannot be determined without finished grade elevations being presented on the site plan. The proposal is compliant with the minimum distance requirements. The Code restricts the same exterior design to no more than 30 units in a project. At least nine different exterior designs will be required, which can be achieved through different fenestration patterns, porches, rooflines, etc. The RM-zone design standards also require that half of the buildings have a front entrance porch of at least five-foot depth facing a public or private street; the provided architectural examples in the application report and the uniform block buildings on the site plan demonstrate compliance with this standard. The applicant provided scaled architectural renderings of the building elevations and they meet many of the residential design standards for an RM-zone.

RM-zone developments require that 15% of the property be dedicated to outdoor recreation space, passive and active. A second standard requires that 8% (5.08 acres) of the property be in active recreation space.

The proposal provides for active recreation space with a clubhouse and pool and a playground/dog park/event lawn near the front of the property, and an active play on the eastern portion of the property. These proposed improvements equate to roughly 5.21 acres of active space (8.2%) and 9.53 acres of total recreation space (15%). Therefore, the plan provides the required amounts of active and total recreation space.

Olympic Drive has existing frontage sidewalk along most of the subject property frontage. A sidewalk extension along the remaining frontage is required as shown on the site plan. The proposed streets inside the development will also have sidewalk. An accessible route from the parking to the clubhouse building is required and provided as shown on the site plan.

The application report denotes that outdoor lighting will comply with the ACC lighting ordinance, which is found in Code Chapter 9-19.

EFFECT ON COMMUNITY

I. BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed planned development would introduce residential uses into the industrial area along Olympic Drive. Both sides of the road from the SR-10 Loop to its end at Voyles Road have Employment-Industrial or Industrial zoning, the only exceptions being a post office, day care, and fire station. The balance of land uses has been intentionally set in Athena Industrial Park to favor employment uses, and industry continues to be active and growing in this area. A shift from industrial to residential land uses could be a deterrent to additional industrial investment, stranding the remaining land in employment and industrial zoning that is no longer attractive for development. Additionally, the Park's infrastructure is set up for industrial rather than residential uses. New residents would find that they have limited mobility choices and do not have nearby commercial and institutional destinations to serve daily needs. Staff finds that the proposal would negatively alter the balance of land uses.

ACC owns an adjacent tract (200 Olympic Way, Tax Parcel 164 024) and has announced intentions to construct a Water/Sewer facility on the property. This facility will house operations and large vehicle storage. Water/Sewer operations are a 24/7 enterprise and will at times include noise, dust and vibration at levels that could disturb adjacent residents. This facility fits in with neighboring industrial uses, but contrasts with residential uses.

II. POPULATION

The population would increase up to 762 people, depending on the occupancy of the multi-bedroom units.

III. ENVIRONMENT

The Athens-Clarke County Environmental Areas Map shows 75' riparian buffer, 100-year floodplain, and jurisdictional wetlands. The site is almost completely wooded at this time.

The Arborist has reviewed the provided Tree Management Plan (TMP) and has the following comments:

- *Area in eastern section of 515 Olympic Drive is listed both as conserved tree canopy and an active recreation area. These designations are incongruent. Code Section 8-7-15(m)(7) states there can*

be no use other than tree growth and passive recreation in an area of tree canopy cover for which credit has been given.

- *Water and sewer shown. Is lighting proposed? If so, please show light poles on TMP with appropriate spacing from trees. Code Section 8-7-17(a) and 8-7-19(i).*
- *Please show the location for the proposed tree protection fencing for each group of trees to be credited for conserved canopy. Code Section 8-7-17(f).*
- *Please show species common and Latin names, variety or cultivar, caliper at time of planting, extent and location of open soil surface for each tree planted to satisfy tree canopy requirements. Code Section 8-7-17(i).*
- *Please show species common and Latin names, variety or cultivar, caliper at time of planting, extent and location of open soil surface for each tree planted to satisfy street tree requirements. Code Section 8-7-17(i).*
- *Please show species common and Latin names, variety or cultivar, caliper at time of planting, extent and location of open soil surface for each tree planted to satisfy parking lot tree requirements. Code Section 8-7-17(i).*
- *Standard notes and a tree planting detail, that demonstrates compliance with Section 8-7-19 of the Athens-Clarke County Code of Ordinances, should be included.*
- *Please provide correct calculations in a summary table of tree canopy cover by acres and percent of total site for tree canopy cover meeting conserved, planted, and total tree canopy cover requirements per Code Section 8-7-17(j). Present TMP summary table does not show correct total site area. Consequently percentages are also off.*

IV. TRAFFIC, TRANSPORTATION, & TRANSIT

The proposed development would have sidewalk along the entire Olympic Drive frontage and on both sides of all proposed new streets within the development. Olympic Drive is served by ACC Transit's Route 30 – North Side Connector, an on-demand service through the Uber app. The 2018 Athens in Motion plan has proposed bicycle and pedestrian improvements running the length of North Peter Street / Olympic Drive from Vine Street to Athena Drive. The 2020 Greenway Network Plan has a proposed multi-use trail along the East Fork Trail Creek / Trail Creek tributaries.

The application includes a traffic impact study, which estimates the project would generate 2,472 new trips. The study noted that multiple approaches to nearby intersections already operate with an "inadequate LOS" (Level of Service), but concluded that the additional trip generation from the proposed development is "not expected to significantly impact the roadway network surrounding the proposed project site." No Olympic Drive travel lane improvements are proposed.

The Athens-Clarke County Department of Transportation and Public Works has reviewed the proposal and recommended approval with the following comment:

- *Traffic Engineering has significant concerns about the potential negative traffic impact of this proposal on the Peter Street / Olympic Drive corridor—especially its intersection with Oak Street.*

V. GRADING AND DRAINAGE

The site plan shows two large stormwater management areas, one on each side of the creek traversing the middle of the subject property.

The Athens-Clarke County Department of Transportation and Public Works has reviewed the proposal and recommended approval with the following comments on the proposed grading and drainage:

- *With respect to the presence of Trail Creek, the project development must be in accordance with the Athens-Clarke County Flood Protection Ordinance, Chapter 8-2 of the ACC Code of Ordinances.*
- *Development must be in accordance with the Stormwater Management Ordinance, Chapter 5+4 of the ACC Code of Ordinances and the policies of the Transportation & Public Works Department. All impervious area runoff must be conveyed to stormwater management facilities that provide runoff reduction and detention.*
- *All access to Olympic Drive must be constructed in accordance with Chapter 7-2 "Driveways" of the ACC Code of Ordinances and the Transportation & Public Works Department's Technical Standards.*

VI. WATER AND SEWER AVAILABILITY

The ACC Public Utilities Department has reviewed and approved the proposal with the following comments:

- *ACC water is available.*
- *ACC sanitary sewer is available.*

VII. FIRE PROTECTION

The ACC Fire Marshal has reviewed the plans and recommended approval with no comments.

VIII. ECONOMIC DEVELOPMENT

The Athens-Clarke County Economic Development Department has reviewed the proposal and offered the following comment:

- *Impact to surrounding marketable industrial sites –*

  The proximity of this very large, dense residential development to E-I and I-zoned land will present a significant barrier to the successful recruitment of future industry to this part of Athena Industrial Park. This proposed site is located within Athena Industrial Park and we are actively marketing 4 industrial sites within ¾" mile of the proposed development, of which we have shown several large industrially zoned parcels, including a parcel zoned heavy industrial within ½ mile of this site. The proposed site is adjacent to employment-zoned (E-I and I) property on the sides not bounded by Loop 10. Having such a large, dense residential development so close to the site zoned industrial will negatively impact our ability to market the site, as manufacturers do not want to locate industry so close to a very large neighborhood due to potential sound/noise/vibration/odors from those industries.

- *Impact on tax digest –*

  Industrial use brings the benefit of both significant real and personal property tax revenues to our tax digest and community, through capital investment in land, buildings, and industrial machinery and equipment. Industry is critical to providing access to housing in our community because the full-time jobs, above-average wages, and benefits from these employers are higher than other economic sectors

in our community. While housing is a large need in Athens Clarke County, it is important for our tax digest to balance housing along with industry and the quality, well-paying jobs that it brings.

- *Impact on available utility capacities –*

  A third critical concern is the reduction in utility capacities available for future industrial use, which limits the ability to recruit well-paying jobs. The proposed parcels for this project would discharge to the North Oconee Wastewater facility, which was designed and is equipped to handle industrial customers, and additional residential wastewater would reduce the line and plant capacity for industrial development. Available water capacity used for residential would reduce the amount available for industry. Unlike other Industrial greenfields in Athens, sewer, water, natural gas, and power are already on-site for the industrially zoned parcels neighboring this site, which is a strong attraction to Industrial customers for upfront cost savings and speed to market; both of which add to the Industrial attractiveness of these parcels. In addition, CSX has preliminarily identified the section of railroad that passes through this parcel and the adjacent sites as feasible potential rail spur locations to serve industry. We have very few (1-2) possible rail sites on the CSX rail line available in all of Athens-Clarke County.

RECOMMENDATIONS

I. STAFF RECOMMENDATIONS

The request is to rezone 65.89 acres in two parcels located at 505 and 515 Olympic Drive from E-I (Employment-Industrial) and I* (Industrial Zoning with Condition) to RM-1 (PD) (Mixed Density Residential, Planned Development) for a proposed residential development of 254 attached townhouse-style dwellings, with a total of ~762 bedrooms, a clubhouse/pool amenity lot, playground/dog park/event lawn and 573 parking spaces. The request requires a corresponding change in the Future Land Use designations of the subject parcels from *Employment Center* to *Mixed Density Residential.*

Future Land Use – Denial
As a reason for rezoning to RM-1, the application report mentions the subject property proximity to the SR-10 Loop, downtown [1.7 miles via Peter Street and Oconee Street to Thomas Street], as well as Trail Creek Park. Another stated reason is the provision of quality housing for industrial area employees. However, the proposed location does not adhere to the Comprehensive Plan principle that infill housing should be promoted and concentrated in areas near commercial nodes, providing easy access to everyday services. Also, Olympic Drive is only served by ACC Transit's on-demand service and not a fixed route.

Staff has concerns with the proposed Future Land Use change. One of the review criteria noted in the back of this Staff report is whether the request would create an isolated district. The only locations of the proposed designation in the immediate vicinity are across the SR-10 Loop on Cone Drive, Vine Circle, and an undeveloped tract on North Peter Street at the Vine Street intersection. Olympic Drive itself has a consistent *Employment Center* Future Land Use designation with Employment and Industrial zoning designations. All of the developed parcels along Olympic Drive have non-residential uses. Staff has significant concerns that a residential project on this site would deter additional industrial investment in Athena Industrial Park since industrial users prefer to locate away from residential uses to avoid potential conflicts over the negative impacts (noise, odors, vibration, etc.) of certain industrial activities. The Athens-Clarke County Economic Development Department has also expressed similar concerns.

Zoning – Denial
Staff also has concerns with the rezoning request. In addition to creating an isolated Future Land Use, the request would also create an isolated zoning district since the only properties with the requested zoning sit inside the SR-10 Loop on Fourth Street and Peter Street. Additional review criteria include whether there are substantial reasons why the property cannot be used in accordance with existing zoning, and whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. Staff is unaware of any reason why the property cannot be developed under its current E-I and I zoning, and is also unaware of any changing conditions in the immediate area supporting the request. Traffic Engineering has also expressed concern about the impact of additional traffic on the Peter Street corridor. As mentioned earlier, in July, 2022, the Planning Commission recommended denial on a virtually identical request from this applicant on the subject property.

II. PLANNING COMMISSION RECOMMENDATIONS

Future Land Use – Denial
Zoning – Denial

The Planning Commission voted to recommend denial of the proposal because of its potential negative impact on adjacent industrial properties and the lack of neighborhood services and transportation choices for potential residents at the site, based on the information provided in the Staff Report.

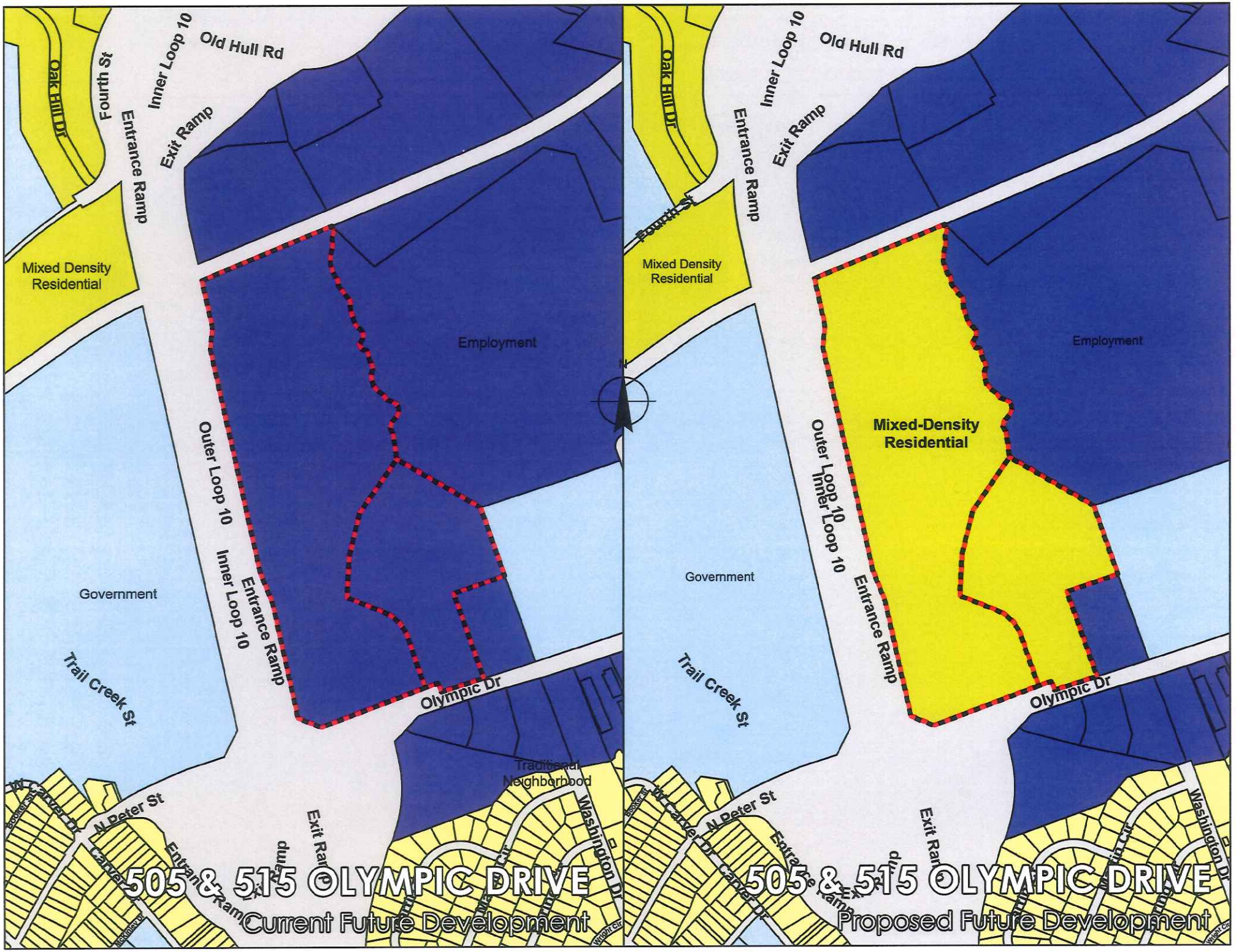
III. CURRENT STATUS

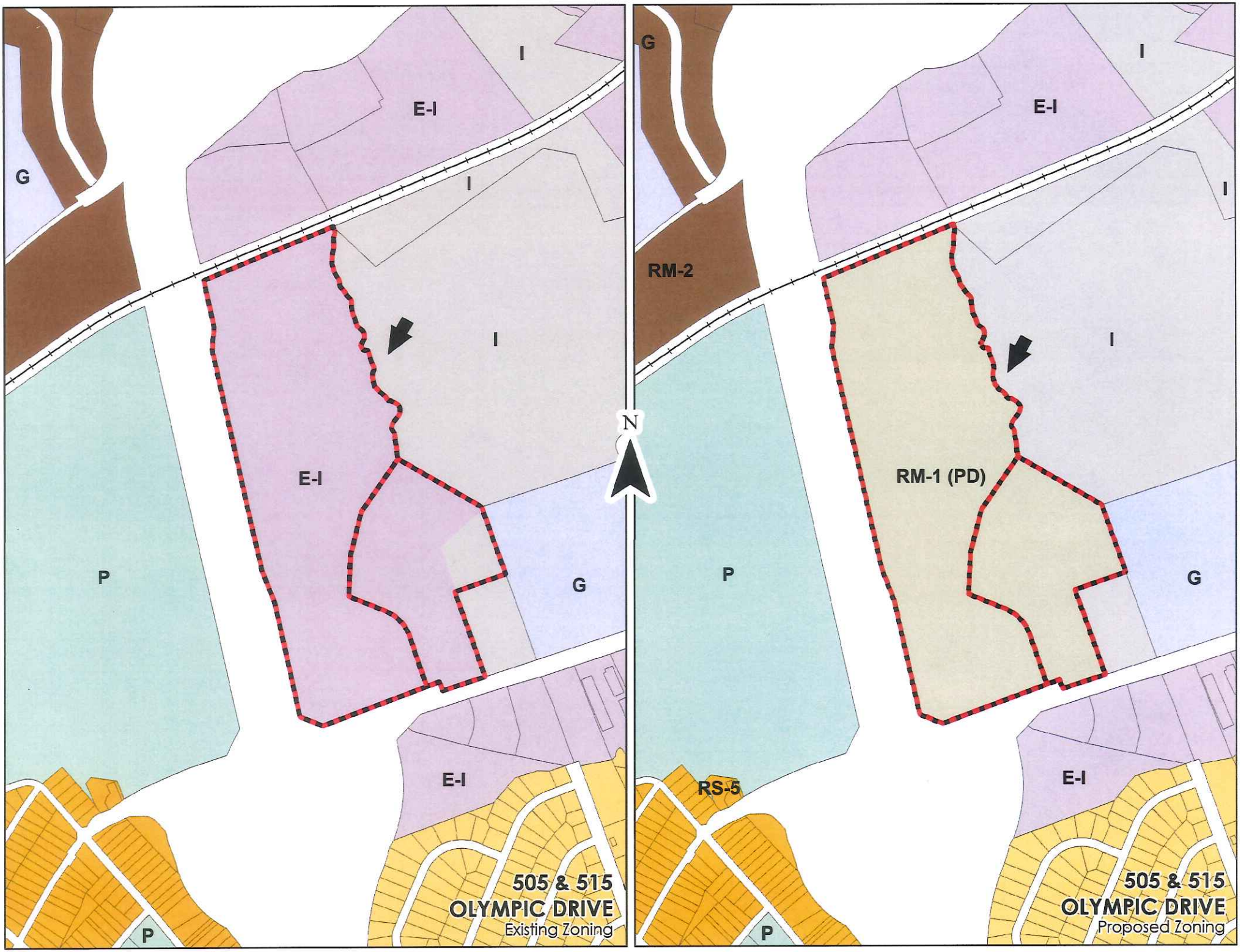
The item is scheduled for consideration by the Mayor & Commission at their agenda setting session on April 18th, and voted on at the voting session on May 2nd.

REPORT FOR: **505 & 515 OLYMPIC DRIVE**

Zoning Criteria Considered by Staff for Zoning Actions		
Reviewed	Not Applicable	Considerations
X		1. The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
X		2. The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
X		3. The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
X		4. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
X		5. The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
X		6. The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
X		7. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.
X		8. The existing land use pattern surrounding the property in issue.
X		9. The possible creation of an isolated district unrelated to adjacent and nearby districts.
X		10. The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
X		11. Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
X		12. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
X		13. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.

Public Notice: In accordance with Section 9-4-9(E), public notice of this zoning request was last posted on or near the subject property on March 23, 2023.


Old Hull Rd
Inner Loop 10
Fourth St
Oak Hill Dr
Entrance Ramp
Exit Ramp
Mixed Density Residential
Employment
Outer Loop 10
Inner Loop 10
Entrance Ramp
Government
Trail Creek St
Olympic Dr
Traditional Neighborhood
N Peter St
W Carver Dr
Carver Dr
Washington Dr
Exit Ramp
Mixed-Density Residential
505 & 515 OLYMPIC DRIVE
Current Future Development
505 & 515 OLYMPIC DRIVE
Proposed Future Development


G
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505 & 515
OLYMPIC DRIVE
Existing Zoning
N
G
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E-I
I
RM-2
I
RM-1 (PD)
P
G
E-I
RS-5
P
505 & 515
OLYMPIC DRIVE
Proposed Zoning

NOTE:
1. ALL ACC CODE REQUIREMENTS AND STANDARDS PERTAINING TO FLOOD PROTECTION AND FLOOD PLAIN MANAGEMENT IN EFFECT AT THE TIME OF CONSTRUCTION WILL BE MET.
2. ALL ACC STORMWATER MANAGEMENT CODE REQUIREMENTS AND STANDARDS IN EFFECT WHEN CONSTRUCTION OCCURS WILL BE MET.
3. PROPOSED STREETS WILL BE PRIVATELY OWNED AND MAINTAINED.

WATER NOTE:
WATER PROVIDED BY ATHENS CLARKECOUNTY; AVAILABLE WITHIN OLYMPIC DRIVE

UTILITY NOTE:
ALL UTILITIES SHALL BE PLACED UNDERGROUND

SEWER NOTE:
SANITARY LINE TO CONNECT WITH EXISTING GRAVITY SEWER MANHOLE AS SHOWN. SEWER PROVIDED BY ATHENS CLARKE COUNTY.

CONTOUR NOTE: EXISTING GRADES SHOWN WITH 1' CONTOUR INTERVALS

- (25') 25' STATE BUFFER
- (75') 75' COUNTY BUFFER
- (FP) FLOODPLAIN
- (W) WETLAND
- (MT) MULCH TRAIL
- (SM) STORMWATER MANAGEMENT AREA

VICINITY MAP



SITE DATA

OVERALL DATA:	
EXISTING ZONING	I & EI
PROPOSED ZONING	RM-1 (PD)
GROSS LAND AREA	+/-63.53 ACRES
PROPOSED BUILDINGS:	254 - 2S TH
TOTAL BUILDINGS:	**254 TOTAL BUILDINGS**
2S WIDE UNITS:	254
TOTAL BEDROOMS:	**APPROXIMATELY 762**
BEDROOM (BR) BREAKDOWN:	(38) 2-BR UNITS OR 76 BEDROOMS (178) 3-BR UNITS OR 534 BEDROOMS (38) 4-BR UNITS OR 152 BEDROOMS
PROPOSED DENSITY:	**4.00 U/A ; 11.994 BEDROOMS/ACRE**
MAXIMUM DENSITY	16 LOTS PER ACRE
RM-1 DEVELOPMENT STANDARDS:	
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT WIDTH	25' MIN. ATTACHED UNITS
MINIMUM LOT DEPTH	80
SETBACKS	
FRONT	15'
SIDE YARD	6'
SIDE ADJACENT TO STREET	10'
REAR	10' + 1' FOR BLDG HT. >25'
MINIMUM BUILDING SEPARATION	12'
MAXIMUM LOT COVERAGE	55%
LOT COVERAGE PROVIDED	16%
MINIMUM LANDSCAPED AREA	45%
HEIGHT LIMIT	30
OUTDOOR RECREATION SPACE REQ'D:	15% (9.53 AC.)
PARKING REQUIREMENTS:	
RESIDENTIAL PARKING REQUIRED:	
254 - 2+ BR UNITS (2 SPACES / UNIT)	508 SPACES
RESIDENTIAL PARKING PROVIDED:	508 SPACES (2 CAR GARAGE)
ADD'L RESIDENTIAL PARKING PROVIDED:	65 SPACES

N/F
UNITED STATES POSTAL SERVICE
PARCEL: 164 024F
ZONING: G

N/F
MITCHELL ERNIE W FAMILY LLLP
PARCEL: 164 024G
ZONING: I

N/F
UNIFIED GOVERNMENT OF ATHENS-CLARK COUNTY
PARCEL: 164 024
ZONING: I

N/F
UNIFIED GOVERNMENT OF ATHENS-CLARK COUNTY
PARCEL: 164 024A
ZONING: I

ACTIVE PLAY AREA

PROPOSED SANITARY SEWER LINE

EXISTING WATER LINE

PROPOSED WATER LINE

RESIDENT ONLY GATED ACCESS

PROPOSED WATER MAIN EXTENSION ALONG OLYMPIC DRIVE

PLAYGROUND / DOG PARK / EVENT LAWN

CLUBHOUSE & POOL

MAIN GATE

OLYMPIC DRIVE APPARENT VARIABLE R/W

EXISTING SANITARY SEWER LINE & EASEMENT

CSX RAILROAD APPARENT 100' R/W

SR 10 LOOP, US 129 + US 441 VARIABLE R/W

Binding
Stephen Jaques
4-12-23

ALLIANCE
ENGINEERING + PLANNING + LAND SURVEYING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
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NOT RELEASED FOR CONSTRUCTION

Mill Creek Residential
3715 Northside Parkway, Building 200 Suite 440
Atlanta, Ga. 30327

Preliminary Plan for:
ATHENS PRESERVE
505 & 515 Olympic Drive
TAX PARCEL # 164 021 & 164 024H

Orig. Issue	1.25.22
Designed by	GB
Checked by	BW
Project #	21365

NORTH

SCALE: 1"= 100'
0 100

REZONING PLAN

02.15.23

File Location: S:\Active\Athens\Mill Creek\Civil\Drawings\Site\Exhibits\Mill Creek Exhibits\Mill Creek Exhibits 21365 - Olympic Exhibit 2023-Binding.dwg(R23 ANSI C (22.00 x 17.00 Inches))

MCD_1526

ABBREVIATIONS			
A.B.	ANCHOR BOLT	INSUL.	INSULATION
A/C	AIR COOLING UNIT	INT.	INTERIOR
ADJ.	ADJACENT	JST.	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	KIT.	KITCHEN
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MET.	METAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	NO. or #	NUMBER
BRG.	BEARING	O.A.	OVERALL
BRK.	BRICK	O.C.	ON CENTER
B.S.	BOTH SIDES	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	O.H.	OVERHEAD
C/L	CENTER LINE	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	RAD.	RADIUS
CPT.	CARPET	REF.	REFRIGERATOR
CTR.	CENTER LINE	REINF.	REINFORCED
DBL.	DOUBLE	REQ.	REQUIRED
D.F.	DRINKING FOUNTAIN	RM.	ROOM
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RSL.	RESILIENT FLOORING
DN.	DOWN	SECT.	SECTION
DR.	DOOR	SH.	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	S.H.	SINGLE HUNG
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	S.O.	SHEET ROCK OPENING
ELEC.	ELECTRIC	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	TRD.	TREAD
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	TYP.	TYPICAL
F.F.	FINISH FLOOR	VLT.	VAULT
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	UNF.	UNFINISHED
FURR.	FURRING	VERT.	VERTICAL
FX.	FIXED	W/	WITH
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GRAB BAR	WD.	WOOD
GL.	GLASS	WH	WATER HEATER
GR.	GRADE	W.W.F	WELDED WIRE FABRIC
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		
HGT.	HEIGHT		

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ELEVATION A



ELEVATION B



ELEVATION C

DESIGN CRITERIA

ROOF LIVE LOAD: 20 psf
FLOOR LIVE LOAD: 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)

BASIC WIND VELOCITY: 115 mph
SEISMIC DESIGN CATEGORY: B
Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

International Residential Code, 2018 Edition, with Georgia Amendments **(2020)**
International Fire Code, 2018 Edition, with (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments **(2020)**
International Mechanical Code, 2018 Edition, with Georgia Amendments **(2020)**
International Fuel Gas Code, 2018 Edition, with Georgia Amendments **(2020)**
National Electrical Code, 2020 Edition (No Georgia Amendments)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments **(2020)**

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

A.I.S.C. MANUAL OF STEEL CONSTRUCTION

T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES

GENERAL NOTES

1. SEE SITE DRAWINGS FOR LOCATION, ELEVATION, AND ORIENTATION OF THIS STRUCTURE.
2. FOUNDATION DESIGN IS BASED ON A MINIMUM SAFE SOIL BEARING CAPACITY OF 2500psf. BEARING CAPACITY OF SOILS SHALL BE BERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
3. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
4. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL BE NOT LESS THAN 5" WIDE.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 3000 psi. CEMENT SHALL BE TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C33. WATER USED FOR CONCRETE SHALL BE CLEAN AND POTABLE. ALL CONCRETE FOR USE IN THESE STRUCTURES SHALL BE TESTED FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE. RESULTS OF COMPRESSIVE STRENGTH TESTING SHALL BE AVAILABLE AT THE JOBSITE FOR REVIEW BY INSPECTOR.
6. CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE MAY BE CUT DURING INITIAL CURING PERIOD, OR MAY BE FORMED USING PREFORMED GALVANIZED JOINT MATERIAL. SAWCUT SHALL EXTEND NOT LESS THAN 25% OF SLAB DEPTH.
7. STRUCTURAL STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.
8. MORTAR FOR BRICK VENEER SHALL BE TYPE S.
9. REINFORCING STEEL SHALL CONFORM TO THE REQUREMENTS OF ASTM A-615, GRADE 60. REINFROCING FOR TURNED-DOWN SLAB EDGES OR FOR GRADE BEAMS SHALL HAVE MINIMUM 3" COVER TO BOTTOM AND SIDES OF FOOTINGS.
10. WOOD FOR LOADBEARING STUDS SHALL BE No. 2 SPRUCE PINE FIR, OR BETTER.
11. WOOD FOR NONBEARING PARTITIONS, PLATES, AND BLOCKING SHALL BE UTILITY GRADE SPRUCE PINE OR BETTER.
12. WOOD FOR HEADERS, BEAMS OR RAFTERS SHALL BE No. 2 SOUTHERN PINE OR BETTER.
13. WOOD FOR ENGINEERED WOOD TRUSSES SHALL BE No. 2 SOUTHERN PINE OR BETTER.
14. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND DELIVERED BY A MEMBER OF THE TRUSS PLATE INSTITUTE, WHO SHALL CONFORM TO ALL TPI STANDARDS AND SPECIFICATIONS FOR DESIGN, MANUFACTURE, DELIVERY AND HANDLING.
15. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED WITH CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF GEORGIA. TRUSS SHOP DRAWINGS APPROVED BY ENGINEER SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES.
16. I-JOISTS SHALL BE DETAILED, FABRICATED AND DELIVERED UNDER THE SUPERVISION AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA.
17. LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ELASTIC MODULUS OF 1,800,000 psi., AND A MINIMUM ALLOWABLE BENDING STRESS OF 2800 psi.
18. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BRACING AND SHORING THE STRUCTURE UNTIL THE STRUCTURE IS COMPLETED.
19. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.
20. BUILDING SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, OR 7/16" THICK B/C PLYWOOD. SEE FASTENING SCHEDULE FOR ATTACHMENT OF SHEATHING.
21. REINFORCING STEEL FOR CONCRETE SHALL CONFORM TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. CONTRACTOR MAY SUBSTITUTE FIBERMESH ADMIXTURE IN CONCRETE FOR WELDED WIRE FABRIC. FIBERMESH USED UNDER THIS ALTERNATE MUST BE ADDED TO CONCRETE IN THE RATIO OF 2.2 LBS PER CUBIC YARD OF CONCRETE.
22. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH IRC R310

PLAN INDEX	
PAGE#	**PAGE NAME**
CS	COVER SHEET
A.2.0	FRONT AND REAR ELEV. A; ROOF PLAN
A.2.1	FRONT AND REAR ELEV. B; ROOF PLAN
A.2.2	FRONT AND REAR ELEV. C; ROOF PLAN
A.2.3	RIGHT AND LEFT ELEVATION
A.3.0	SLAB FOUNDATION PLAN
A.4.0	1ST FLOOR PLAN AND OPTIONS
A.5.0	2ND FLOOR PLAN AND OPTIONS
E.1.0	1ST FLOOR ELECTRICAL PLAN
E.2.0	2ND FLOOR ELECTRICAL PLAN

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION
TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT-FRAME WOOD CONSTRUCTION-
NON-SPRINKLERED
OCCUPANCY CLASSIFICATION
SINGLE FAMILY HOME-DETACHED

SQUARE FOOTAGE	
1ST. FLOOR HEATED	569 SF
2ND. FLOOR HEATED	957 SF
TOTAL HEATED 1ST AND 2ND FLOOR	1526 SF
GARAGE	421 SF

The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE (770) 231-2344 FAX (888) 415-2782

MCD_1526
COVER SHEET

Binding
Stephen Jones
4-12-23

SEAL

REVISION CHANGES

REV. NO.	REV. DATE

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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

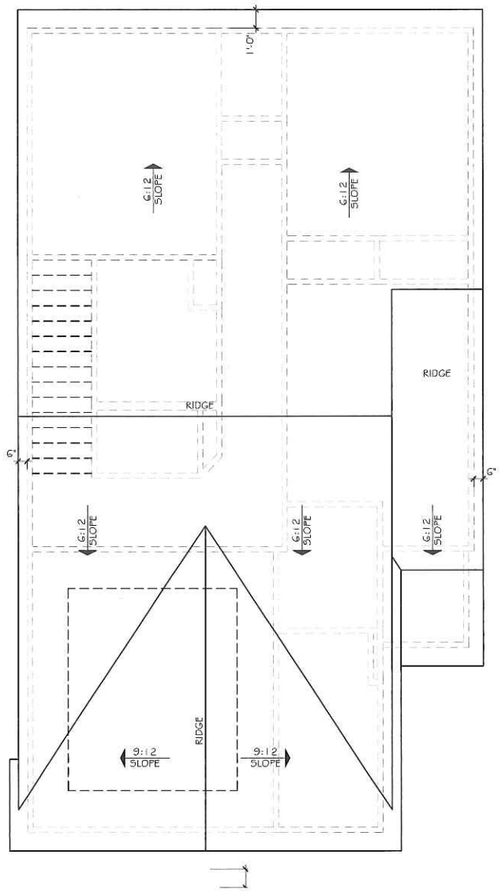
SCALE:

SHEET NO.
CS

OF

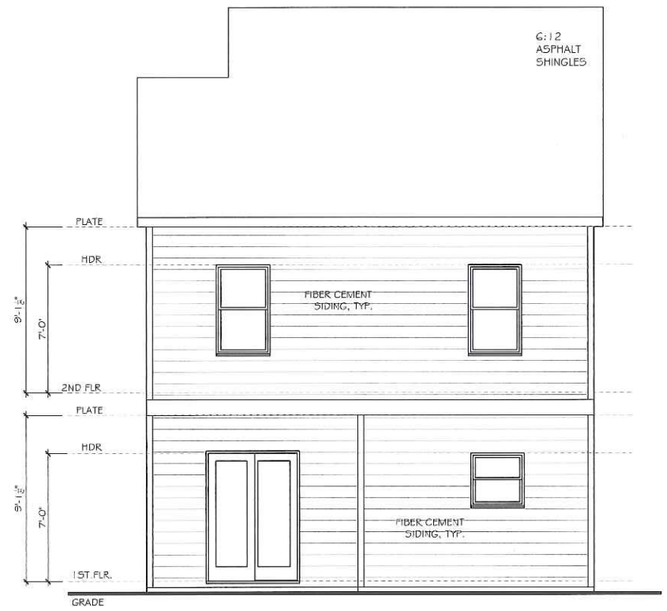
ELEVATION NOTES:

1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS
3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
5. ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



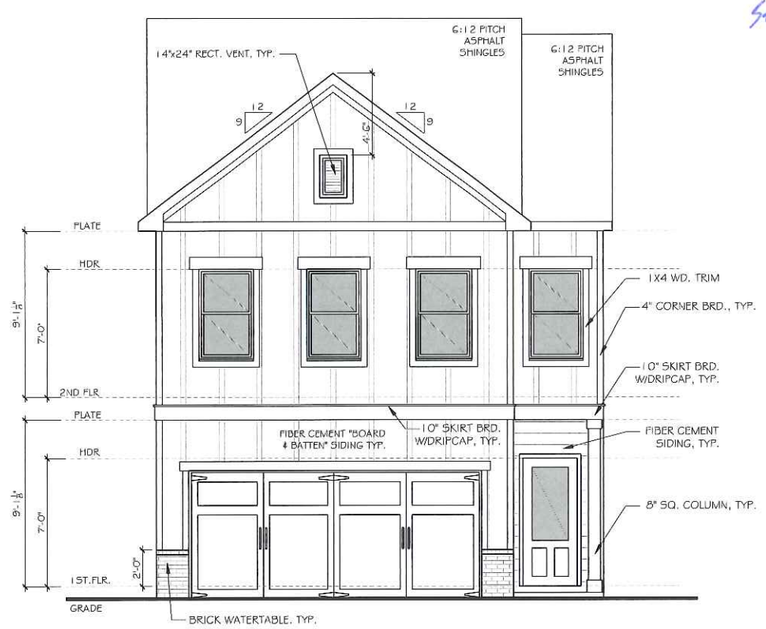
3 ROOF PLAN (ELEV. A)

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



2 REAR ELEVATION

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



1 FRONT ELEVATION A

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Binding
Stephen Jay
4-12-23

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MCD_1526
FRONT ELEVATION & ROOF PLAN

SEAL

REVISION CHANGES

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE: 02/22/2023

DRAWN BY: MHART

SCALE:

SHEET NO.

A.2.0

OF

ELEVATION NOTES:

1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
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3. VERIFY WITH WINDOW MFG., ALL WINDOW SIZES AND EGRESS REQ.
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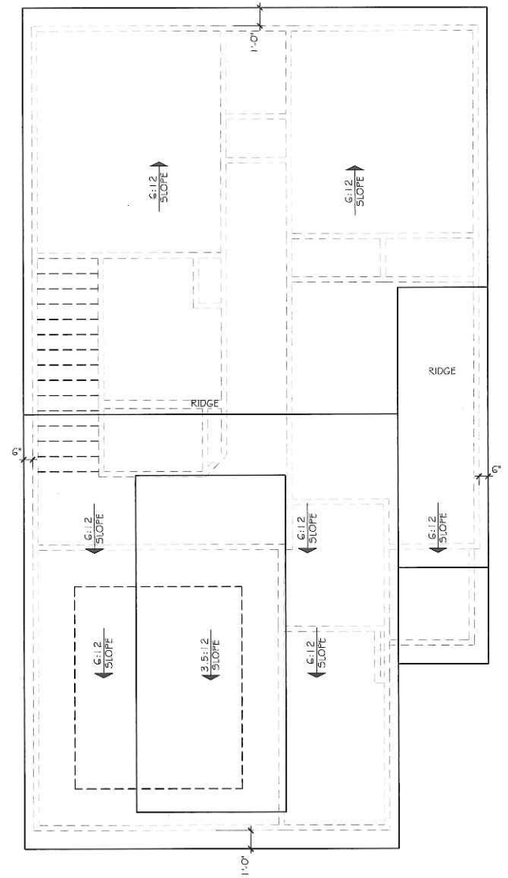
5. ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



3 ROOF PLAN (ELEV. B)
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Binding
Stephen Jeager
4-12-23



1 FRONT ELEVATION B
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
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MCD_1526
FRONT ELEVATION & ROOF PLAN

SEAL

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02/22/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.
A.2.1

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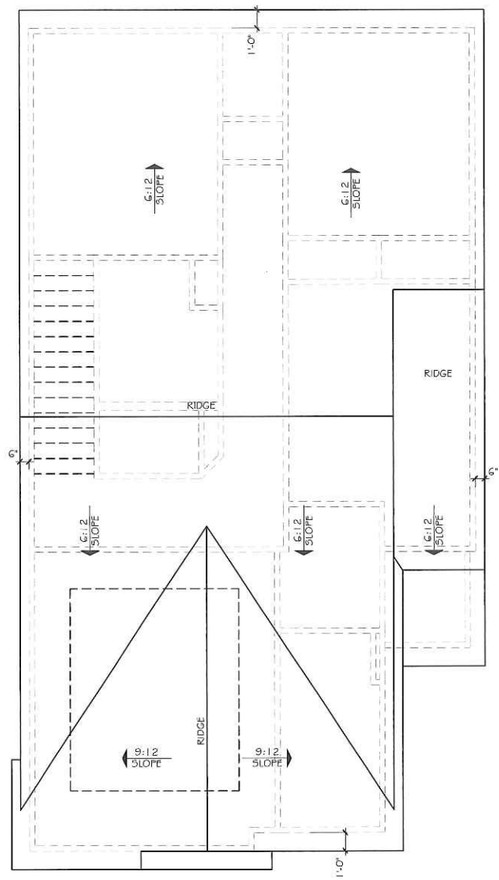

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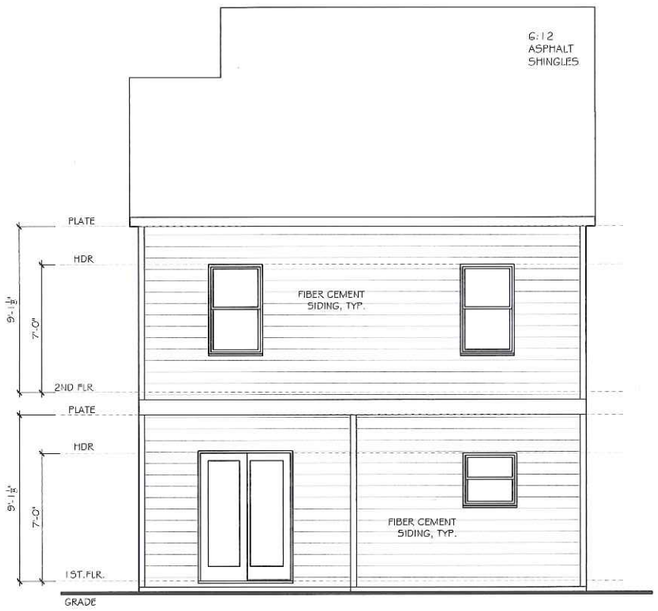

2 REAR ELEVATION
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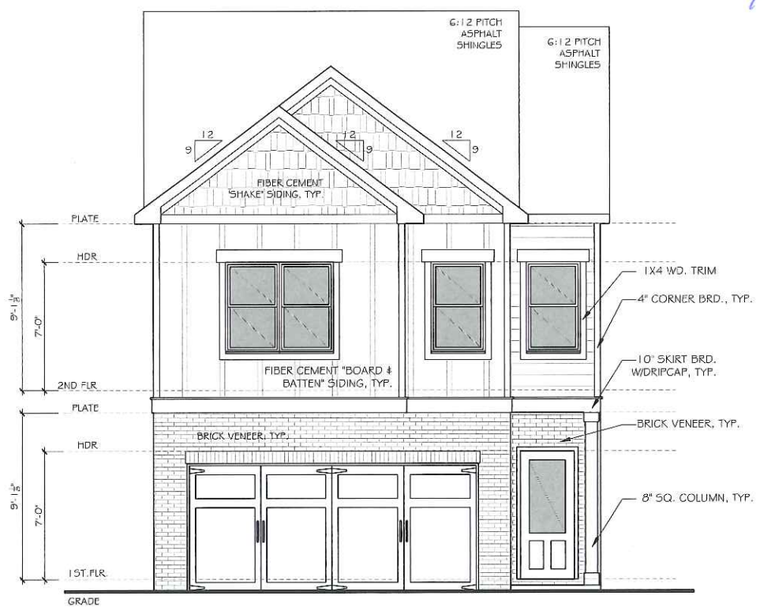

1 FRONT ELEVATION B
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Binding
Stephen Jones
9-12-23

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FRONT ELEVATION & ROOF PLAN

SEAL:

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SUBDIVISION COLLECTION:

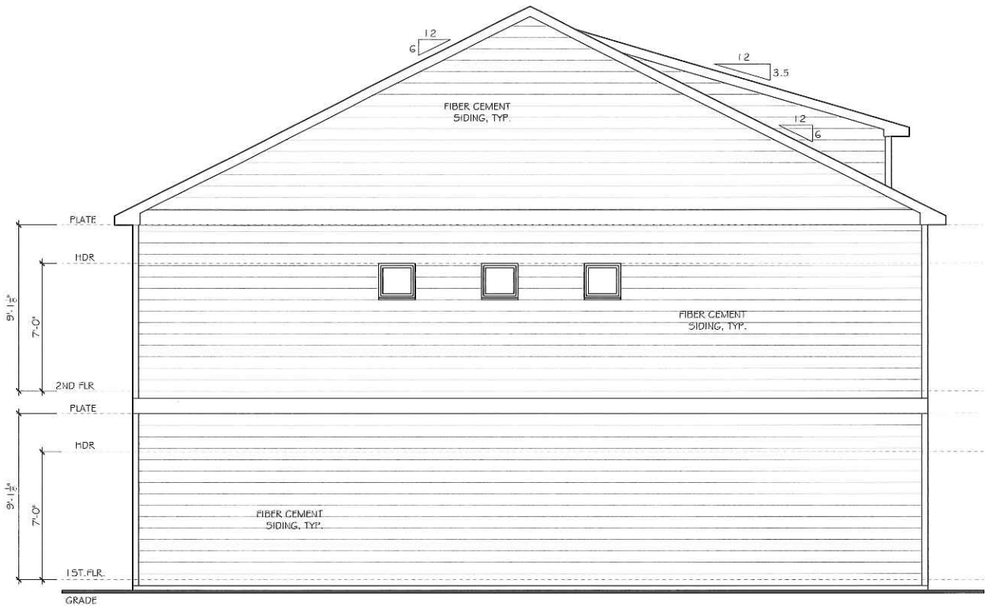
START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.
A.2.2

OF



4 LEFT ELEVATION B

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
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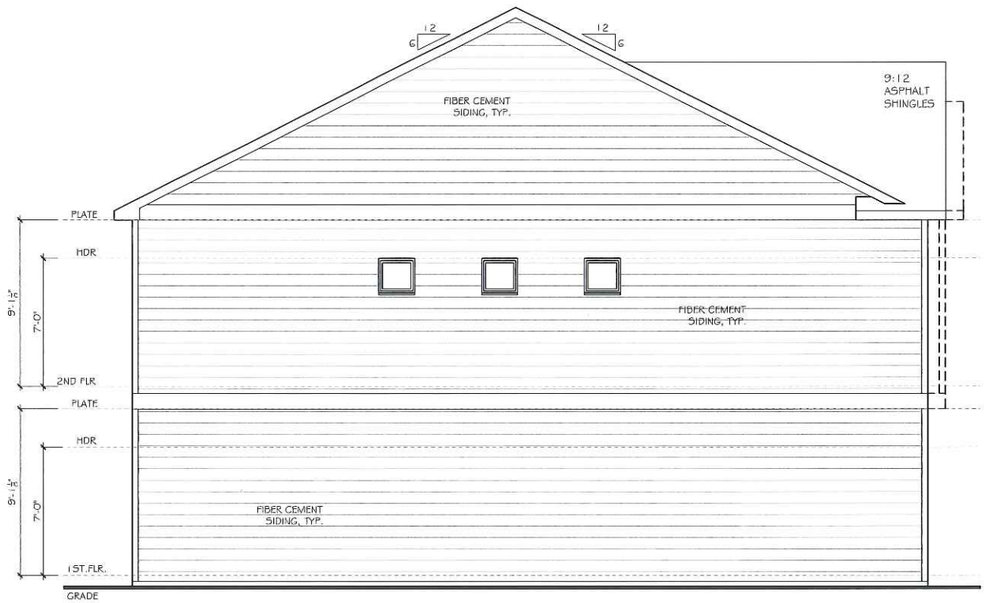

3 LEFT ELEVATION A & C

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
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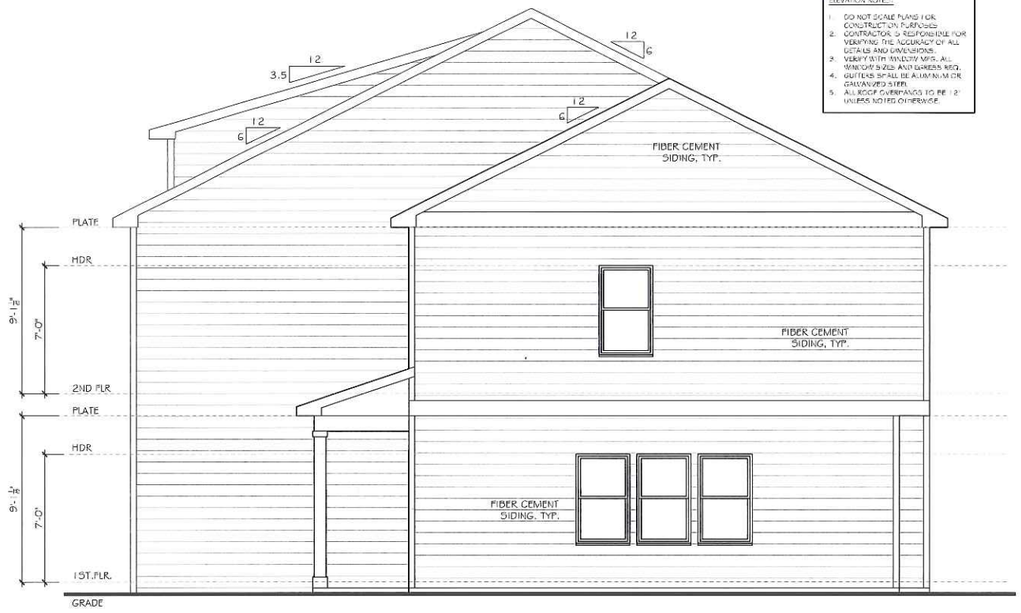

2 RIGHT ELEVATION B

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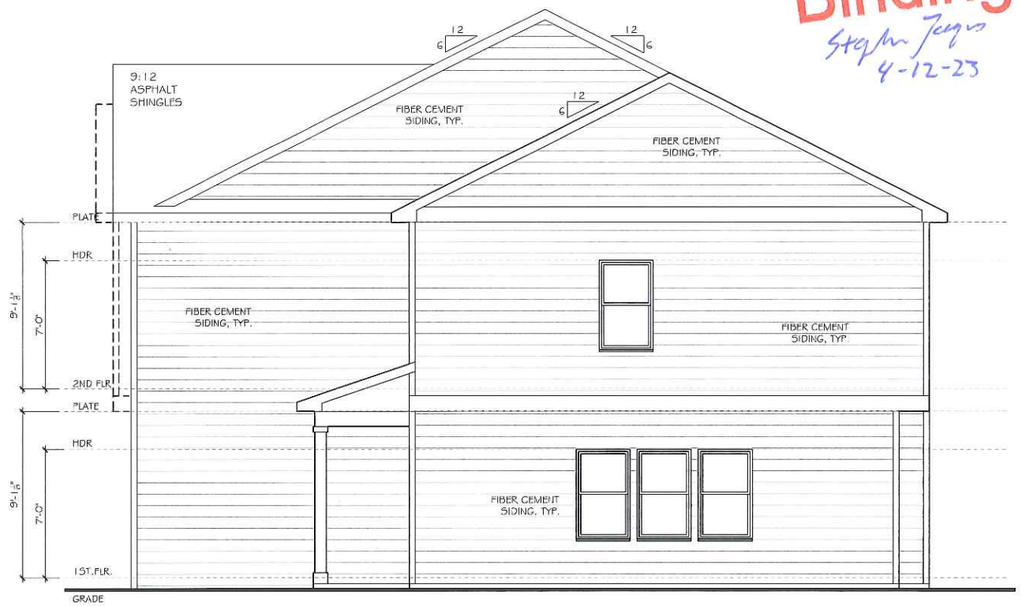

1 RIGHT ELEVATION A & C

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4-12-23

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MCD_1526
RIGHT SIDE ELEVATION

SEAL

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.
A.2.3

OF

MCD_1674

ABBREVIATIONS			
A.B.	ANCHOR BOLT	INSUL.	INSULATION
A/C	AIR COOLING UNIT	INT.	INTERIOR
ADJ.	ADJACENT	JST.	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	KIT.	KITCHEN
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MET.	METAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	NO. or #	NUMBER
BRG.	BEARING	O.A.	OVERALL
BRK.	BRICK	O.C.	ON CENTER
B.S.	BOTH SIDES	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	O.H.	OVERHEAD
C/L	CENTER LINE	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	RAD.	RADIUS
CPT.	CARPET	REF.	REFRIGERATOR
CTR.	CENTER LINE	REINF.	REINFORCED
DBL.	DOUBLE	REQ.	REQUIRED
D.F.	DRINKING FOUNTAIN	RM.	ROOM
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RSL.	RESILIENT FLOORING
DN.	DOWN	SECT.	SECTION
DR.	DOOR	SH.	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	S.H.	SINGLE HUNG
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	S.O.	SHEET ROCK OPENING
ELEC.	ELECTRIC	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	TRD.	TREAD
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	TYP.	TYPICAL
F.F.	FINISH FLOOR	VLT.	VAULT
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	UNF.	UNFINISHED
FURR.	FURRING	VERT.	VERTICAL
FX.	FIXED	W/	WITH
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GRAB BAR	WD.	WOOD
GL.	GLASS	WH	WATER HEATER
GR.	GRADE	W.W.F	WELDED WIRE FABRIC
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		
HGT.	HEIGHT		

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ELEVATION A



ELEVATION B



ELEVATION C

DESIGN CRITERIA

ROOF LIVE LOAD: 20 psf
FLOOR LIVE LOAD: 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)

BASIC WIND VELOCITY: 115 mph
SEISMIC DESIGN CATEGORY: B
Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

International Residential Code, 2018 Edition, with Georgia Amendments **(2020)**
International Fire Code, 2018 Edition, with (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments **(2020)**
International Mechanical Code, 2018 Edition, with Georgia Amendments **(2020)**
International Fuel Gas Code, 2018 Edition, with Georgia Amendments **(2020)**
National Electrical Code, 2020 Edition (No Georgia Amendments)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments **(2020)**

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

A.I.S.C. MANUAL OF STEEL CONSTRUCTION

T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES

GENERAL NOTES

1. SEE SITE DRAWINGS FOR LOCATION, ELEVATION, AND ORIENTATION OF THIS STRUCTURE.
2. FOUNDATION DESIGN IS BASED ON A MINIMUM SAFE SOIL BEARING CAPACITY OF 2500psf. BEARING CAPACITY OF SOILS SHALL BE BERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
3. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
4. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL BE NOT LESS THAN 5" WIDE.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 3000 psi. CEMENT SHALL BE TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C33. WATER USED FOR CONCRETE SHALL BE CLEAN AND POTABLE. ALL CONCRETE FOR USE IN THESE STRUCTURES SHALL BE TESTED FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE. RESULTS OF COMPRESSIVE STRENGTH TESTING SHALL BE AVAILABLE AT THE JOBSITE FOR REVIEW BY INSPECTOR.
6. CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE MAY BE CUT DURING INITIAL CURING PERIOD, OR MAY BE FORMED USING PREFORMED GALVANIZED JOINT MATERIAL. SAWCUT SHALL EXTEND NOT LESS THAN 25% OF SLAB DEPTH.
7. STRUCTURAL STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.
8. MORTAR FOR BRICK VENEER SHALL BE TYPE S.
9. REINFORCING STEEL SHALL CONFORM TO THE REQUREMENTS OF ASTM A-615, GRADE 60. REINFROCING FOR TURNED-DOWN SLAB EDGES OR FOR GRADE BEAMS SHALL HAVE MINIMUM 3" COVER TO BOTTOM AND SIDES OF FOOTINGS.
10. WOOD FOR LOADBEARING STUDS SHALL BE No. 2 SPRUCE PINE FIR, OR BETTER.
11. WOOD FOR NONBEARING PARTITIONS, PLATES, AND BLOCKING SHALL BE UTILITY GRADE SPRUCE PINE OR BETTER.
12. WOOD FOR HEADERS, BEAMS OR RAFTERS SHALL BE No. 2 SOUTHERN PINE OR BETTER.
13. WOOD FOR ENGINEERED WOOD TRUSSES SHALL BE No. 2 SOUTHERN PINE OR BETTER.
14. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND DELIVERED BY A MEMBER OF THE TRUSS PLATE INSTITUTE, WHO SHALL CONFORM TO ALL TPI STANDARDS AND SPECIFICATIONS FOR DESIGN, MANUFACTURE, DELIVERY AND HANDLING.
15. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED WITH CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF GEORGIA. TRUSS SHOP DRAWINGS APPROVED BY ENGINEER SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES.
16. I-JOISTS SHALL BE DETAILED, FABRICATED AND DELIVERED UNDER THE SUPERVISION AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA.
17. LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ELASTIC MODULUS OF 1,800,000 psi., AND A MINIMUM ALLOWABLE BENDING STRESS OF 2800 psi.
18. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BRACING AND SHORING THE STRUCTURE UNTIL THE STRUCTURE IS COMPLETED.
19. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.
20. BUILDING SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, OR 7/16" THICK B/C PLYWOOD. SEE FASTENING SCHEDULE FOR ATTACHMENT OF SHEATHING.
21. REINFORCING STEEL FOR CONCRETE SHALL CONFORM TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. CONTRACTOR MAY SUBSTITUTE FIBERMESH ADMIXTURE IN CONCRETE FOR WELDED WIRE FABRIC. FIBERMESH USED UNDER THIS ALTERNIATE MUST BE ADDED TO CONCRETE IN THE RATIO OF 2.2 LBS PER CUBIC YARD OF CONCRETE.
22. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH IRC R310

PLAN INDEX	
PAGE#	PAGE NAME
CS	COVER SHEET
A.2.0	FRONT AND REAR ELEV. A; ROOF PLAN
A.2.1	FRONT AND REAR ELEV. B; ROOF PLAN
A.2.2	FRONT AND REAR ELEV. C; ROOF PLAN
A.2.3	RIGHT AND LEFT ELEVATION
A.3.0	SLAB FOUNDATION PLAN
A.4.0	1ST FLOOR PLAN AND OPTIONS
A.5.0	2ND FLOOR PLAN AND OPTIONS
E.1.0	1ST FLOOR ELECTRICAL PLAN
E.2.0	2ND FLOOR ELECTRICAL PLAN

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION
TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT-FRAME
WOOD CONSTRUCTION-
NON-SPRINKLERED
OCCUPANCY CLASSIFICATION
SINGLE FAMILY HOME-DETACHED

SQUARE FOOTAGE	
1ST. FLOOR HEATED	623 SF
2ND. FLOOR HEATED	1051 SF
TOTAL HEATED 1ST AND 2ND FLOOR	1674 SF
GARAGE	404 SF

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MCD_1674
COVER SHEET

Binding
Steven Jeyan
4-12-23

SEAL

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MHART

SCALE:

SHEET NO.

CS

0F

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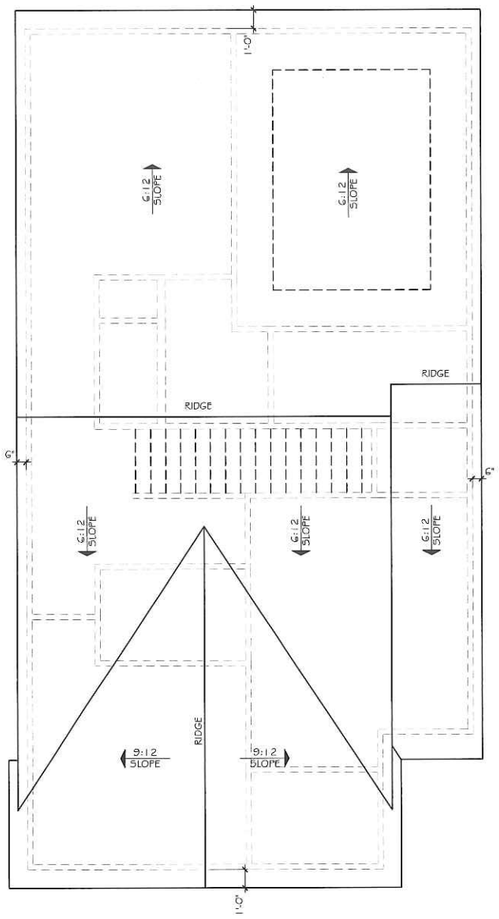

3 ROOF PLAN (ELEV. A)
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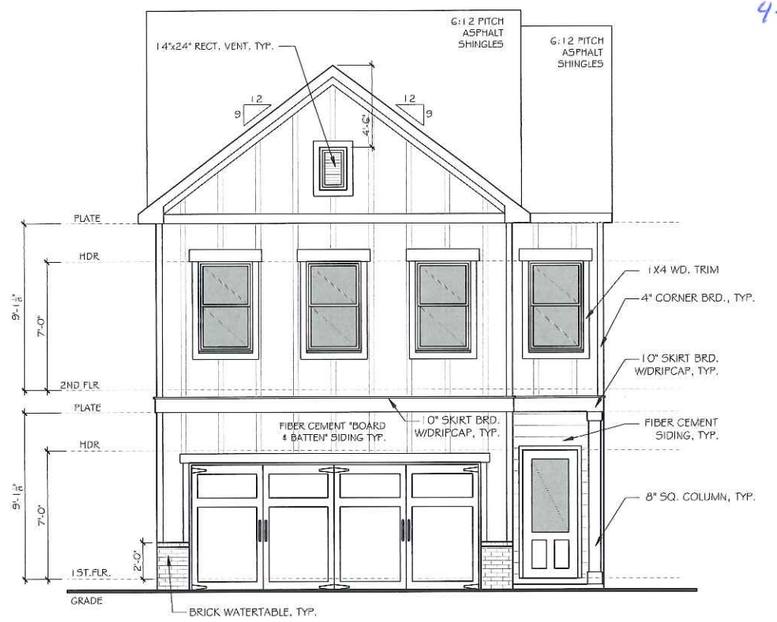
4-12-23



1 FRONT ELEVATION A
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FRONT ELEVATION & ROOF PLAN

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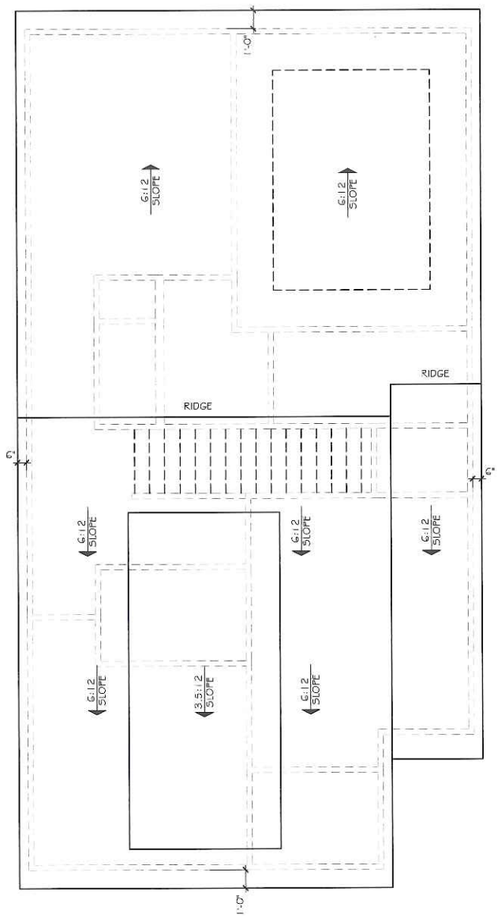
4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
5. ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



2 REAR ELEVATION

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Binding
Stephen Jaye
4-12-23



3 ROOF PLAN (ELEV. B)

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
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1 FRONT ELEVATION B

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
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FRONT ELEVATION & ROOF PLAN

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DRAWN BY:

MHART

SCALE:

SHEET NO.

A.2.1

OF

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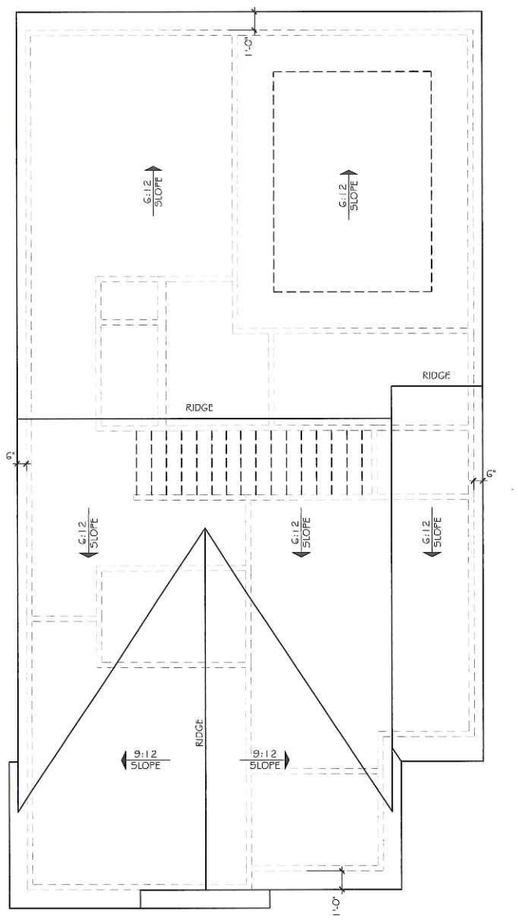

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2 REAR ELEVATION
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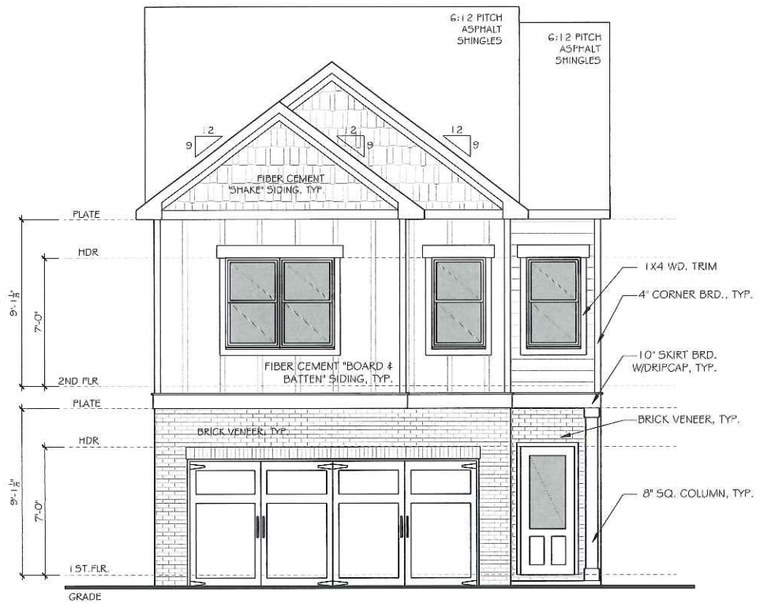
Binding
Stephen Jay
4-12-23



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FRONT ELEVATION & ROOF PLAN

SEAL

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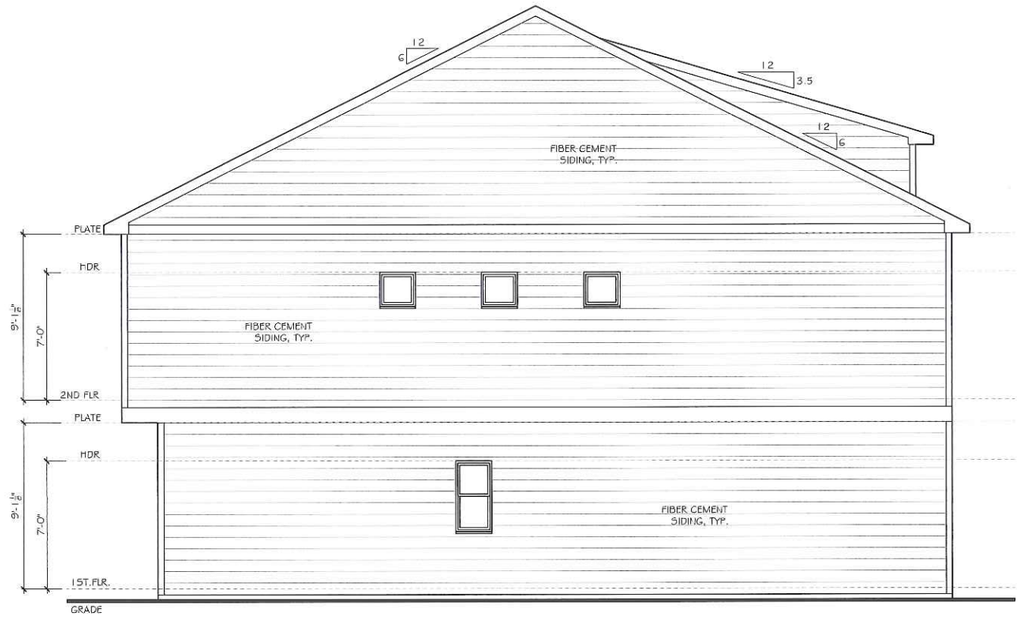

4 LEFT ELEVATION B

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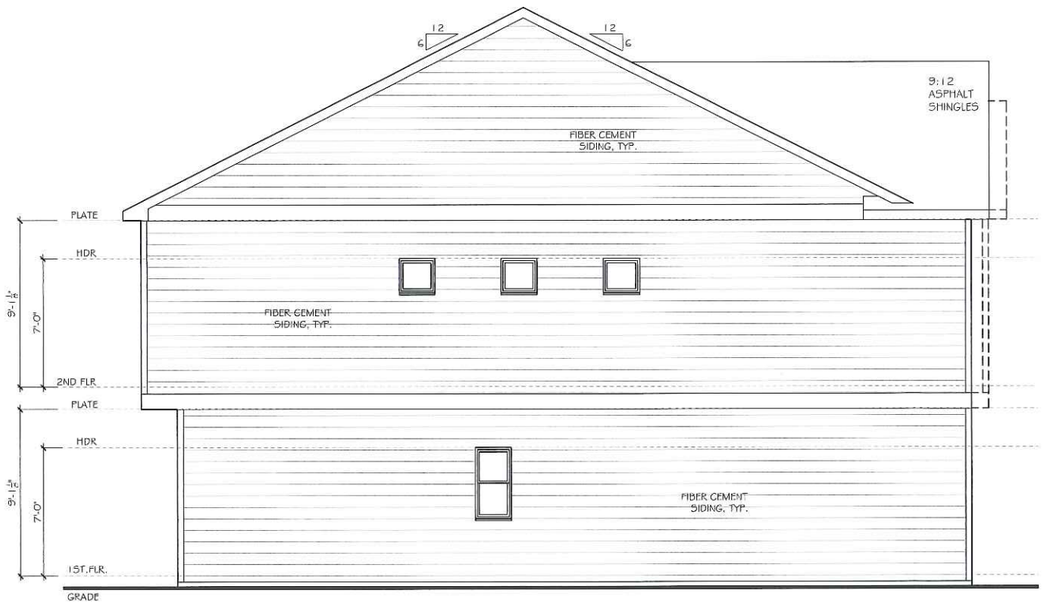

3 LEFT ELEVATION A & C

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2 RIGHT ELEVATION B

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
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1 RIGHT ELEVATION A & C

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Binding
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RIGHT SIDE ELEVATION

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ABBREVIATIONS			
A.B.	ANCHOR BOLT	INSUL.	INSULATION
A/C	AIR COOLING UNIT	INT.	INTERIOR
ADJ.	ADJACENT	JST.	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	KIT.	KITCHEN
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MET.	METAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	NO. or #	NUMBER
BRG.	BEARING	O.A.	OVERALL
BRK.	BRICK	O.C.	ON CENTER
B.S.	BOTH SIDES	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	O.H.	OVERHEAD
C/L	CENTER LINE	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	RAD.	RADIUS
CPT.	CARPET	REF.	REFRIGERATOR
CTR.	CENTER LINE	REINF.	REINFORCED
DBL.	DOUBLE	REQ.	REQUIRED
D.F.	DRINKING FOUNTAIN	RM.	ROOM
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RSL.	RESILIENT FLOORING
DN.	DOWN	SECT.	SECTION
DR.	DOOR	SH.	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	S.H.	SINGLE HUNG
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	S.O.	SHEET ROCK OPENING
ELEC.	ELECTRIC	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	TRD.	TREAD
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	TYP.	TYPICAL
F.F.	FINISH FLOOR	VLT.	VAULT
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	UNF.	UNFINISHED
FURR.	FURRING	VERT.	VERTICAL
FX.	FIXED	W/	WITH
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GRAB BAR	WD.	WOOD
GL.	GLASS	WH	WATER HEATER
GR.	GRADE	W.W.F	WELDED WIRE FABRIC
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		
HGT.	HEIGHT		

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ELEVATION A



ELEVATION B



ELEVATION C

DESIGN CRITERIA

ROOF LIVE LOAD: 20 psf
FLOOR LIVE LOAD: 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)

BASIC WIND VELOCITY: 115 mph
SEISMIC DESIGN CATEGORY: B
Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

International Residential Code, 2018 Edition, with Georgia Amendments **(2020)**
International Fire Code, 2018 Edition, with (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments **(2020)**
International Mechanical Code, 2018 Edition, with Georgia Amendments **(2020)**
International Fuel Gas Code, 2018 Edition, with Georgia Amendments **(2020)**
National Electrical Code, 2020 Edition (No Georgia Amendments)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments **(2020)**

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

A.I.S.C. MANUAL OF STEEL CONSTRUCTION

T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES

GENERAL NOTES

1. SEE SITE DRAWINGS FOR LOCATION, ELEVATION, AND ORIENTATION OF THIS STRUCTURE.
2. FOUNDATION DESIGN IS BASED ON A MINIMUM SAFE SOIL BEARING CAPACITY OF 2500psf. BEARING CAPACITY OF SOILS SHALL BE BERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
3. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
4. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL BE NOT LESS THAN 5" WIDE.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 3000 psi. CEMENT SHALL BE TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C33. WATER USED FOR CONCRETE SHALL BE CLEAN AND POTABLE. ALL CONCRETE FOR USE IN THESE STRUCTURES SHALL BE TESTED FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE. RESULTS OF COMPRESSIVE STRENGTH TESTING SHALL BE AVAILABLE AT THE JOBSITE FOR REVIEW BY INSPECTOR.
6. CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE MAY BE CUT DURING INITIAL CURING PERIOD, OR MAY BE FORMED USING PREFORMED GALVANIZED JOINT MATERIAL. SAWCUT SHALL EXTEND NOT LESS THAN 25% OF SLAB DEPTH.
7. STRUCTURAL STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.
8. MORTAR FOR BRICK VENEER SHALL BE TYPE S.
9. REINFORCING STEEL SHALL CONFORM TO THE REQUREMENTS OF ASTM A-615, GRADE 60. REINFROCING FOR TURNED-DOWN SLAB EDGES OR FOR GRADE BEAMS SHALL HAVE MINIMUM 3" COVER TO BOTTOM AND SIDES OF FOOTINGS.
10. WOOD FOR LOADBEARING STUDS SHALL BE No. 2 SPRUCE PINE FIR, OR BETTER.
11. WOOD FOR NONBEARING PARTITIONS, PLATES, AND BLOCKING SHALL BE UTILITY GRADE SPRUCE PINE OR BETTER.
12. WOOD FOR HEADERS, BEAMS OR RAFTERS SHALL BE No. 2 SOUTHERN PINE OR BETTER.
13. WOOD FOR ENGINEERED WOOD TRUSSES SHALL BE No. 2 SOUTHERN PINE OR BETTER.
14. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND DELIVERED BY A MEMBER OF THE TRUSS PLATE INSTITUTE, WHO SHALL CONFORM TO ALL TPI STANDARDS AND SPECIFICATIONS FOR DESIGN, MANUFACTURE, DELIVERY AND HANDLING.
15. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED WITH CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF GEORGIA. TRUSS SHOP DRAWINGS APPROVED BY ENGINEER SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES.
16. I-JOISTS SHALL BE DETAILED, FABRICATED AND DELIVERED UNDER THE SUPERVISION AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA.
17. LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ELASTIC MODULUS OF 1,800,000 psi., AND A MINIMUM ALLOWABLE BENDING STRESS OF 2800 psi.
18. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BRACING AND SHORING THE STRUCTURE UNTIL THE STRUCTURE IS COMPLETED.
19. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.
20. BUILDING SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, OR 7/16 THICK B/C PLYWOOD. SEE FASTENING SCHEDULE FOR ATTACHMENT OF SHEATHING.
21. REINFORCING STEEL FOR CONCRETE SHALL CONFORM TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. CONTRACTOR MAY SUBSTITUTE FIBERMESH ADMIXTURE IN CONCRETE FOR WELDED WIRE FABRIC. FIBERMESH USED UNDER THIS ALTERNATE MUST BE ADDED TO CONCRETE IN THE RATIO OF 2.2 LBS PER CUBIC YARD OF CONCRETE.
22. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH IRC R310

PLAN INDEX	
PAGE#	**PAGE NAME**
CS	COVER SHEET
A.2.0	FRONT AND REAR ELEV. A; ROOF PLAN
A.2.1	FRONT AND REAR ELEV. B; ROOF PLAN
A.2.2	FRONT AND REAR ELEV. C; ROOF PLAN
A.2.3	RIGHT AND LEFT ELEVATION
A.3.0	SLAB FOUNDATION PLAN
A.4.0	1ST FLOOR PLAN AND OPTIONS
A.5.0	2ND FLOOR PLAN AND OPTIONS
E.1.0	1ST FLOOR ELECTRICAL PLAN
E.2.0	2ND FLOOR ELECTRICAL PLAN

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION
TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT-FRAME
WOOD CONSTRUCTION-
NON-SPRINKLERED
OCCUPANCY CLASSIFICATION
SINGLE FAMILY HOME-DETACHED

SQUARE FOOTAGE	
1ST. FLOOR HEATED	706 SF
2ND. FLOOR HEATED	1075 SF
TOTAL HEATED 1ST AND 2ND FLOOR	1771 SF
GARAGE	392 SF

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COVER SHEET

Binding
Stephen Jeyes
4-12-23

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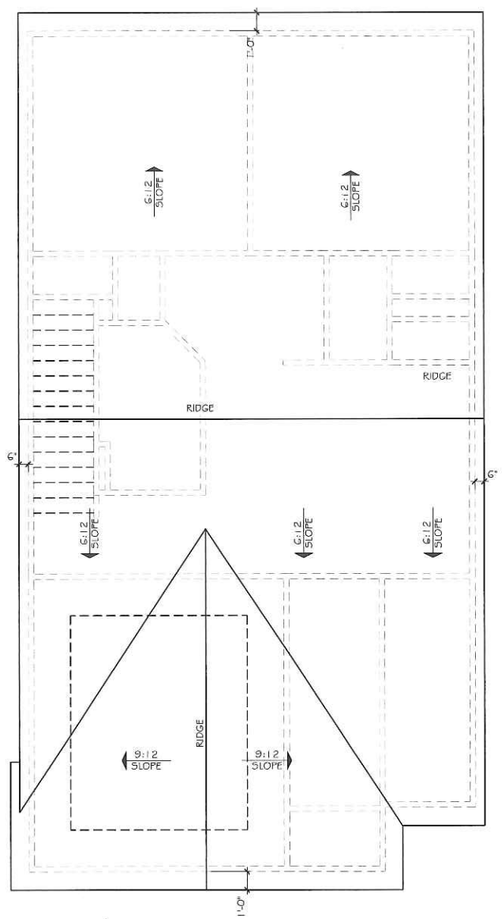

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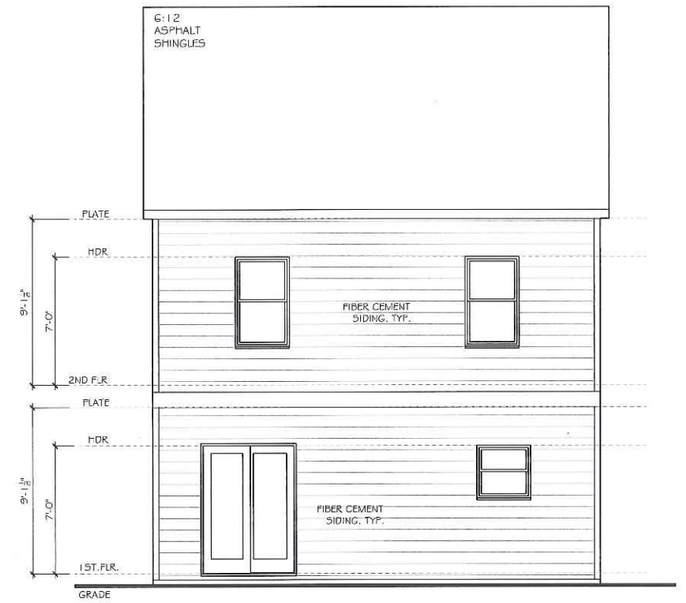

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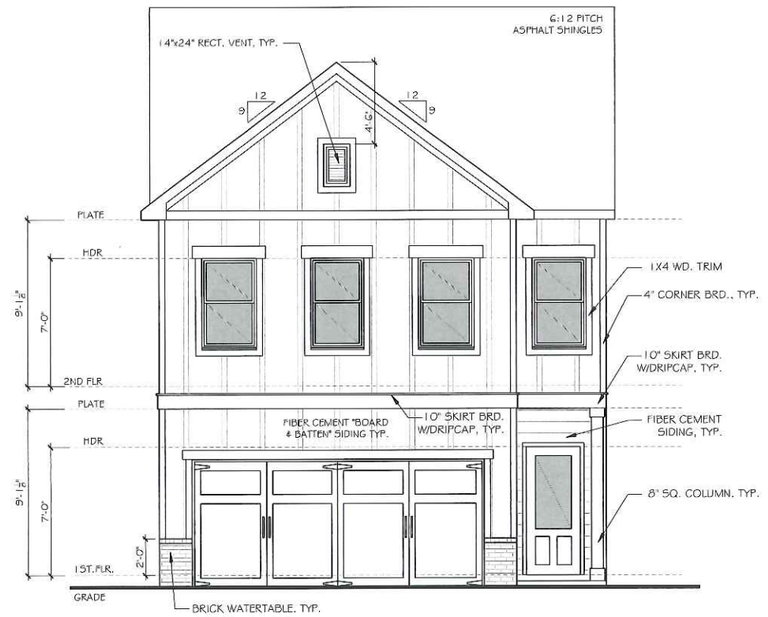

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FRONT ELEVATION & ROOF PLAN

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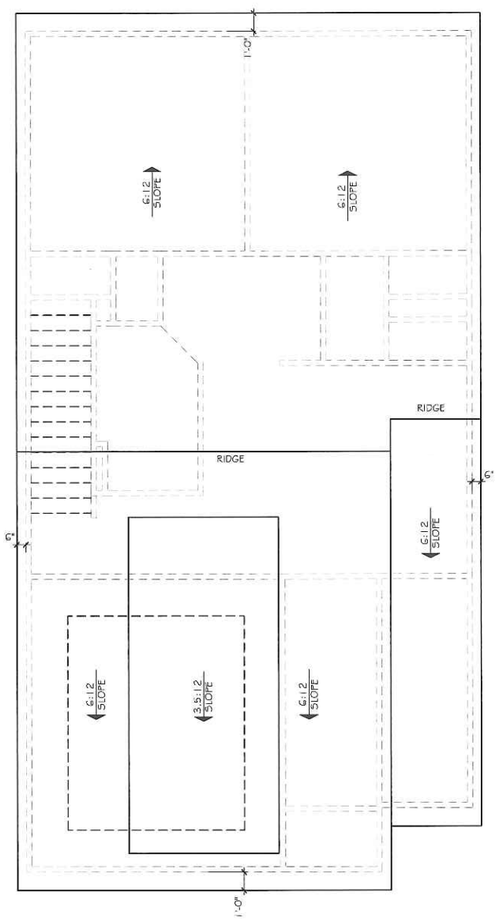

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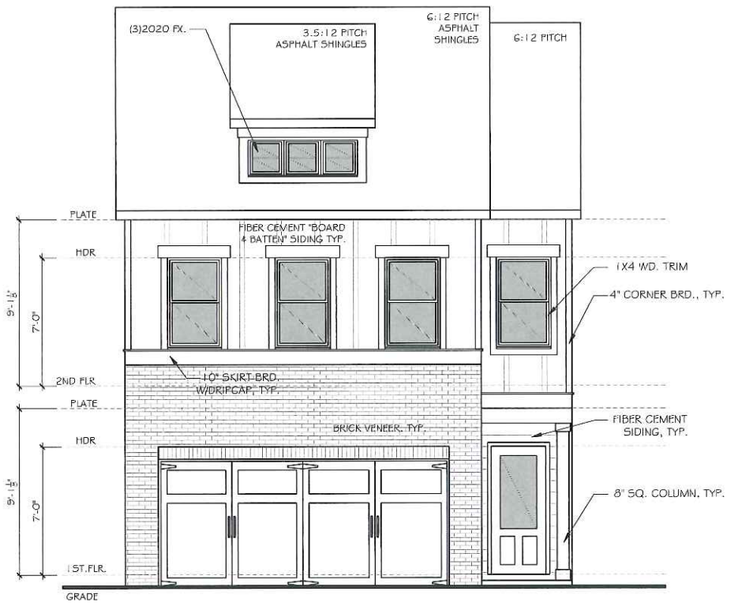

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Gaylon Jeyes
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FRONT ELEVATION & ROOF PLAN

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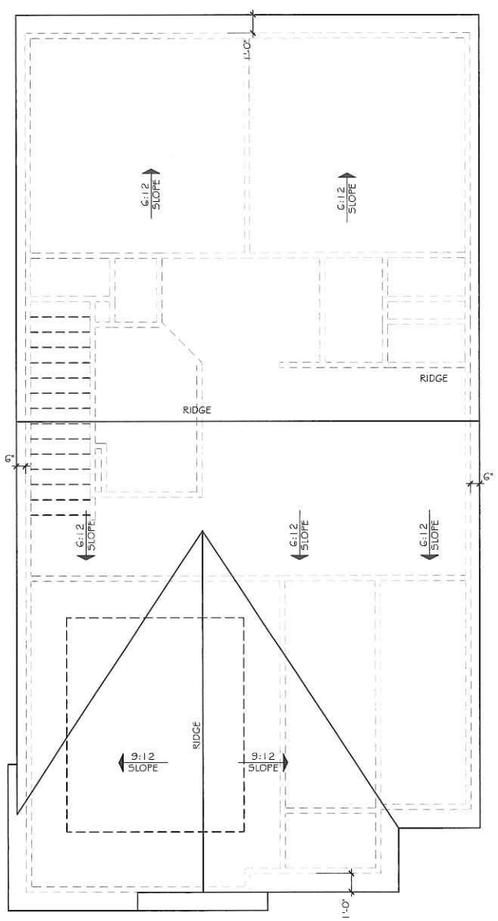
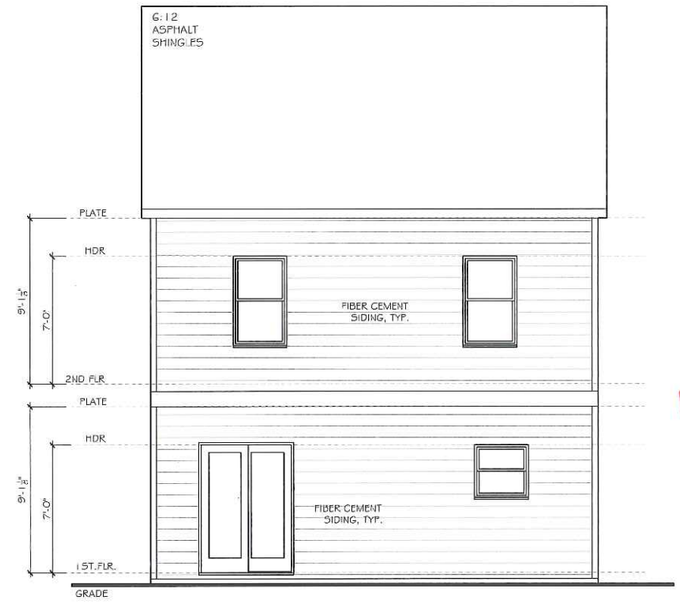
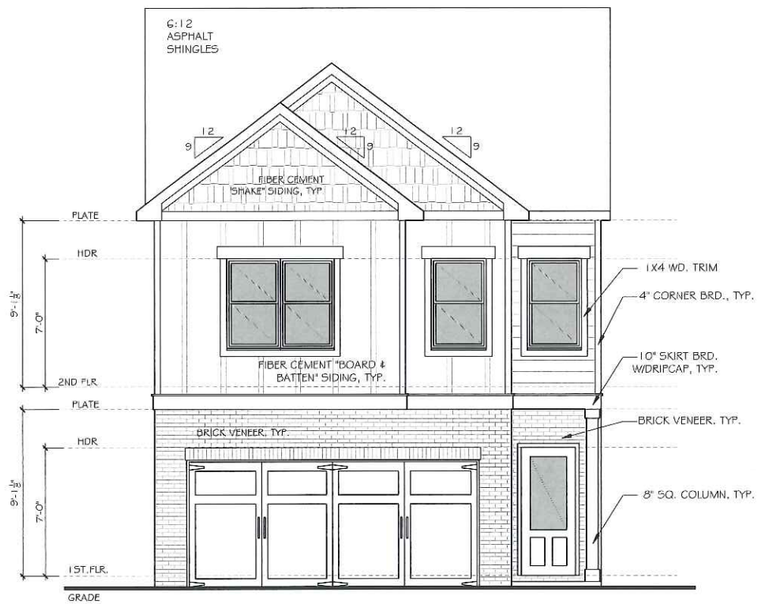


3 ROOF PLAN (ELEV. B)
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Binding
Stephen Jones
4-12-23



1 FRONT ELEVATION B
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

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The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE (770) 237-2344 FAX (888) 435-2782

MCD_1771

FRONT ELEVATION & ROOF PLAN

SEAL

REVISION CHANGES:

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.
A.2.2

OF

ELEVATION NOTES:

1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
3. VERIFY WITH WINDOW MFR. ALL WINDOW SIZES AND EGRESS REQ.
4. GUTTERS TO ALL BE ALUMINUM OR GALVANIZED STEEL
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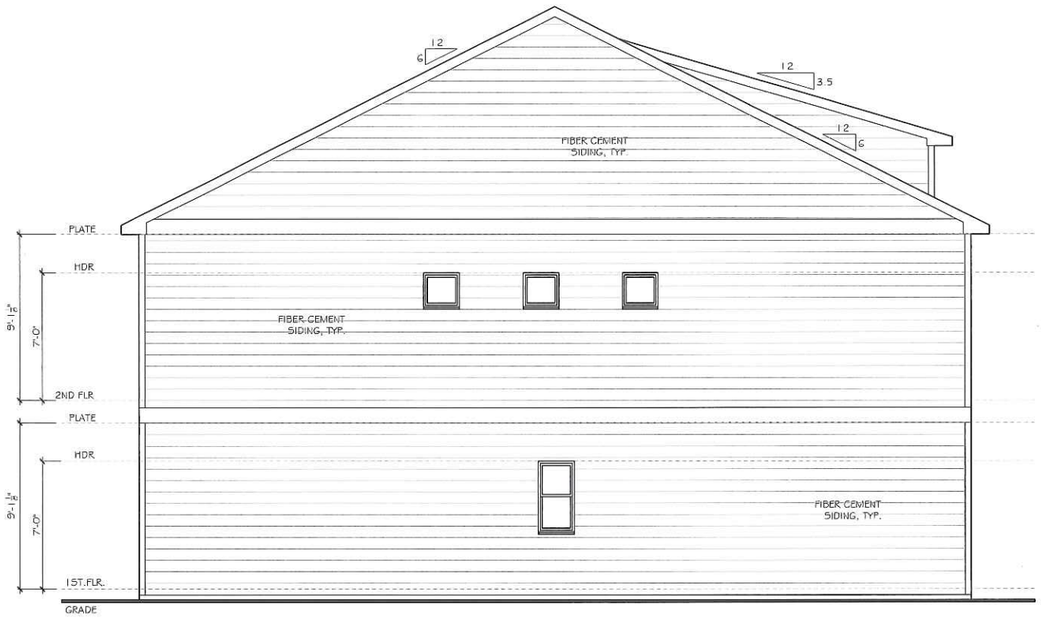


4 LEFT ELEVATION B

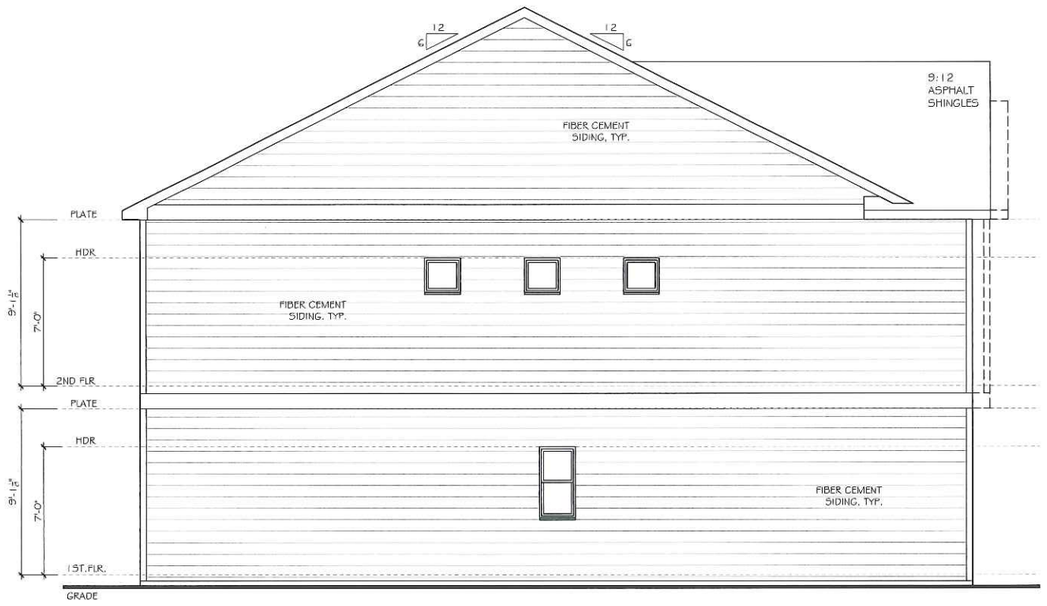
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



2 RIGHT ELEVATION B

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Binding
Stephen Jacques
4-12-23



3 LEFT ELEVATION A & C

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



1 RIGHT ELEVATION A & C

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

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RIGHT SIDE ELEVATION

SEAL

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SUBDIVISION COLLECTION:

START DATE:

02/22/2023

DRAWN BY:

MHART

SCALE:

SHEET NO.

A.2.3

OF



ABBREVIATIONS			
A.B.	ANCHOR BOLT	INSUL.	INSULATION
A/C	AIR COOLING UNIT	INT.	INTERIOR
ADJ.	ADJACENT	JST.	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	KIT.	KITCHEN
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MET.	METAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	NO. or #	NUMBER
BRG.	BEARING	O.A.	OVERALL
BRK.	BRICK	O.C.	ON CENTER
B.S.	BOTH SIDES	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	O.H.	OVERHEAD
C/L	CENTER LINE	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	RAD.	RADIUS
CPT.	CARPET	REF.	REFRIGERATOR
CTR.	CENTER LINE	REINF.	REINFORCED
DBL.	DOUBLE	REQ.	REQUIRED
D.F.	DRINKING FOUNTAIN	RM.	ROOM
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RSL.	RESILIENT FLOORING
DN.	DOWN	SECT.	SECTION
DR.	DOOR	SH.	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	S.H.	SINGLE HUNG
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	S.O.	SHEET ROCK OPENING
ELEC.	ELECTRIC	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	TRD.	TREAD
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	TYP.	TYPICAL
F.F.	FINISH FLOOR	VLT.	VAULT
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	UNF.	UNFINISHED
FURR.	FURRING	VERT.	VERTICAL
FX.	FIXED	W/	WITH
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GRAB BAR	WD.	WOOD
GL.	GLASS	WH	WATER HEATER
GR.	GRADE	W.W.F	WELDED WIRE FABRIC
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		
HGT.	HEIGHT		

BUILDING DATA						
ADDRESS	PLAN NAME	1ST FLR.	2ND FLR.	TOTAL HEATED SF	GARAGE	TOTAL SF
UNIT 1	MCD_1674	623	1051	1674	404	2078
UNIT 2	MCD_1526	569	957	1526	421	1947
UNIT 3	MCD_1771	706	1075	1771	392	2163
UNIT 4	MCD_1526	569	957	1526	421	1947
UNIT 5	MCD_1771	706	1075	1771	392	2163
UNIT 6	MCD_1526	569	957	1526	421	1947
TOTAL		4731	6327	8120	2047	10167

DESIGN CRITERIA

ROOF LIVE LOAD: 20 psf
FLOOR LIVE LOAD: 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)

BASIC WIND VELOCITY: 115 mph
SEISMIC DESIGN CATEGORY: B
Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

International Residential Code, 2018 Edition, with Georgia Amendments **(2020)**
International Fire Code, 2018 Edition, with (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments **(2020)**
International Mechanical Code, 2018 Edition, with Georgia Amendments **(2020)**
International Fuel Gas Code, 2018 Edition, with Georgia Amendments **(2020)**
National Electrical Code, 2020 Edition (No Georgia Amendments)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments **(2020)**

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

A.I.S.C. MANUAL OF STEEL CONSTRUCTION

T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES

GENERAL NOTES

1. SEE SITE DRAWINGS FOR LOCATION, ELEVATION, AND ORIENTATION OF THIS STRUCTURE.
2. FOUNDATION DESIGN IS BASED ON A MINIMUM SAFE SOIL BEARING CAPACITY OF 2500psf. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
3. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
4. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL BE NOT LESS THAN 5" WIDE.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 3000 psi. CEMENT SHALL BE TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C33. WATER USED FOR CONCRETE SHALL BE CLEAN AND POTABLE. ALL CONCRETE FOR USE IN THESE STRUCTURES SHALL BE TESTED FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE. RESULTS OF COMPRESSIVE STRENGTH TESTING SHALL BE AVAILABLE AT THE JOBSITE FOR REVIEW BY INSPECTOR.
6. CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE MAY BE CUT DURING INITIAL CURING PERIOD, OR MAY BE FORMED USING PREFORMED GALVANIZED JOINT MATERIAL. SAWCUT SHALL EXTEND NOT LESS THAN 25% OF SLAB DEPTH.
7. STRUCTURAL STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.
8. MORTAR FOR BRICK VENEER SHALL BE TYPE S.
9. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. REINFROCING FOR TURNED-DOWN SLAB EDGES OR FOR GRADE BEAMS SHALL HAVE MINIMUM 3" COVER TO BOTTOM AND SIDES OF FOOTINGS.
10. WOOD FOR LOADBEARING STUDS SHALL BE No. 2 SPRUCE PINE FIR, OR BETTER.
11. WOOD FOR NONBEARING PARTITIONS, PLATES, AND BLOCKING SHALL BE UTILITY GRADE SPRUCE PINE OR BETTER.
12. WOOD FOR HEADERS, BEAMS OR RAFTERS SHALL BE No. 2 SOUTHERN PINE OR BETTER.
13. WOOD FOR ENGINEERED WOOD TRUSSES SHALL BE No. 2 SOUTHERN PINE OR BETTER.
14. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND DELIVERED BY A MEMBER OF THE TRUSS PLATE INSTITUTE, WHO SHALL CONFORM TO ALL TPI STANDARDS AND SPECIFICATIONS FOR DESIGN, MANUFACTURE, DELIVERY AND HANDLING.
15. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED WITH CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF GEORGIA. TRUSS SHOP DRAWINGS APPROVED BY ENGINEER SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES.
16. I-JOISTS SHALL BE DETAILED, FABRICATED AND DELIVERED UNDER THE SUPERVISION AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA.
17. LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ELASTIC MODULUS OF 1,800,000 psi., AND A MINIMUM ALLOWABLE BENDING STRESS OF 2800 psi.
18. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BRACING AND SHORING THE STRUCTURE UNTIL THE STRUCTURE IS COMPLETED.
19. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.
20. BUILDING SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, OR 7/16 "THICK B/C PLYWOOD. SEE FASTENING SCHEDULE FOR ATTACHMENT OF SHEATHING.
21. REINFORCING STEEL FOR CONCRETE SHALL CONFORM TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. CONTRACTOR MAY SUBSTITUTE FIBERMESH ADMIXTURE IN CONCRETE FOR WELDED WIRE FABRIC. FIBERMESH USED UNDER THIS ALTERNATE MUST BE ADDED TO CONCRETE IN THE RATIO OF 2.2 LBS PER CUBIC YARD OF CONCRETE.
22. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH IRC R310

MCD_ATHENS
6 UNIT BLDG.

Binding
Stephen Jaques 4-12-23

PLAN INDEX	
PAGE#	PAGE NAME
CS	COVER SHEET
A.1.0	FRONT & REAR ELEVATION
A.1.1	SIDE ELEVATIONS & ROOF PLAN
A.2.0	SLAB PLAN - 3/16"=1'-0"
A.3.0	1ST FLOOR PLAN - 3/16"=1'-0"
A.3.1	2ND FLOOR PLAN - 3/16"=1'-0"
A.3.4	CONSTRUCTION DETAILS
S1.0	TYPICAL FIRE WALL DETAIL
S1.1	TYPICAL FIRE WALL DETAIL
E.1.0	1ST. FLR. ELECTRICAL PLAN
E.1.1	2ND. FLR. ELECTRICAL PLAN

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION
TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT-FRAME WOOD CONSTRUCTION-
NON-SPRINKLERED
OCCUPANCY CLASSIFICATION
SINGLE FAMILY HOME-ATTACHED

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MCD_ATHENS - 6 UNIT BLDG.
COVER SHEET

SEAL:

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SUBDIVISION COLLECTION:

START DATE:
03/01/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.
CS

OF



FRONT ELEVATION
SCALE: 3/16"=1'-0" UNIT 1 - MCD1674

FRONT ELEVATION
SCALE: 3/16"=1'-0" UNIT 2 - MCD1526

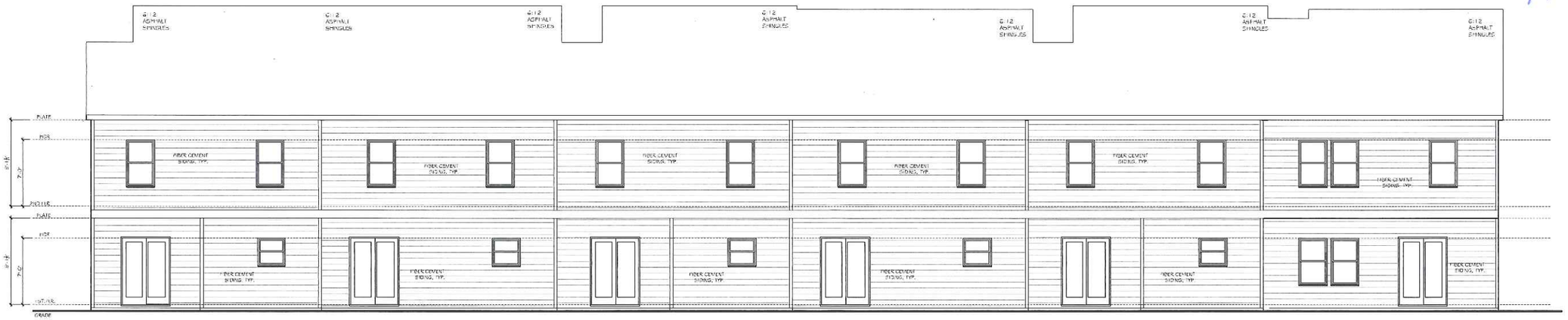
FRONT ELEVATION
SCALE: 3/16"=1'-0" UNIT 3 - MCD1771

FRONT ELEVATION
SCALE: 3/16"=1'-0" UNIT 4 - MCD1526

FRONT ELEVATION
SCALE: 3/16"=1'-0" UNIT 5 - MCD1771

FRONT ELEVATION
SCALE: 3/16"=1'-0" UNIT 6 - MCD1526

Binding
4-12-23



REAR ELEVATION
SCALE: 3/16"=1'-0" UNIT 6 - MCD1526

REAR ELEVATION
SCALE: 3/16"=1'-0" UNIT 5 - MCD1771

REAR ELEVATION
SCALE: 3/16"=1'-0" UNIT 4 - MCD1526

REAR ELEVATION
SCALE: 3/16"=1'-0" UNIT 3 - MCD1771

REAR ELEVATION
SCALE: 3/16"=1'-0" UNIT 2 - MCD1526

REAR ELEVATION
SCALE: 3/16"=1'-0" UNIT 1 - MCD1674

ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
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3. VERIFY WITH BUILDING MFG. ALL WINDOW SIZES AND EGRESS REQ.
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5. ALL ROOF OVERHANGS TO BE 1'-0" UNLESS NOTED OTHERWISE.

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MCD_ATHENS - 6 UNIT BLDG.
FRONT & REAR ELEVATIONS

SEAL:

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SUBDIVISION COLLECTION:

START DATE:
03/01/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.
A.1.0

OF

ELEVATION NOTES:

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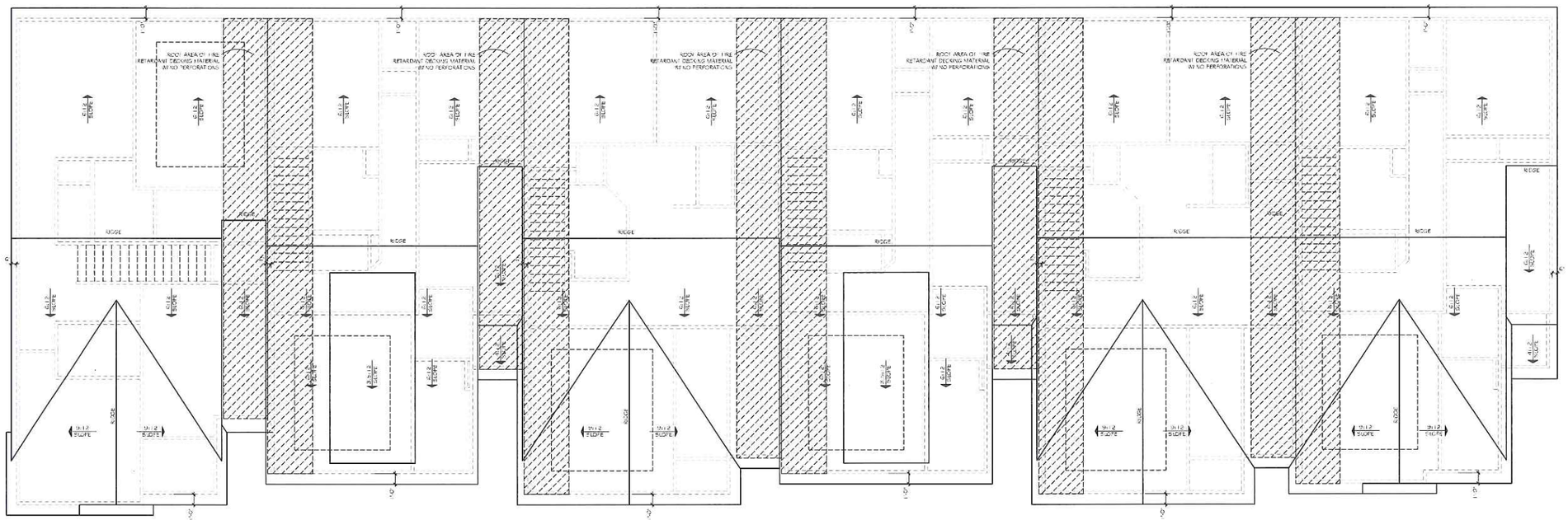


ROOF PLAN
SCALE: 3/16"= 1'-0" UNIT 1 - MCD1674

ROOF PLAN
SCALE: 3/16"= 1'-0" UNIT 2 - MCD1526

ROOF PLAN
SCALE: 3/16"= 1'-0" UNIT 3 - MCD1771

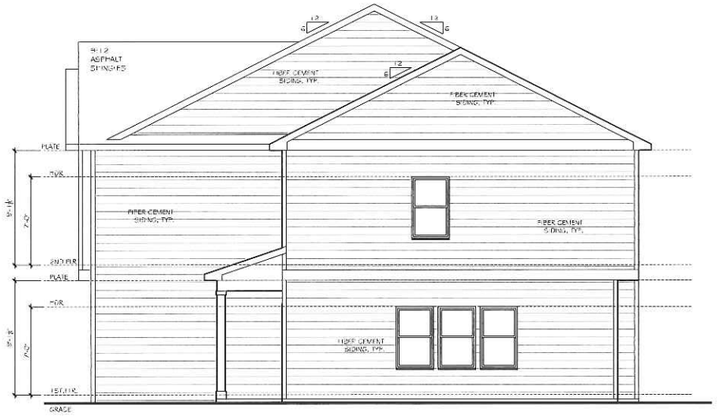
ROOF PLAN
SCALE: 3/16"= 1'-0" UNIT 4 - MCD1526

ROOF PLAN
SCALE: 3/16"= 1'-0" UNIT 5 - MCD1771

ROOF PLAN
SCALE: 3/16"= 1'-0" UNIT 6 - MCD1526



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

Binding
4-12-23

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MCD_ATHENS - 6 UNIT BLDG.
SIDE ELEVATIONS & ROOF PLAN PLAN

SEAL:

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SUBDIVISION COLLECTION:

START DATE:
03/01/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.

A.1.1

OF

FORTSON, BENTLEY AND GRIFFIN, P.A.

ELBERT N. WHITMIRE, III, C.P.A.
G. MARCUS HODGE (GA & SC)
DAVID K. LINDER
ROY E. MANOLL, III
WALTER W. HAYS, JR.
MICHAEL J. MCCLEARY
V. KEVIN LANG
TREVOR T. JONES (GA & AL)
BRICKER S. DAUGHTRY
DAVID F. ELLISON
WADE A. SCHUENEMAN
GREGORY O. DEBACKER
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ATTORNEYS AT LAW
2500 DANIELL'S BRIDGE ROAD
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CHRISTOPHER W. COLLINS
EMILY K. ESCOE
LINDSEY B. WOODARD
ABBEY J. DUHÉ
JOHNELLE SIMPSON, II
HANNA C. SCHERER

UPSHAW C. BENTLEY, JR.
(1924 - 2013)
EDWIN B. FORTSON
(1913-2007)
JOHN E. GRIFFIN
(1923-2002)
HERBERT T. HUTTO
(1933-1998)

March 2, 2023

VIA HAND DELIVERY

Binding
Stephen Jaques
4-12-23

Stephen Jaques
Athens-Clarke County Planning Department
120 West Dougherty Street
Athens, Georgia 30601

Re: 505 & 515 Olympic Drive (Tax Map Parcels 164 021 and 164 024H)
Case No. PD-2022-10-03839

Dear Mr. Jacques:

Our firm represents the applicant, Jason Wadsworth with Mill Creek Residential, in regards to application to rezone No PD-2022-10-03839 for the real property known as 505 and 515 Olympic Drive (Tax Map Parcel 164 021 164 024H) ("the Property"). Our application was tabled on the January 5, 2023 Planning Commission, and I send this correspondence to submit revised a revised site plan and other documents that addresses several of the comments raised by Staff, the Planning Commission and the public.

As you review this revised application, we ask that Planning Staff please keep in mind that the neighboring 80.37-acre parcel located at 200 Olympic Way (Tax Map 164 024) was recently acquired by the Unified Government of Athens-Clarke County. A neighboring multifamily use will have no adverse impact on the Unified Government's use of its property and any concerns that multifamily use on the Property would prevent industrial use on 200 Olympic Drive have now been rendered moot. When added to the 20.20-acre post office site located at 575 Olympic Drive, more than 100-acres of Governmental ("G") zoning will provide a buffer and transition of uses between the industrial uses located towards Athena Drive and the residential uses along Peter Street and Indian Hills Drive.

While we understand Staff's concerns about protecting industrial uses along the Athena Drive corridor, our client must respectfully disagree with the notion that a multifamily use would deter industrial uses along Olympic and Athena Drive. The Property has a prior history with multi-family zoning, and investment along Olympic and Athena Drives continued notwithstanding the Property's RM-2 use. The fact that the Property has remained vacant since being rezoned to E-I in 2013 confirms that the site is not well suited for its current use. Whereas the topography and stream across the center of the Property have prevented development of the Property for industrial uses, these features can be incorporated into a multifamily use as amenities. Since additional housing inventory is urgently needed within the Community and this particular project would meet an underserved market, we respectfully request a favorable recommendation in light of recently changed circumstances.

Thank you for your consideration and please do not hesitate to contact me should you have any questions.

Binding

Sincerely,

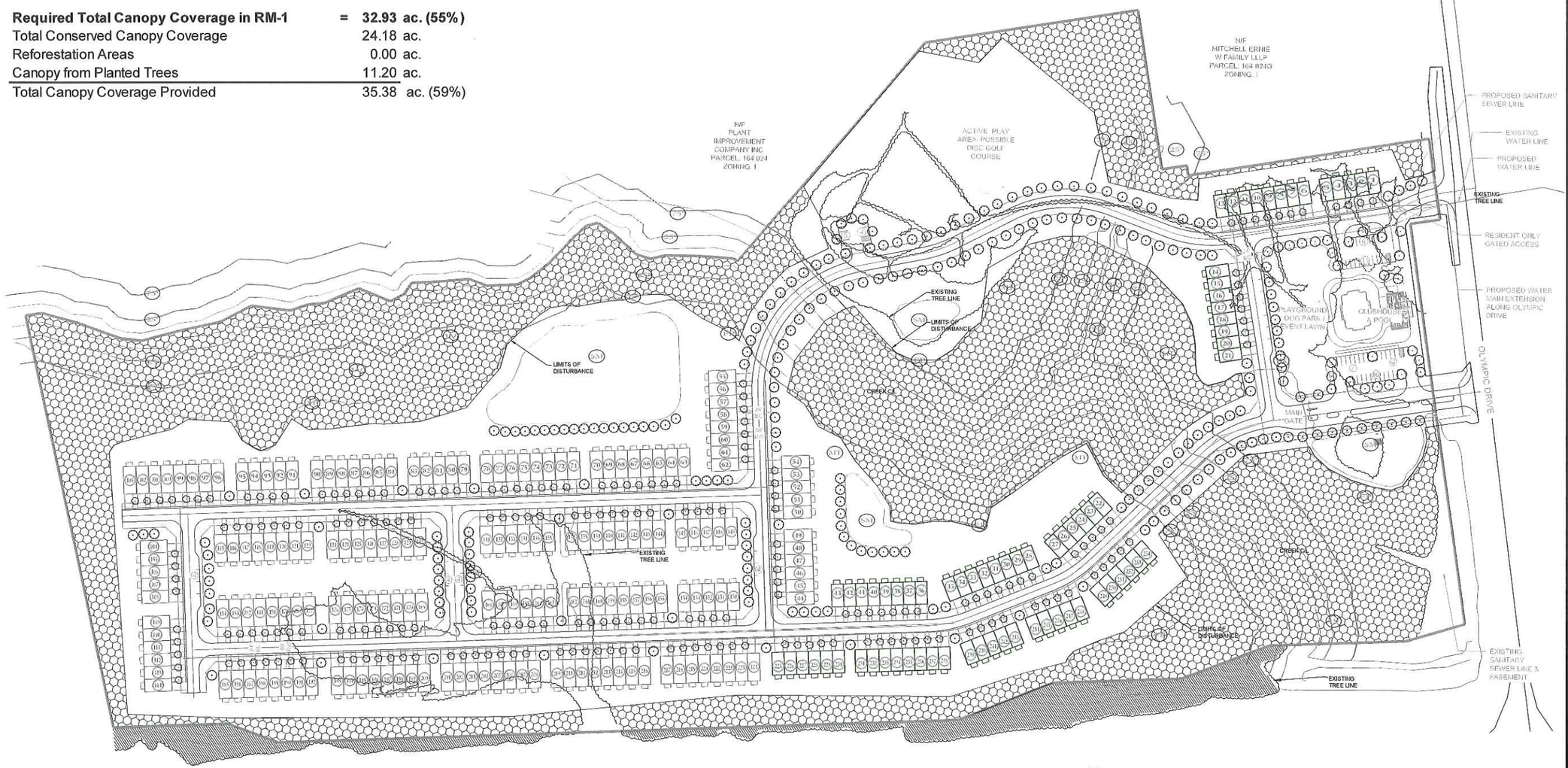
FORTSON, BENTLEY AND GRIFFIN, P.A.

David F. Ellison

DFE/jdj
Enclosures

Total Site Area	=	59.87 ac.
Existing Canopy Cover	=	57.51 ac. (96%)
Required Conserved Canopy Coverage in RM-1	=	**20.95 ac. (35%)**
Conserved Canopy Coverage in Tree Preservation Areas		22.39 ac.
Conserved Canopy Coverage in ROW		1.79 ac.
Total Conserved Canopy Coverage	=	24.18 ac. (40%)
Required Total Canopy Coverage in RM-1	=	**32.93 ac. (55%)**
Total Conserved Canopy Coverage		24.18 ac.
Reforestation Areas		0.00 ac.
Canopy from Planted Trees		11.20 ac.
Total Canopy Coverage Provided		35.38 ac. (59%)

Non-Binding
Stephen Jaques
4-12-23



Reference

SCALE: 1 INCH = 100 FEET
0' 100' 200' 300' 400'

Conserved Canopy Coverage in Right-of-Way

Tree Preservation Areas

Canopy From Planted Street Trees and Screening Trees

QTY.	Species	Size	Canopy in Square Feet	Canopy/Species
236	TBD	2"min	1600	377600
26	TBD	2"min	900	23400
217	TBD	2"min	400	86800
479	Total			487800

487800/43,560 = 11.20 acres of Planted Canopy

25' STATE BUFFER
75' COUNTY BUFFER
FLOODPLAIN
WETLAND
STORMWATER MANAGEMENT AREA

MOORE
URBAN FORESTRY
5962 LAKE LANIER HEIGHTS RD.
BUFORD, GEORGIA 30518
(770) 530-4114
MOOREURBANFORESTRY@CHARTER.NET

PREPARED FOR:
ALLIANCE ENGINEERING & PLANNING, LLC
299 S. Main St.
Alpharetta, GA. 30009
770-225-4730

PROJECT NAME:
505 & 515 OLYMPIC DRIVE

TASK:
TREE MANAGEMENT PLAN

INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST
SO-1111A
THOMAS V MOORE

PROJECT INFORMATION:
505 & 515 OLYMPIC DRIVE
Project Name
Project Number
505 OLYMPIC DRIVE
Project Address
Land Lot No.(s)
District
ATHENS-CLARKE, GA
City, State, County

No.	REVISION	DATE
1	Revised existing tree line to include young pine forest	4/27/2022
2	Site Plan revised to address Staff Report comments dated 4/7/2022	4/22/2022
3	Site Plan Revision	10/4/2022
4	Site Plan Revision	1/24/2023
5		
6		
7		
8		
9		

TVM DESIGN
MMM DRAWN
TVM CHECKED
3/1/2022 DATE

AS SHOWN SCALE

TMP-1 SHEET

PROJECT No.

OPEN SPACE CALCULATIONS			
	TOTAL SITE AREA	EQUALS	63.53 ACRES
	TOTAL OPEN SPACE	PROVIDED	60.8% OR 38.63 ACRES
	OPEN SPACE (STANDARD)	PROVIDED	45.3% OR 29.1 ACRES
	OPEN SPACE (ACTIVE AND PASSIVE RECREATION)	PROVIDED	15.0% OR 9.53 ACRES
	PASSIVE RECREATION	PROVIDED	4.32 ACRES OR 6.8%
	ACTIVE RECREATION	PROVIDED	5.21 ACRES OR 8.2%

* ADDITIONAL STUDIES NEEDED TO DETERMINE PROPOSED MULCH TRAIL GRADES.

- (25') 25' STATE BUFFER
- (75') 75' COUNTY BUFFER
- (FP) FLOODPLAIN
- (W) WETLAND
- (MT) MULCH TRAIL
- (SM) STORMWATER MANAGEMENT AREA

N/F
UNITED STATES
POSTAL SERVICE
PARCEL: 164 024F
ZONING: G

N/F
MITCHELL ERNIE
W FAMILY LLLP
PARCEL: 164 024G
ZONING: I

N/F
UNIFIED GOVERNMENT
OF ATHENS-CLARK
COUNTY
PARCEL: 164 024
ZONING: I

N/F
UNIFIED GOVERNMENT OF
ATHENS-CLARK COUNTY
PARCEL: 164 024A
ZONING: I

ACTIVE
PLAY AREA

PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED WATER LINE
RESIDENT ONLY GATED ACCESS
PROPOSED WATER MAIN EXTENSION ALONG OLYMPIC DRIVE
EXISTING SANITARY SEWER LINE & EASEMENT

PLAYGROUND / DOG PARK / EVENT LAWN
CLUBHOUSE & POOL
MAIN GATE
OLYMPIC DRIVE
APPARENT VARIABLE R/W

GSX RAILROAD
APPARENT 100' R/W

SR 10 LOOP, US 129 + US 441
VARIABLE R/W

24' BC
50' RW

Non-Binding
Stephen Jaeger
4-12-23

ALLIANCE
ENGINEERING + PLANNING + LAND SURVEYING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING + LAND PLANNING + LANDSCAPE ARCHITECTURE + LAND SURVEYING
299 South Main St. Suite A-1, Alpharetta, GA 30009
770.225.4730 | www.allpath.com

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NOT RELEASED FOR CONSTRUCTION

Mill Creek Residential
3715 Northside Parkway, Building 200 Suite 440
Atlanta, GA, 30327

Preliminary Plan for:
ATHENS PRESERVE
505 & 515 Olympic Drive
TAX PARCEL # 164 021 & 164 024H

Orig. Issue	1.25.22
Designed by	GB
Checked by	BW
Project #	21365

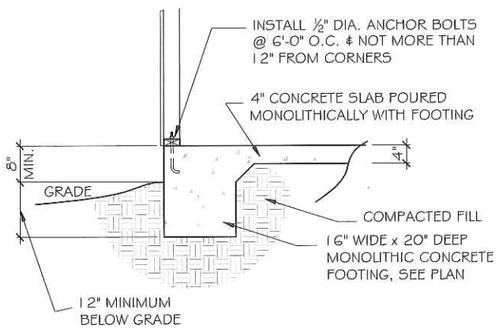
NORTH

SCALE: 1"= 100'
0 100

OPEN SPACE EXHIBIT

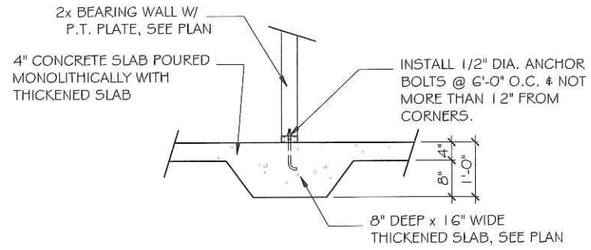
02.15.23

Plot Date: Wednesday, February 15, 2023 5:50:24 PM
File Location: c:\users\jdurham\onedrive - alliance engineering & planning\documents\projects\21365 - athens preserve\21365 - olympic tract\02-design\cad\gr01-concept\21365 - olympic tract concept_01.30.23



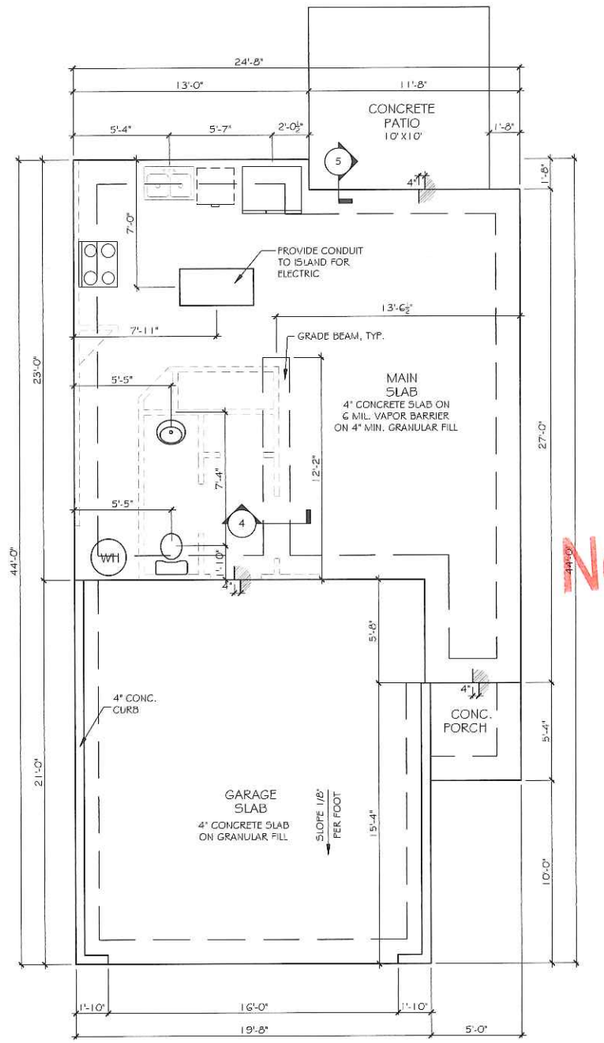
5 FOUNDATION SECTION - EXTERIOR WALL

SCALE: 3/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/4" = 1'-0" (22"x34" SHEET SIZE)



4 THICKENED SLAB SECTION - GRADE BEAM

SCALE: 3/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/4" = 1'-0" (22"x34" SHEET SIZE)



1 SLAB FOUNDATION PLAN: ELEV. A

SCALE: 1/8" = 1'-0" (11" x 17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Non-Binding
Stephen Jeffries
4-12-23

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The Hartwin Group
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PHONE: (770) 231-2346 FAX: (888) 415-2782

MCD_1526
SLAB FOUNDATION PLAN

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

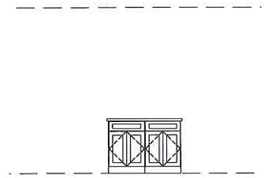
START DATE:
02/22/2023

DRAWN BY:
MHART

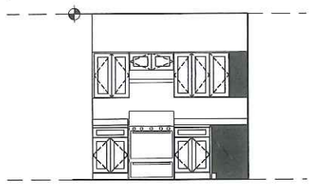
SCALE:

SHEET NO.
A.3.0

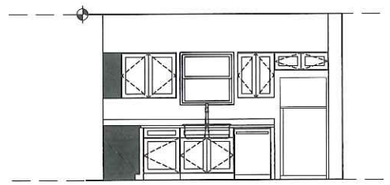
OF



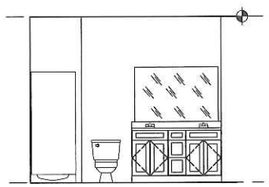
2 KITCHEN ISLAND
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



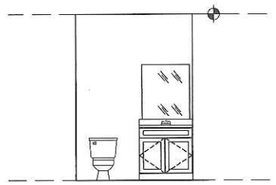
3 KITCHEN
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



4 KITCHEN
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



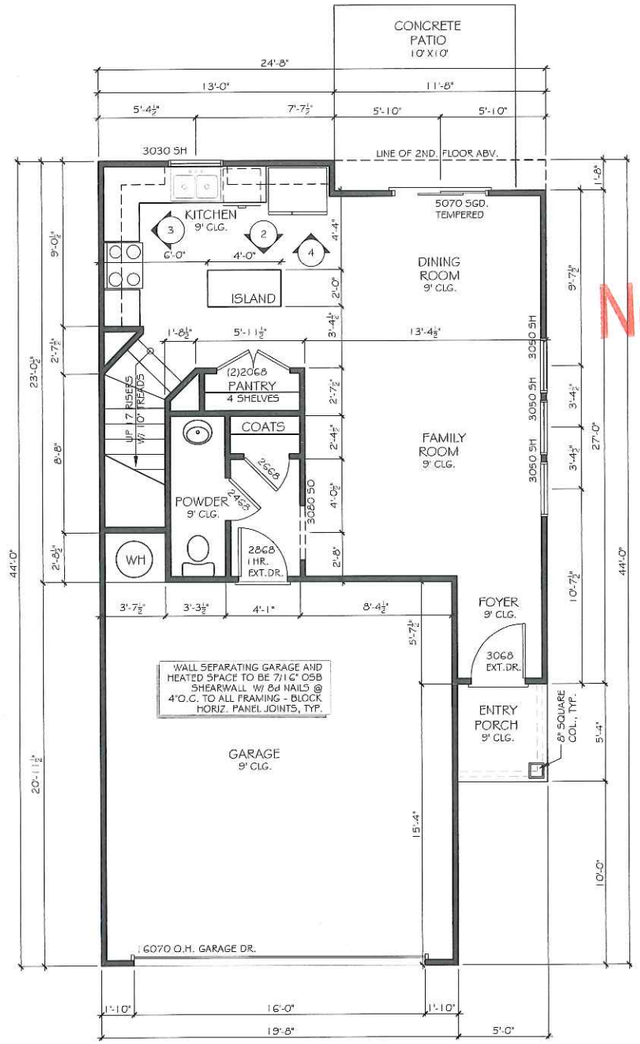
5 PRIMARY BATH
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



6 BATH 2
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE ROUGH FRAME OF STUDS.
2. CENTER ALL OPENINGS UNLESS OTHERWISE NOTED.
3. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
4. FINAL CABINET LAYOUT WILL BE DESIGNED BY CABINET SUPPLIER.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
7. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
8. ALL DOORS AND ARCHES ARE 6'-8" TALL U.N.O.
9. ALL WINDOWS TO BE 7'-0" A.F.F.



1 1ST. FLOOR PLAN
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Non-Binding
Stephen Jaques
4-12-23

The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

MCD_1526
1ST. FLOOR PLAN

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE: 02/22/2023

DRAWN BY: MHART

SCALE:

SHEET NO.

A.4.0

OF

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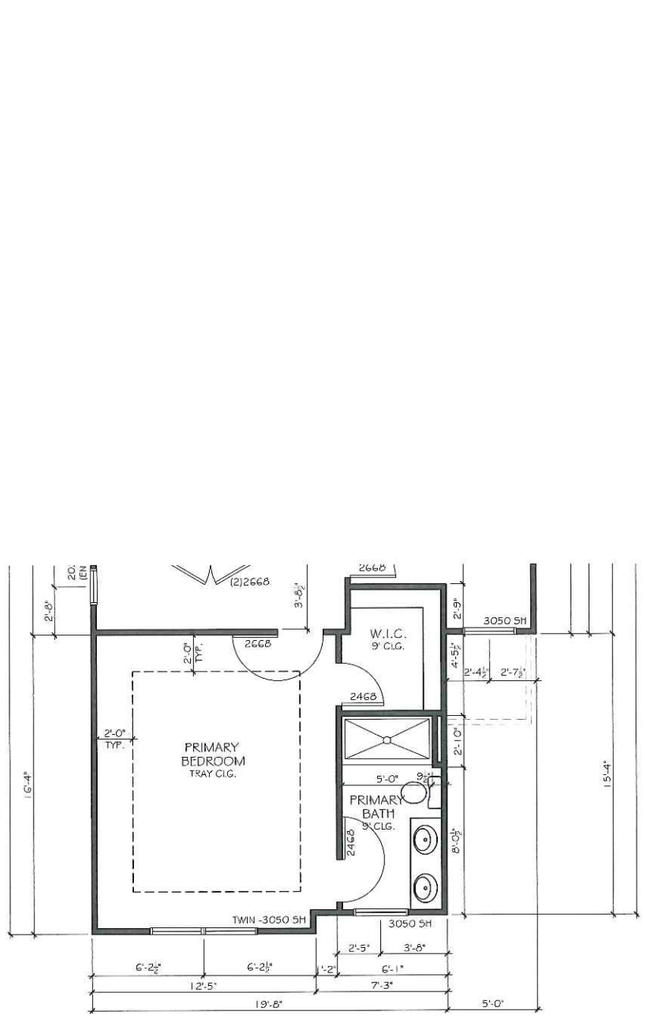
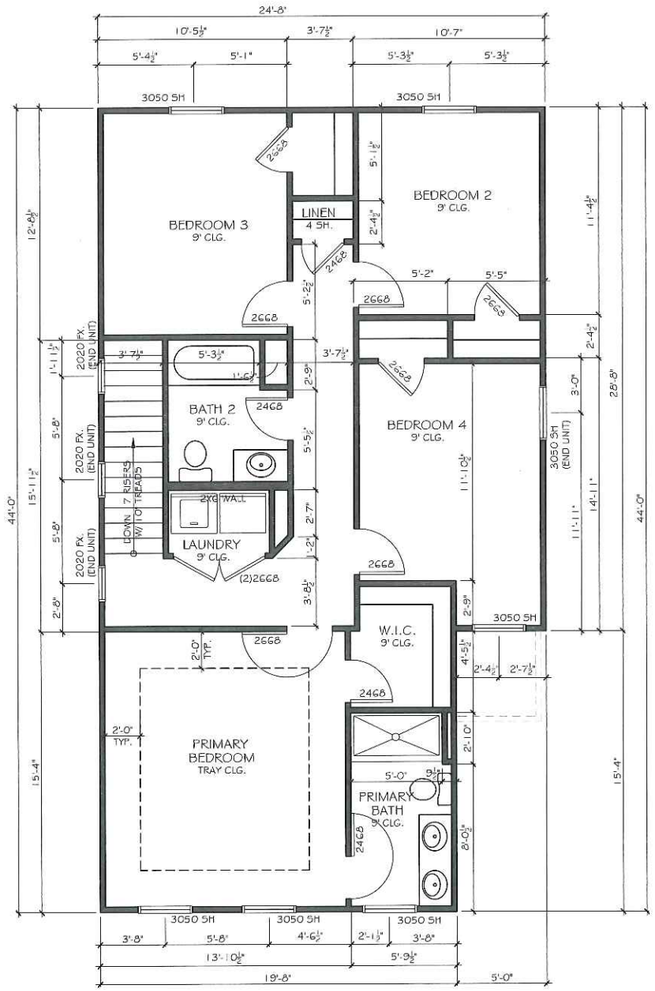


2 2ND. FLOOR PLAN C

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



1 2ND. FLOOR PLAN A & B

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Non-Binding
Stephen Jaquith
4-12-23

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252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE (770) 254-2344 / FAX (888) 416-2782

MCD_1526
2ND. FLOOR PLAN

SEAL

REVISION CHANGES:

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

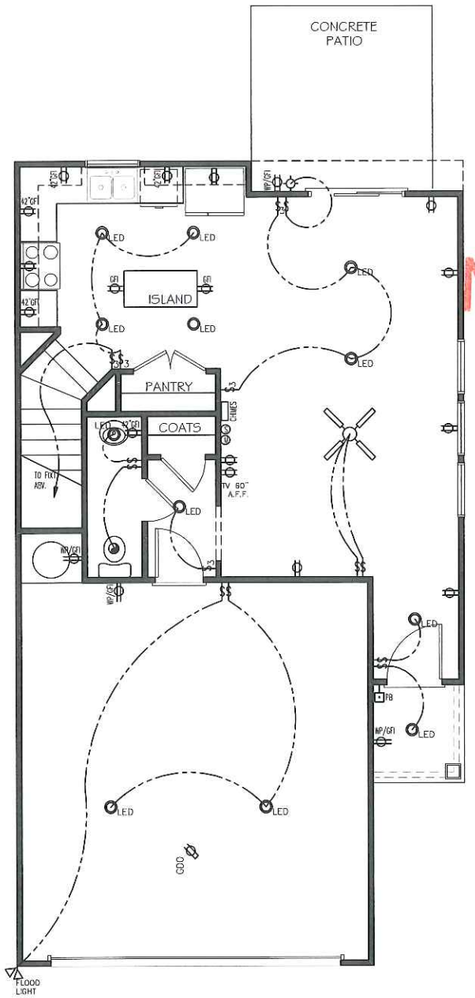
SHEET NO.
A.5.0

OF

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/GFI	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET (W.S.C.)
AC	ABOVE COUNTER LOCATION
42"GFI	GROUND FAULT INTERCEPT ABOVE COUNTER
GFI	GROUND FAULT INTERCEPT
FL	FLUSH FLOOR WALL SWITCH CONTROLLED
220V	220 VOLT OUTLET OR CONNECTION
TV	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
CHIMES	DOOR CHIME LOCATION
	SINGLE POLE SWITCH
4	4-WAY SWITCH
3	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
CO	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
LED	RECESSED CEILING LIGHT FIXTURE
	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
DBL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
ROUGH	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
LCFP	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
PB	DOOR BELL BUTTON
T	THERMOSTAT
GDO	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTE: 1. ALL WALL OUTLETS MOUNTED AT +22" A.F.F. (U.N.O.)
2. ALL WALL SWITCHES MOUNTED AT +50" A.F.F. (U.N.O.)



1 1ST. FLOOR PLAN - ELEV. A
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Non-Binding
Stephen Jacobs
4-12-23

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The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

MCD_1526
ELECTRICAL PLAN

SEAL

REVISION CHANGES:

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

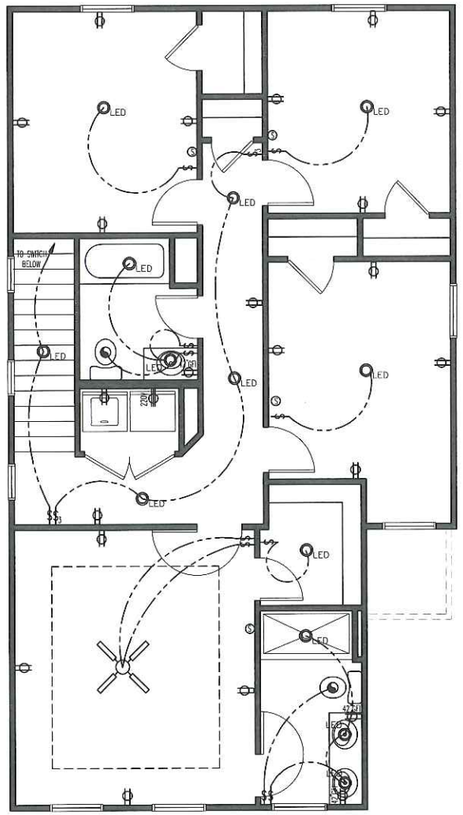
SHEET NO.
E.1.0

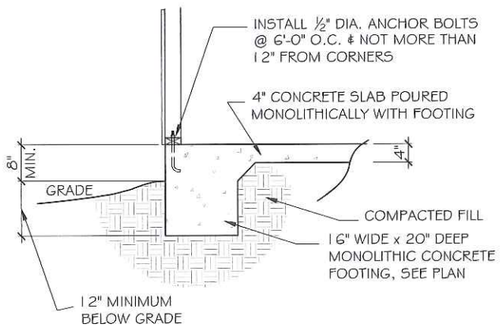
OF

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/GFI	WEATHER PROOF DUPLEX OUTLET (GFI)
WSC	WALL SWITCH CONTROLLED DUPLEX OUTLET (W.S.C.)
AC	ABOVE COUNTER LOCATION
42"GFI	GROUND FAULT INTERCEPT ABOVE COUNTER
GFI	GROUND FAULT INTERCEPT
FL	FLUSH FLOOR WALL SWITCH CONTROLLED
220V	220 VOLT OUTLET OR CONNECTION
TV	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
CHIMES	DOOR CHIME LOCATION
S	SINGLE POLE SWITCH
S4	4-WAY SWITCH
S3	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
CO	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
LED	RECESSED CEILING LIGHT FIXTURE
P	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
DBL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
ROUGH	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
LCFP	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
PB	DOOR BELL BUTTON
T	THERMOSTAT
GDO	AUTOMATIC GARAGE DOOR OPENER OUTLET

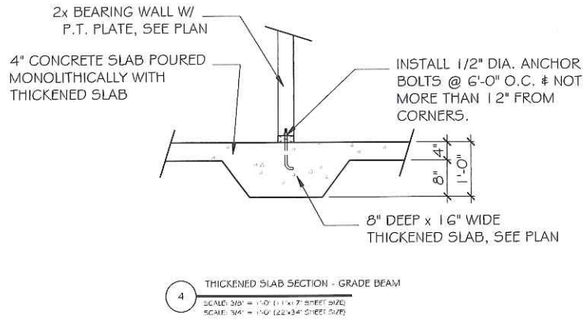
NOTE: 1. ALL WALL OUTLETS MOUNTED AT +22" A.F.F. (U.N.O.)
2. ALL WALL SWITCHES MOUNTED AT +50" A.F.F. (U.N.O.)


LED
LED
LED
TO SWITCH BELOW
LED
LED
LED



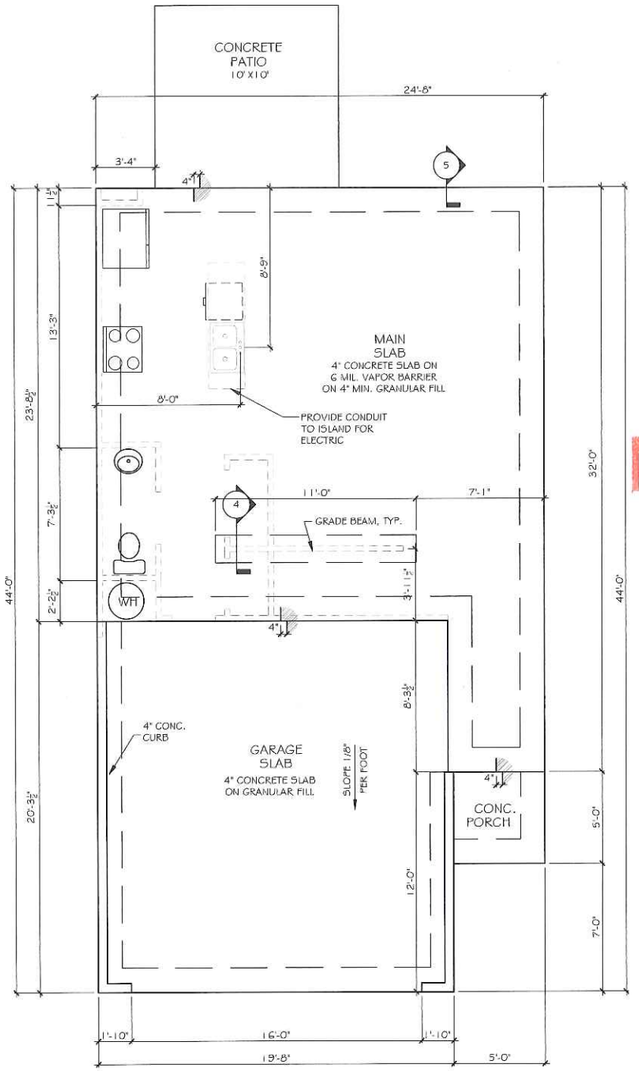
5 FOUNDATION SECTION - EXTERIOR WALL

SCALE: 3/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/4" = 1'-0" (22"x34" SHEET SIZE)



4 THICKENED SLAB SECTION - GRADE BEAM

SCALE: 3/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/4" = 1'-0" (22"x34" SHEET SIZE)



1 SLAB FOUNDATION PLAN-ELEV. A

SCALE: 1/4" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Non-Binding
Stephen Jones
4-12-23

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The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE (770) 231-2344 FAX (888) 415-2782

MCD_1674

SLAB FOUNDATION PLAN

SEAL:

REVISION CHANGES

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

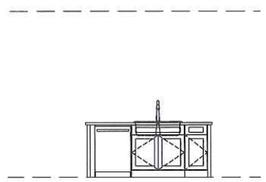
START DATE:
02/22/2023

DRAWN BY:
MHART

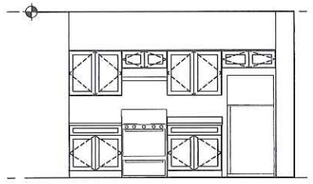
SCALE:

SHEET NO.
A.3.0

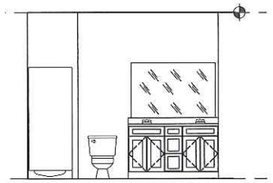
OF



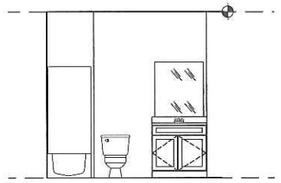
2 KITCHEN ISLAND
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



3 KITCHEN
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



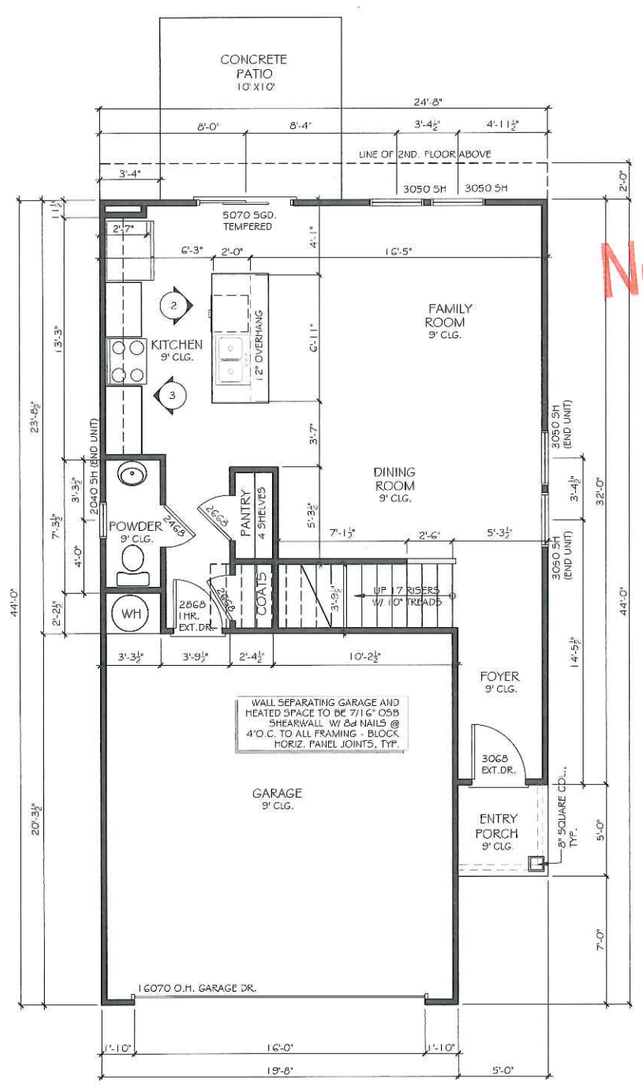
4 PRIMARY BATH
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



5 BATH 2
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE ROUGH FRAME OF STUDS.
2. CENTER ALL OPENINGS UNLESS OTHERWISE NOTED.
3. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
4. FINAL CABINET LAYOUT WILL BE DESIGNED BY CABINET SUPPLIER.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
7. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
8. ALL DOORS AND ARCHES ARE 6'-8" TALL U.N.O.
9. ALL WINDOWS TO BE 2'-0" A.F.F.



1 1ST. FLOOR PLAN
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Non-Binding
Stephen Jaynes
4-12-23

The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE (770) 234-2344 FAX (866) 418-2782

MCD_1674
1ST. FLOOR PLAN

SEAL

REVISION CHANGES

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE: 02/22/2023

DRAWN BY: MHART

SCALE:

SHEET NO.

A.4.0

OF

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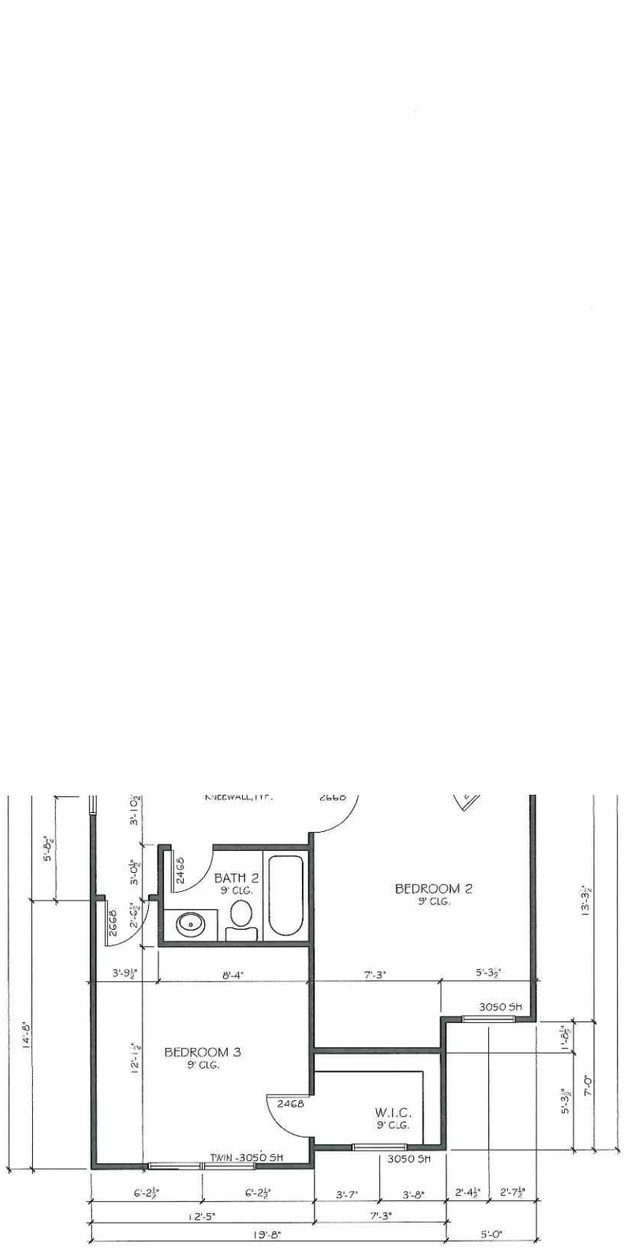
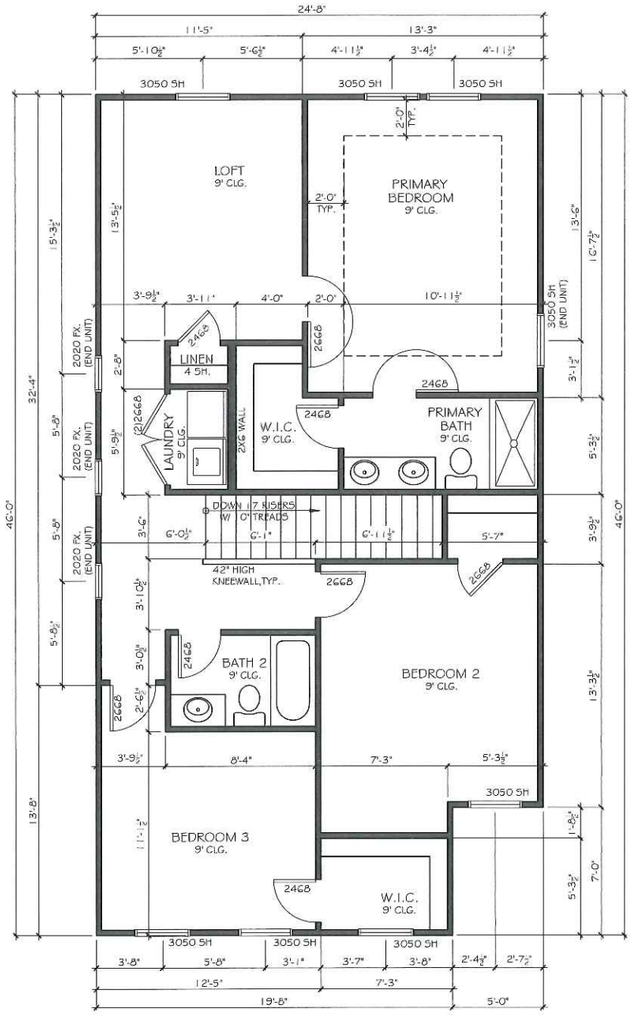


2 2ND. FLOOR PLAN B

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



1 2ND. FLOOR PLAN A & C

SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

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The Hartwin Group
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MCD_1674
2ND. FLOOR PLAN

Non-Binding
Stephen Jones
4-12-23

SEAL

REVISION CHANGES:

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

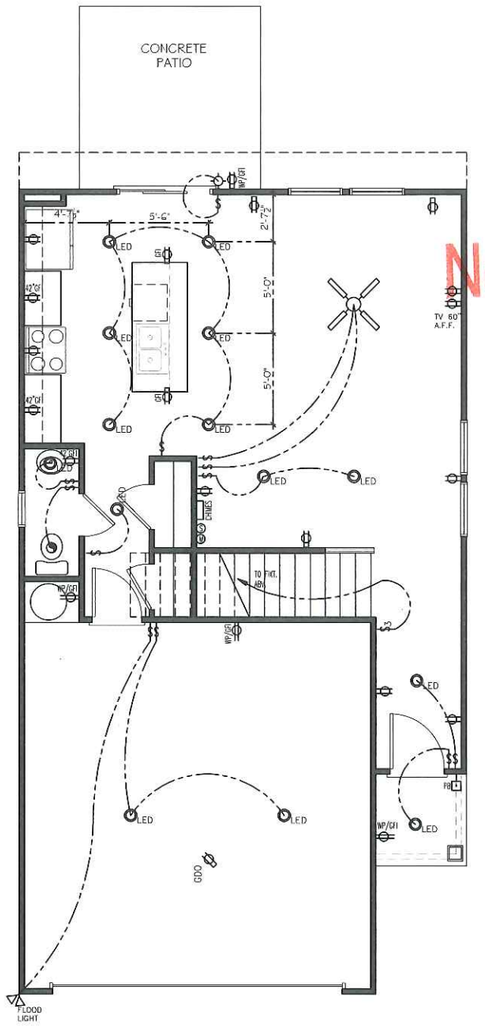
SHEET NO.
A.5.0

OF

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/GFI	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET (W.S.C.)
+60"	ABOVE COUNTER LOCATION
42"GFI	GROUND FAULT INTERCEPT ABOVE COUNTER
GFI	GROUND FAULT INTERCEPT
FL	FLUSH FLOOR WALL SWITCH CONTROLLED
220V	220 VOLT OUTLET OR CONNECTION
TV	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
CHIMES	DOOR CHIME LOCATION
S	SINGLE POLE SWITCH
S4	4-WAY SWITCH
S3	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
CO	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
LED	RECESSED CEILING LIGHT FIXTURE
P	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
DBL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
ROUGH	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
LCFP	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
PB	DOOR BELL BUTTON
T	THERMOSTAT
GDO	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTES: 1. ALL WALL OUTLETS MOUNTED AT +12" A.F.F. (U.N.O.)
2. ALL WALL SWITCHES MOUNTED AT +50" A.F.F. (U.N.O.)



1 1ST. FLOOR PLAN - ELEV. A
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Non-Binding
Stephen Jaques
4-12-23

The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782

MCD_1674
ELECTRICAL PLAN

SEAL

REVISION CHANGES:

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

SHEET NO:
E.1.0

OF

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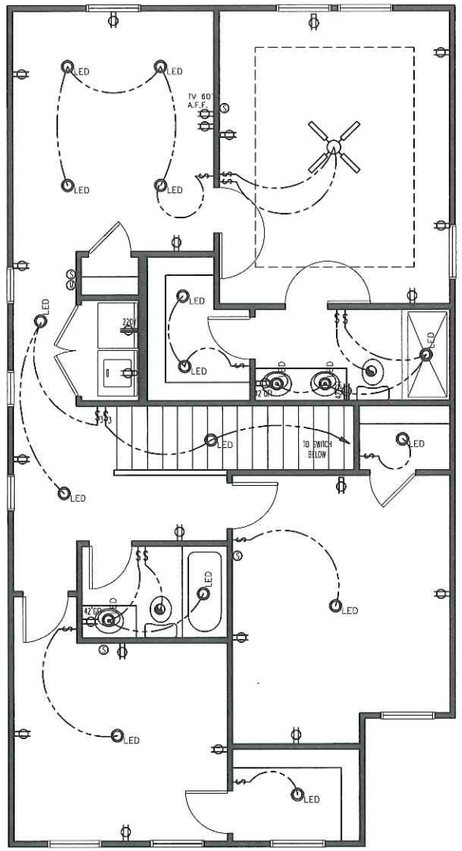
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/GFI	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET (W.S.C.)
+42"	ABOVE COUNTER LOCATION
42"GFI	GROUND FAULT INTERCEPT ABOVE COUNTER
GFI	GROUND FAULT INTERCEPT
FL	FLUSH FLOOR WALL SWITCH CONTROLLED
220V	220 VOLT OUTLET OR CONNECTION
TV	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
CHIMES	DOOR CHIME LOCATION
S	SINGLE POLE SWITCH
S4	4-WAY SWITCH
S3	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
CO	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
LED	RECESSED CEILING LIGHT FIXTURE
P	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
DBL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
ROUGH	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
LCFP	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
PB	DOOR BELL BUTTON
T	THERMOSTAT
220	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTE: 1. ALL WALL OUTLETS MOUNTED AT +22" A.F.F. (U.N.O.)
2. ALL WALL SWITCHES MOUNTED AT +40" A.F.F. (U.N.O.)



1 2ND. FLOOR PLAN A
SCALE: 1/8" = 1'-0" @ 11" x 17" SHEET SIZE
SCALE: 1/4" = 1'-0" @ 22" x 34" SHEET SIZE

Non-Binding
Stephen Jones
4-12-23

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MCD_1674
ELECTRICAL PLAN

SEAL

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SUBDIVISION COLLECTION:

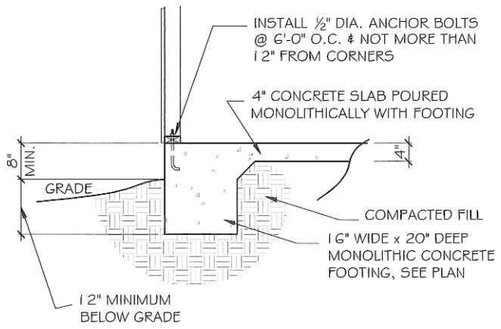
START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

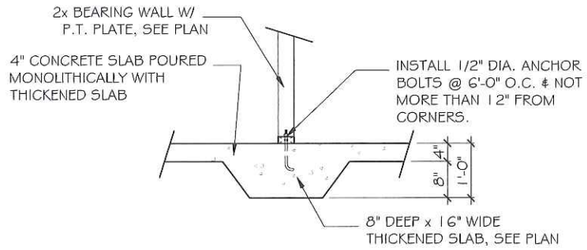
SHEET NO.
E.2.0

OF



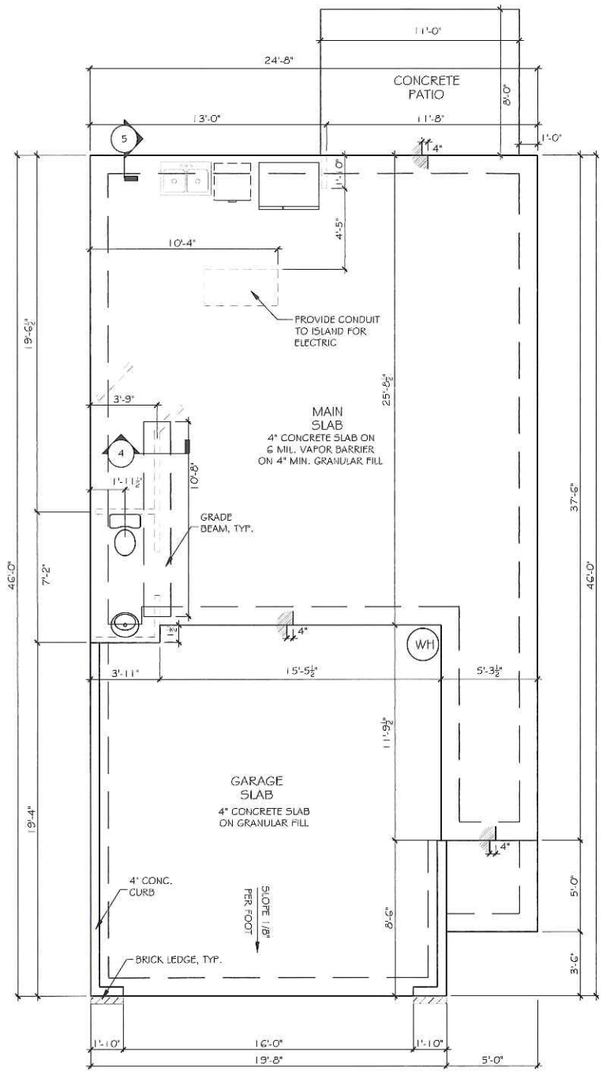
5 FOUNDATION SECTION - EXTERIOR WALL

SCALE: 3/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/4" = 1'-0" (22"x34" SHEET SIZE)



4 THICKENED SLAB SECTION - GRADE BEAM

SCALE: 3/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/4" = 1'-0" (22"x34" SHEET SIZE)



1 SLAB FOUNDATION PLAN-ELEV. A

SCALE: 1/4" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

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MCD_1771

SLAB FOUNDATION PLAN

Non-Binding
Stephen Jones
4-12-23

SEAL

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

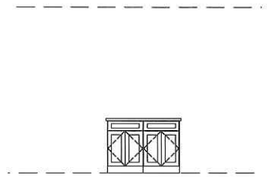
DRAWN BY:
MHART

SCALE:

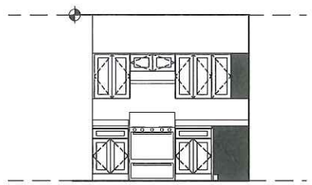
SHEET NO.

A.3.0

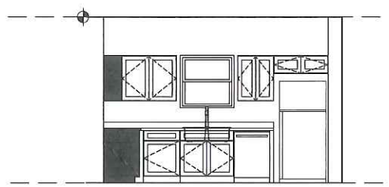
OF



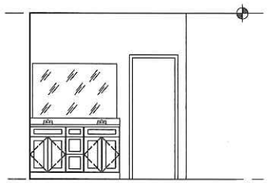
2 KITCHEN ISLAND
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



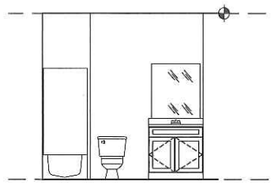
3 KITCHEN
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



4 KITCHEN
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



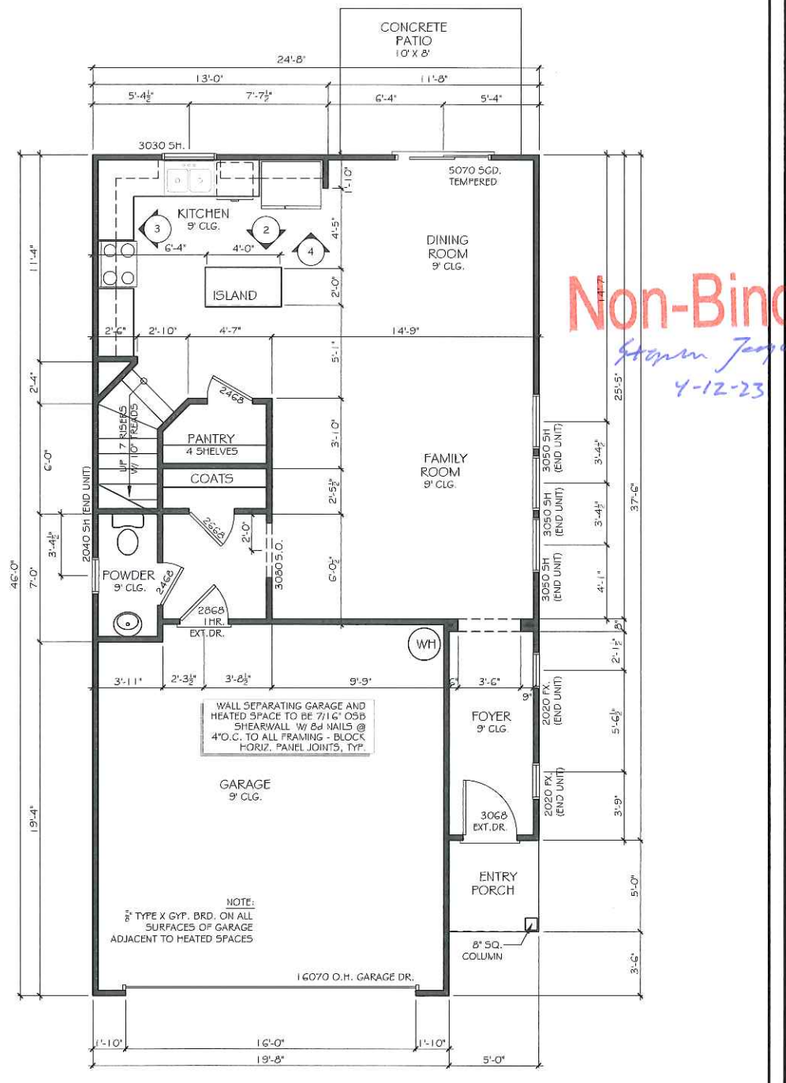
5 PRIMARY BATH
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



6 BATH 2
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE ROUGH FRAME OF STUDS.
2. CENTER ALL OPENINGS UNLESS OTHERWISE NOTED.
3. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
4. FINAL CABINET LAYOUT WILL BE DESIGNED BY CABINET SUPPLIER.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
7. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
8. ALL DOORS AND ARCHES ARE 6'-8" TALL U.N.O.
9. ALL WINDOWS TO BE 7'-0" A.F.F.



1 1ST. FLOOR PLAN
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

Non-Binding
Shawn Jarvis
4-12-23

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MCD_1771
1ST. FLOOR PLAN

SEAL:

REVISION CHANGES

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

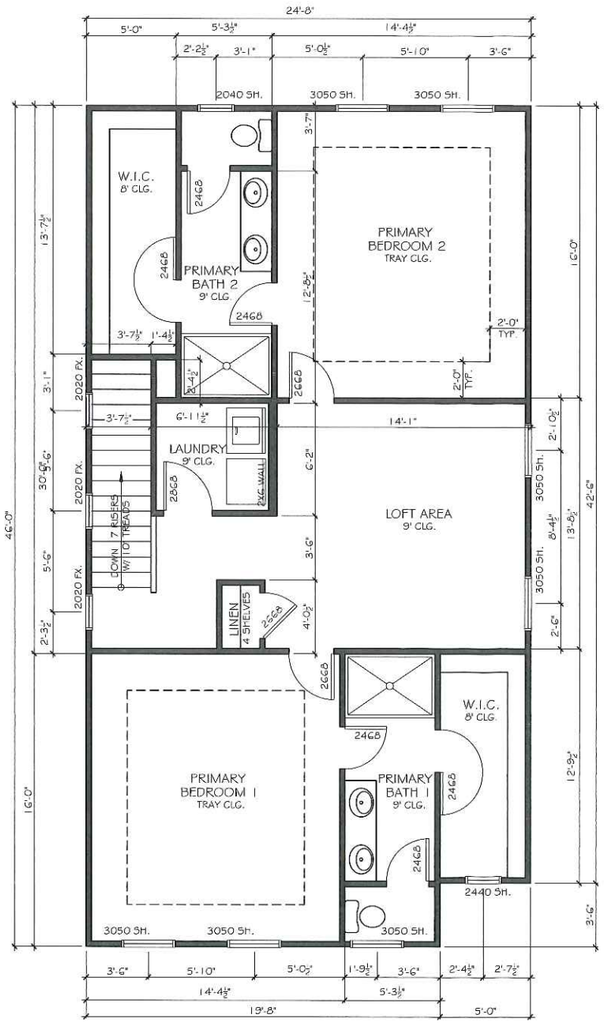
DRAWN BY:
MHART

SCALE:

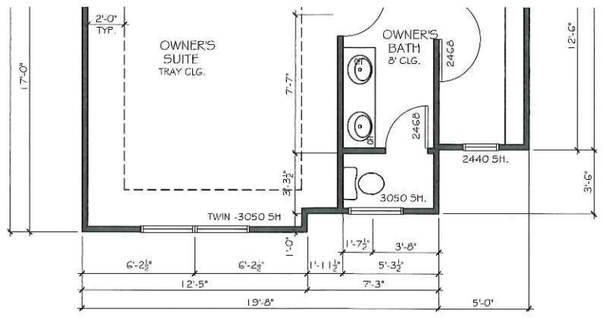
SHEET NO.
A.4.0

OF

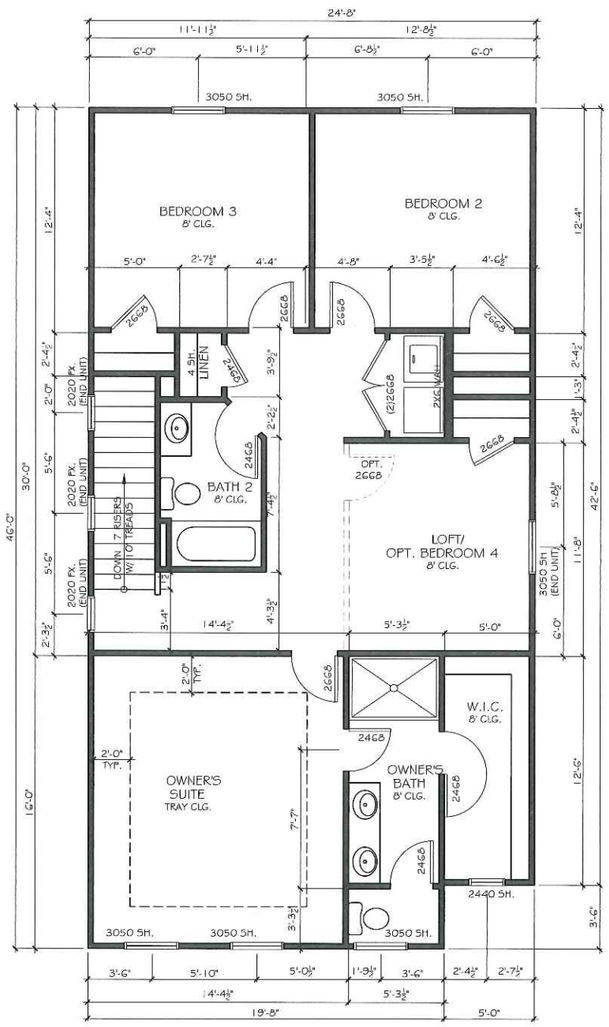
Non-Binding
Stephen Jacques
4-12-23



1 OPT. 2ND. FLOOR PLAN A & B
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



2 2ND. FLOOR PLAN C
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



1 2ND. FLOOR PLAN A & B
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

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MCD_1771
2ND. FLOOR PLAN

SEAL:

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

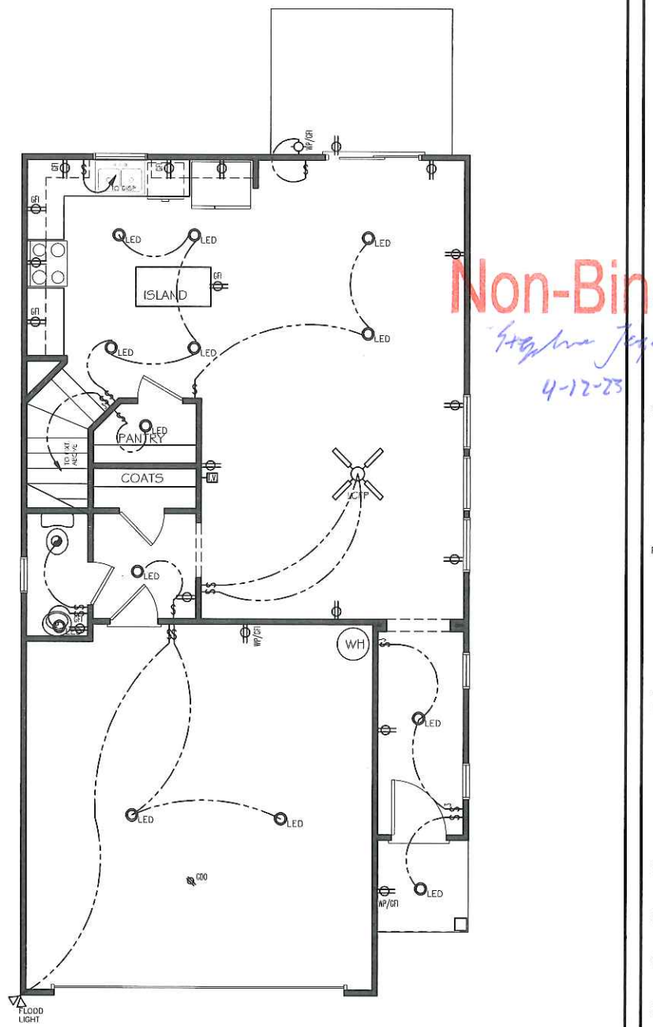
SHEET NO.
A.5.0

OF

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/GFI	WEATHER PROOF DUPLEX OUTLET (GFI)
+42"	WALL SWITCH CONTROLLED DUPLEX OUTLET (W.S.C.) ABOVE COUNTER LOCATION
42"GFI	GROUND FAULT INTERCEPT ABOVE COUNTER
GFI	GROUND FAULT INTERCEPT
FL	FLUSH FLOOR WALL SWITCH CONTROLLED
220V	220 VOLT OUTLET OR CONNECTION
TV	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
CHIMES	DOOR CHIME LOCATION
S	SINGLE POLE SWITCH
S4	4-WAY SWITCH
S3	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
M	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
LED	RECESSED CEILING LIGHT FIXTURE
P	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
DBL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
ROUGH	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
LCFP	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
PB	DOOR BELL BUTTON
T	THERMOSTAT
GDO	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTES: 1. ALL WALL OUTLETS MOUNTED AT +22" A.F.F. (U.N.O.)
2. ALL WALL SWITCHES MOUNTED AT +50" A.F.F. (U.N.O.)



1 1ST. FLOOR PLAN - ELEV. A
SCALE: 1/8" = 1'-0" (11x17 SHEET SIZE)
SCALE: 1/4" = 1'-0" (22x34 SHEET SIZE)

Non-Binding
Stephen Joyner
4-12-23

The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE (770) 231-2344 FAX (888) 415-2782

MCD_1771
ELECTRICAL PLAN

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.

E.1.0

OF

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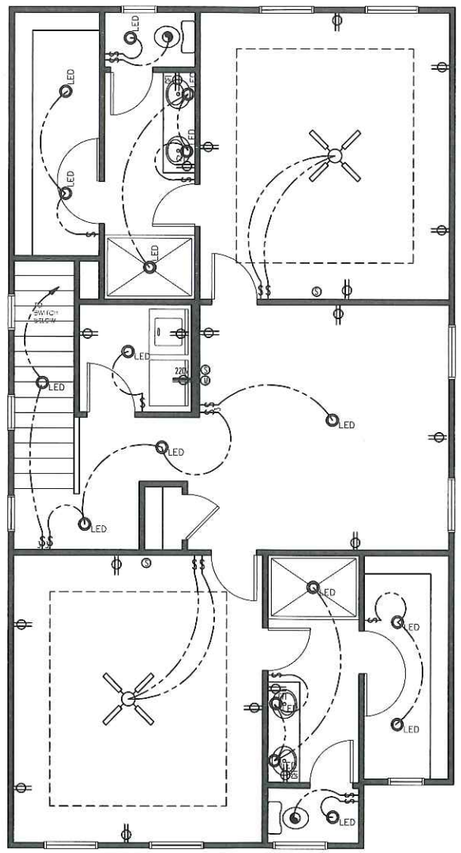
ELECTRICAL LEGEND

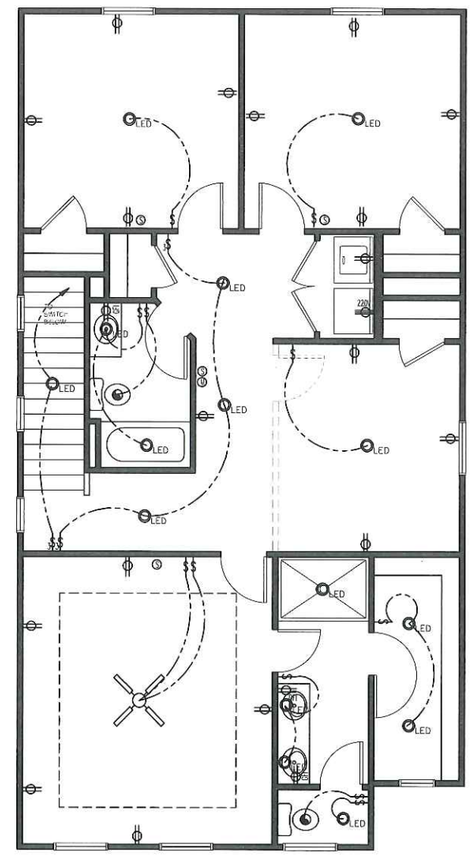
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/GFI	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET (W.S.C.)
+42"	ABOVE COUNTER LOCATION
42"GFI	GROUND FAULT INTERCEPT ABOVE COUNTER
GFI	GROUND FAULT INTERCEPT
FL	FLUSH FLOOR WALL SWITCH CONTROLLED
220V	220 VOLT OUTLET OR CONNECTION
TV	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
CHIMES	DOOR CHIME LOCATION
$	SINGLE POLE SWITCH
$4	4-WAY SWITCH
$3	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
CO	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
LED	RECESSED CEILING LIGHT FIXTURE
P	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
DBL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
ROUGH	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
LCFP	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
PB	DOOR BELL BUTTON
T	THERMOSTAT
GDO	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTE: 1. ALL WALL OUTLETS MOUNTED AT +22" A.F.F. (U.N.O.)
2. ALL WALL SWITCHES MOUNTED AT +50" A.F.F. (U.N.O.)

Non-Binding
Stephen Jaques
4-12-23



OPT. 2ND. FLOOR PLAN A & B
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



1 2ND. FLOOR PLAN A & B
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

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The Hartwin Group
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE (770) 251-2344 FAX: (866) 415-2782

MCD_1771
ELECTRICAL PLAN

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

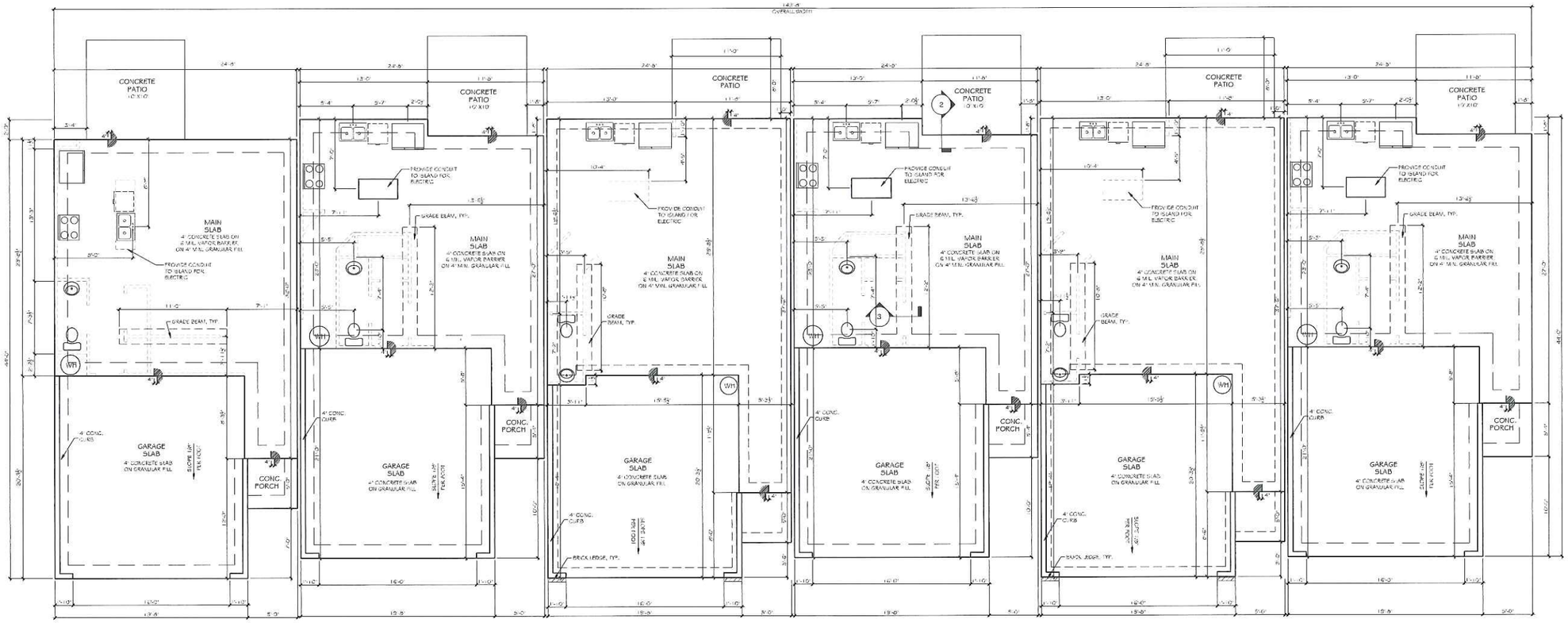
START DATE:
02/22/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.
E.2.0

OF



SLAB FOUNDATION PLAN
SCALE: 3/16"= 1'-0" UNIT 1 - MCD1674

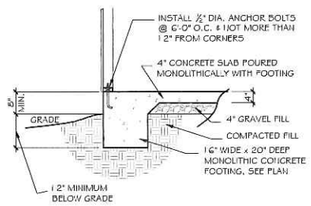
SLAB FOUNDATION PLAN
SCALE: 3/16"= 1'-0" UNIT 2 - MCD1526

SLAB FOUNDATION PLAN
SCALE: 3/16"= 1'-0" UNIT 3 - MCD1771

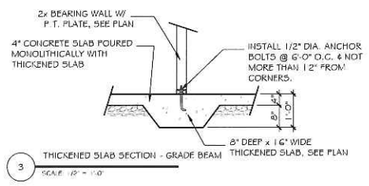
SLAB FOUNDATION PLAN
SCALE: 3/16"= 1'-0" UNIT 4 - MCD1526

SLAB FOUNDATION PLAN
SCALE: 3/16"= 1'-0" UNIT 5 - MCD1771

SLAB FOUNDATION PLAN
SCALE: 3/16"= 1'-0" UNIT 6 - MCD1526



2 FOUNDATION SECTION - EXTERIOR WALL
SCALE: 3/4" = 1'-0"



3 THICKENED SLAB SECTION - GRADE BEAM
SCALE: 3/4" = 1'-0"

Non-Binding
Steph Jaques
4-12-23

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The Hartwin Group

MCD_ATHENS - 6 UNIT BLDG.
SLAB FOUNDATION PLAN

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE: 03/01/2023

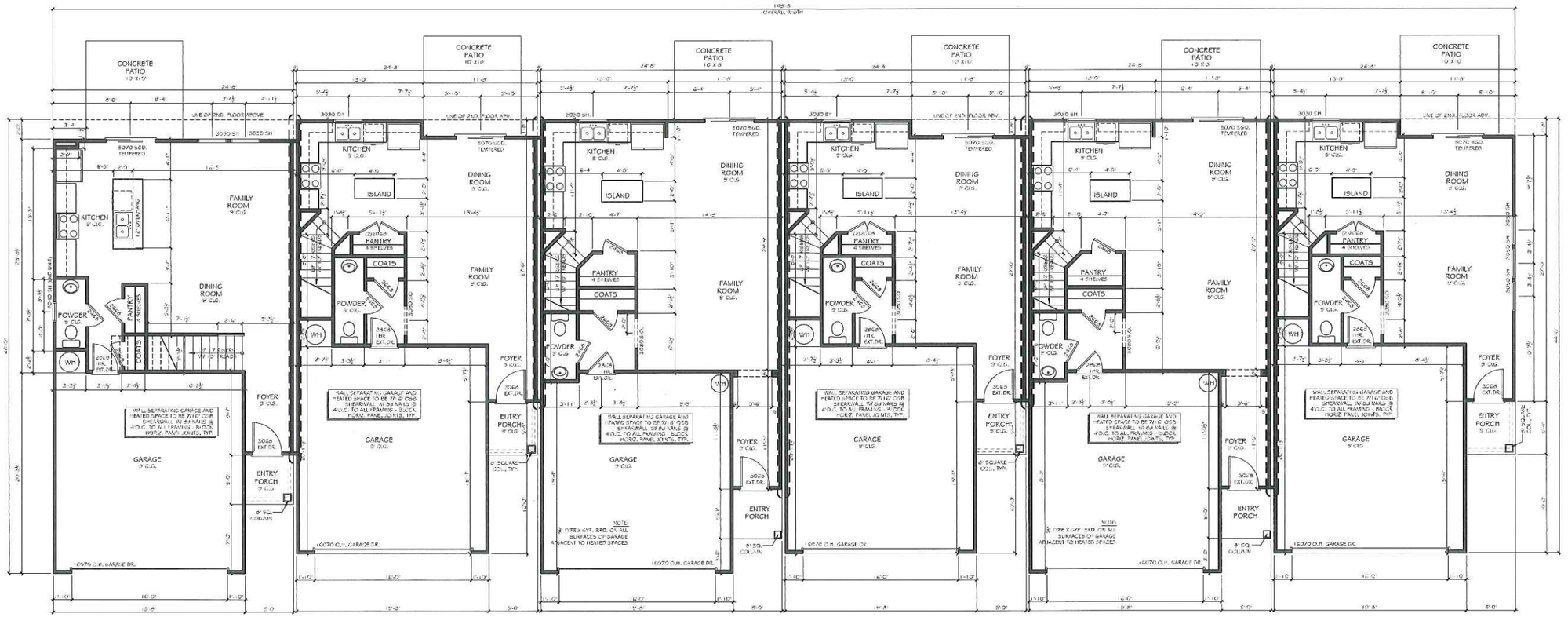
DRAWN BY: MHART

SCALE:

SHEET NO.

A.2.0

OF



1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 1 - MCD1674

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 2 - MCD1526

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 3 - MCD1771

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 4 - MCD1526

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 5 - MCD1771

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 6 - MCD1526

EXTERIOR / INTERIOR — EXTERIOR WALLS OF UNITS TO BE UL-U348, SEE SHEET S1.1

PARTY WALL BETWEEN UNITS — PARTY WALL SEPERATING UNITS TO BE UL-U336, SEE SHEET S1.0

Non-Binding
Stephen Jeyes
4-12-23

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MCD_ATHENS - 6 UNIT BLDG.
1ST. FLOOR PLAN

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE: 03/01/2023

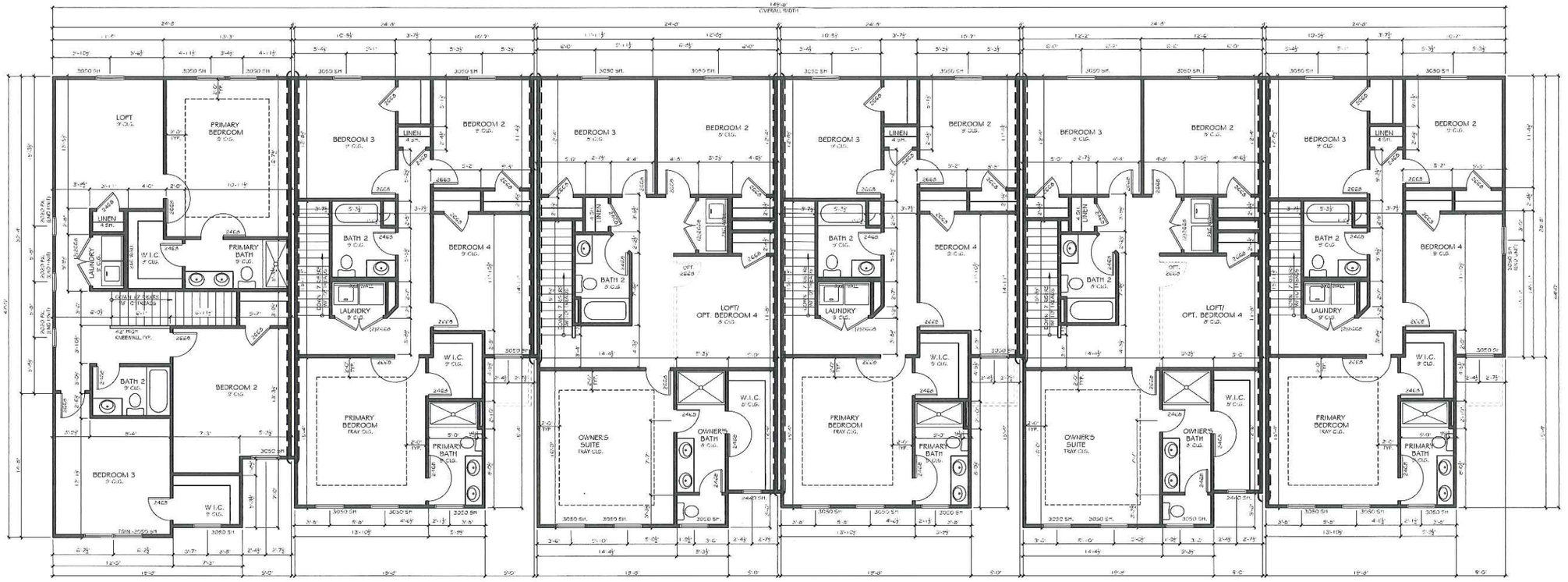
DRAWN BY: MHART

SCALE:

SHEET NO.

A.3.0

OF



2ND. FLOOR PLAN
SCALE: 3/16"= 1'-0" UNIT 1 - MCD1674

2ND. FLOOR PLAN
SCALE: 3/16"= 1'-0" UNIT 2 - MCD1526

2ND. FLOOR PLAN
SCALE: 3/16"= 1'-0" UNIT 3 - MCD1771

2ND. FLOOR PLAN
SCALE: 3/16"= 1'-0" UNIT 4 - MCD1526

2ND. FLOOR PLAN
SCALE: 3/16"= 1'-0" UNIT 5 - MCD1771

2ND. FLOOR PLAN
SCALE: 3/16"= 1'-0" UNIT 6 - MCD1526

EXTERIOR
INTERIOR
EXTERIOR WALLS OF UNITS TO BE UL-U348, SEE SHEET 51.1

PARTY WALL BETWEEN UNITS
PARTY WALL SEPERATING UNITS TO BE UL-U336, SEE SHEET 51.0

Non-Binding
Stephen Jessen
4-12-23

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MCD_ATHENS - 6 UNIT BLDG.
2ND. FLOOR PLAN

SEAL:

REVISION CHANGES:

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SUBDIVISION COLLECTION:

START DATE: 03/01/2023

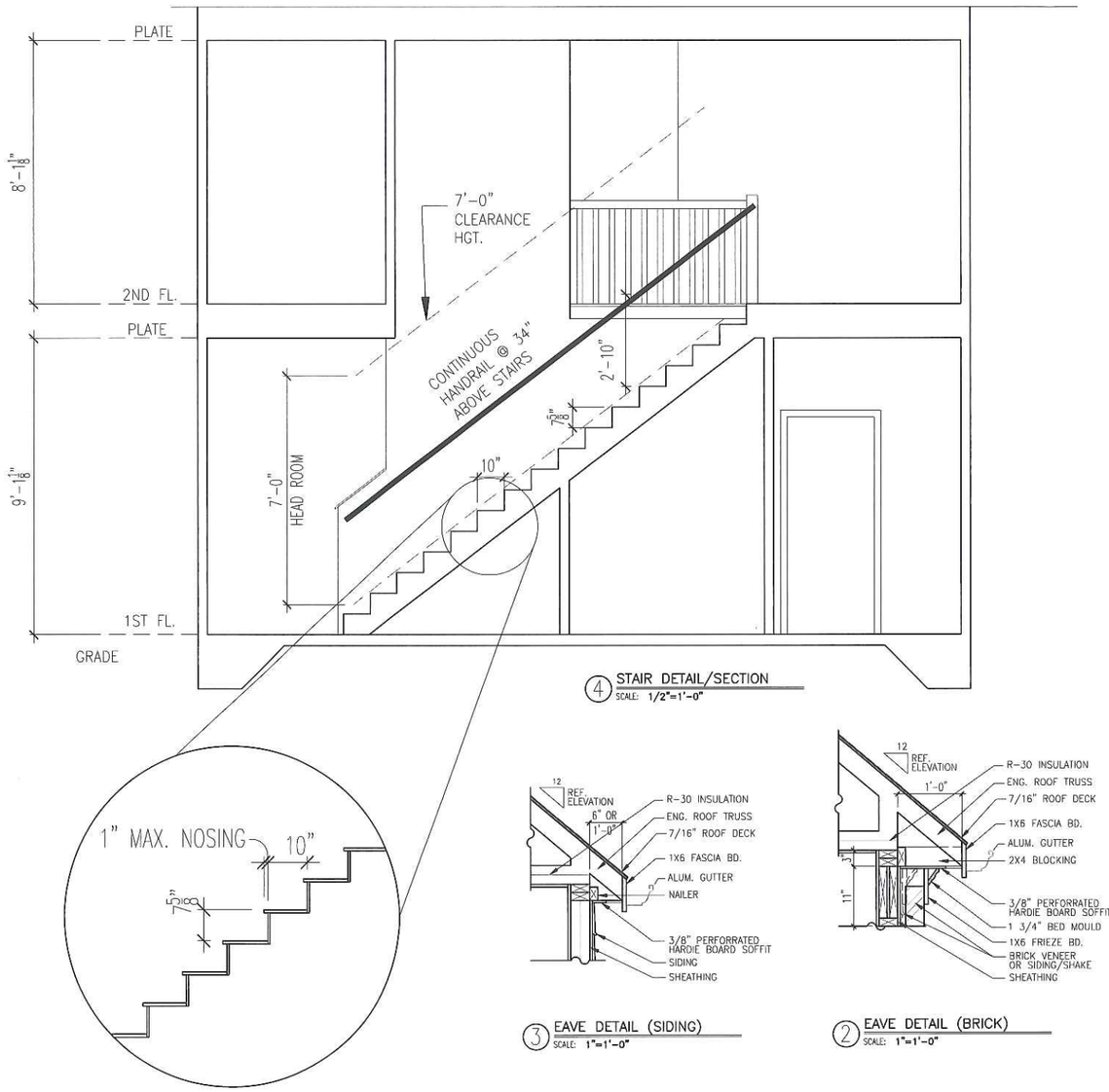
DRAWN BY: MHART

SCALE:

SHEET NO.

A.3.1

OF

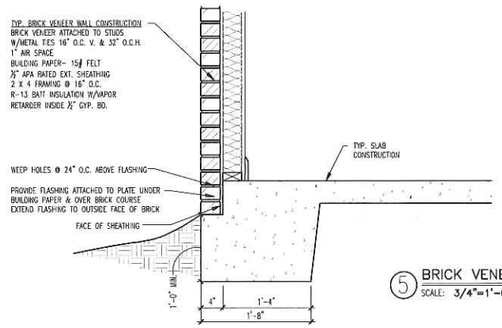


4 STAIR DETAIL/SECTION
SCALE: 1/2"=1'-0"

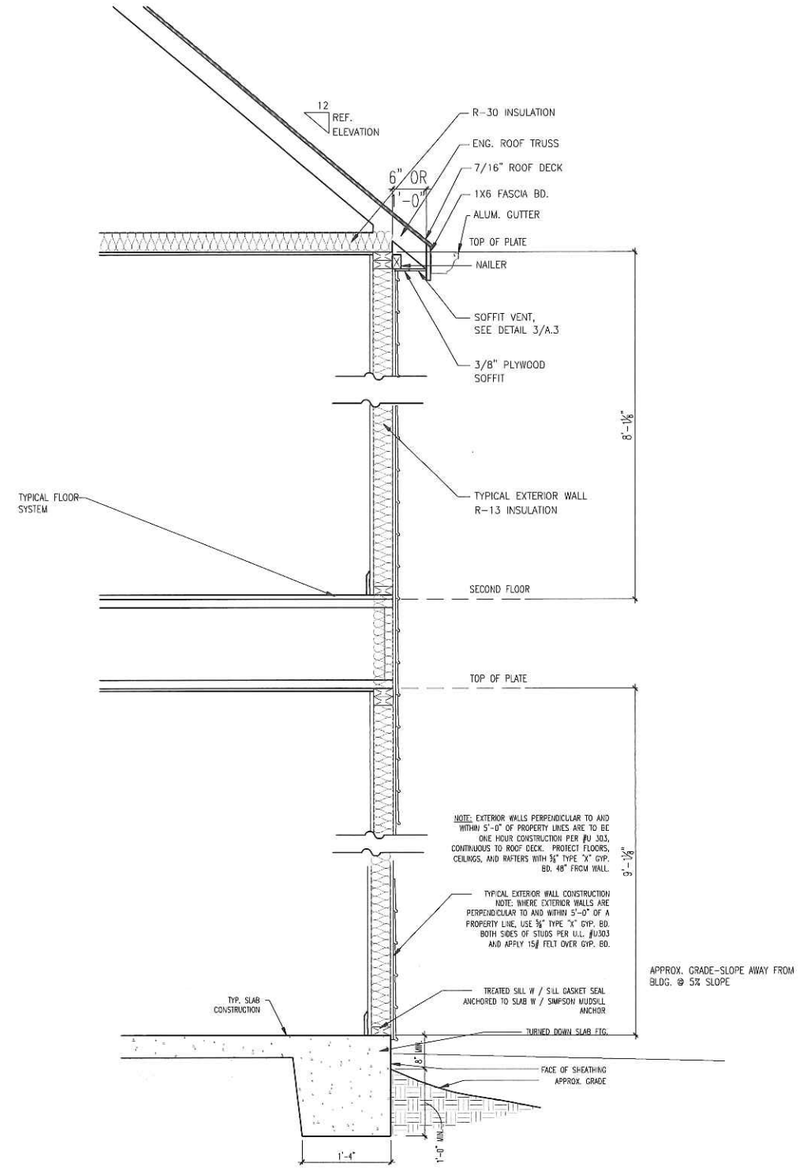
4 STAIR NOSING DETAIL
SCALE: 3/4"=1'-0"

3 EAVE DETAIL (SIDING)
SCALE: 1"=1'-0"

2 EAVE DETAIL (BRICK)
SCALE: 1"=1'-0"



5 BRICK VENEER DETAIL
SCALE: 3/4"=1'-0"



1 TYPICAL WALL SECTION
SCALE: 1"=1'-0"

Non-Binding
Steph Jaques
4-12-23

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The Hartwin Group
232 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2340 FAX: (888) 415-2782

CONSTRUCTION DETAILS

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:

DRAWN BY: MHART

SCALE: AS NOTED

SHEET NO. A.3.4

OF

DESIGN CRITERIA FOR ROCKLYN HOMES

ROOF LIVE LOAD: 20 psf
FLOOR LIVE LOAD: 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)

BASIC WIND VELOCITY: 115 mph
SEISMIC DESIGN CATEGORY: B
Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition, with Georgia Amendments (2020)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)
National Electrical Code, 2020 Edition, with Georgia Amendments (2021)

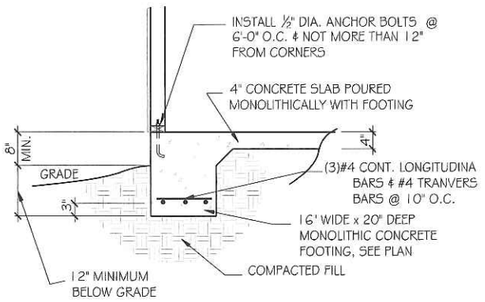
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022)

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

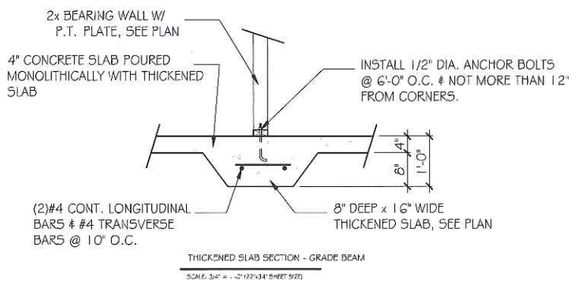
A.I.S.C. MANUAL OF STEEL CONSTRUCTION

T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES



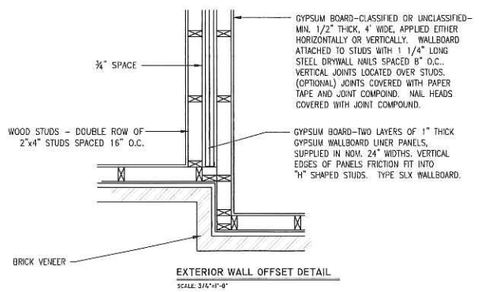
FOUNDATION SECTION - EXTERIOR WALL

SCALE: 3/4" = 1'-0" (22"x34" SHEET SIZE)



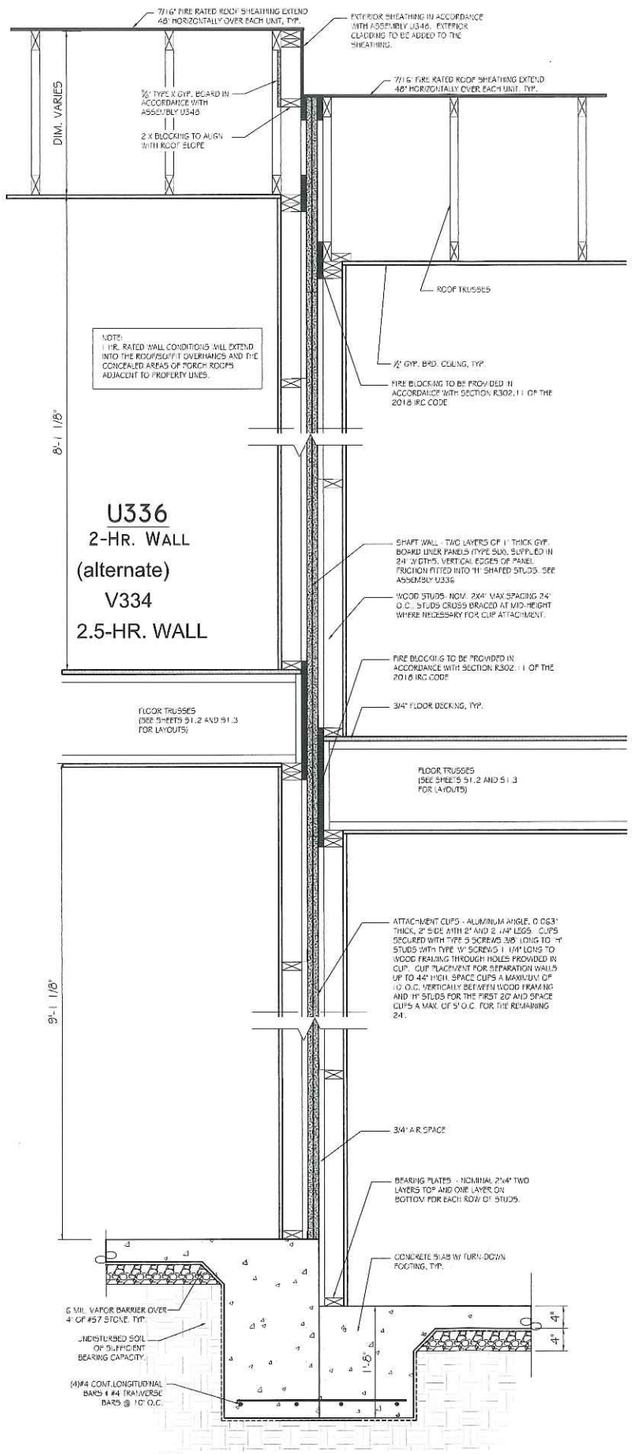
THICKENED SLAB SECTION - GRADE BEAM

SCALE: 3/4" = 1'-0" (22"x34" SHEET SIZE)



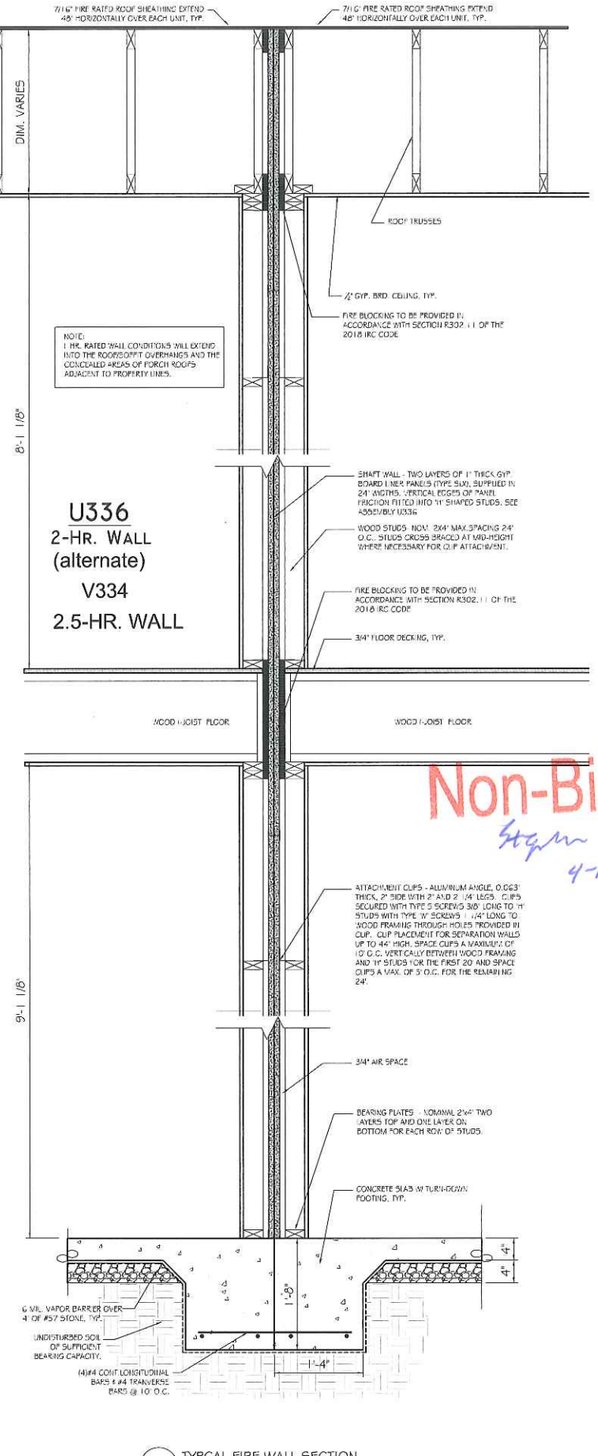
EXTERIOR WALL OFFSET DETAIL

SCALE: 3/4"=1'-0"



2 TYPCAL FIRE WALL SECTION- STEP DOWN

SCALE: 1" = 1'-0"



1 TYPCAL FIRE WALL SECTION

SCALE: 1" = 1'-0"

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The Hartwin Group

FIRE RATED WALL DETAILS

Non-Binding
Stephen Jones
4-12-23

SEAL

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE: 06/27/2022

DRAWN BY: MHART

SCALE: NOTED

SHEET NO.

S1.0

OF

Design No. M544

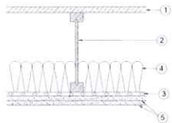
December 03, 2018

Unrestrained Assembly Ratings - 1 or 1-1/2 Hr (see Item 5).

Finish Rating - 56 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Flooring System —** Min 23/32 in. thick plywood or oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered. Panels secured to joist with 2-1/2 in. long smooth shank nails spaced 6 in. OC at the perimeter with one nail located 1-1/2 in. from each edge and 12 in, OC in the field with one nail located 4-3/4 in. from each edge.

2. **Structural Wood Members —** Min 9-1/2 in. deep "I" shaped wood joists spaced at a max of 24 in. OC. Joists shall conform to ICC-ES ESR-1153 Report. Joist top and bottom chords minimum 1-1/4 in. deep by 1-3/4 in. wide and constructed of either Microllam laminated veneer lumber (LVL) or TimberStrand laminated strand lumber (LSL). Webs constructed of minimum 3/8 in. thick Performance Plus OSB, PS2, Exposure 1. Installation shall be in accordance with manufacturers published literature.

3. **Resilient Channels —** Resilient channels formed of 25 MSG galv steel, installed perpendicular to the joists spaced max 16 in. OC. Channels secured to each joist with 1-5/8 in. long Type S steel screws. Channel splices located beneath joists and overlapped 4 in. Two channels, spaced 6 in. OC, oriented opposite each gypsum board end joint. Additional channels shall extend min 6 in. beyond each side edge of board.

4. **Batts and Blankets* —** Any thickness of mineral wool or glass fiber insulation, draped over the resilient channels and gypsum board ceiling membrane. Any mineral wool or glass fiber insulation bearing the UL Classification Marking for Surface Burning Characteristics having a flame spread index of 25 or less and a smoke developed index of 50 or less may be used.

See **Batts and Blankets** (BKNV) category in the Building Materials Directory for names of manufacturers.

5. **Gypsum Board* —** Two layers of 5/8 in. thick by 4 ft wide gypsum panels, installed perpendicular to resilient/furring channels. The base layer of panels screw-attached to the resilient/furring channels with 1 in. long Type S screws spaced 8 in. OC with the last two screws located 1 and 4 in from long edge of the board. The face layer screw-attached to the resilient/furring channels with 1-5/8 in. Type S screws spaced as the base layer. Butt joints of face layer staggered minimum 7 ft. OC.

CERTAINTEED GYPSUM INC — Easi-Lite Type X-2, Type X-1 (limited to 1 hr rating only)

6. **Finishing System —** (Not Shown) Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2018-12-03

Design No. U348

April 13, 2018

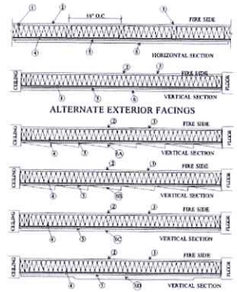
Bearing Wall Rating — 1 Hr

(EXPOSED TO FIRE ON INTERIOR FACE ONLY)

For Wood Studs, Finish Rating — 23 min

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in., spaced 16 in. OC in with two 2 by 4 top and one 2 by 4 bottom plates. As an option, nom 2 by 6 in., spaced 24 in. OC with two 2 by 6 top and one 2 by 6 bottom plates may be used in lieu of 2 by 4 studs and plates. Studs effectively fire stopped.

1A. **Steel Studs and Floor and Ceiling Tracks —** As an option to Item 1 — (Not Shown) — Top and bottom tracks of wall assemblies shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 MSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, ard to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Steel studs min 3-1/2 in. wide, No. 20 MSG (0.0329 in., min bare metal thickness) corrosion protected cold formed steel studs designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications.

2. **Gypsum Board* — Any 5/8 in. thick ULClassified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom. 5/8 in. thick, 4 ft. wide, applied vertically, and nailed to studs and bearing plates 7 in. OC. With 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam. and 1/4 in. diam. head. When steel framing is substituted for wood framing, 1 in. long Type S steel screws are used in lieu of nails.

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

GEORGIA-PACIFIC GYPSUM L L C (View Classfication) — CKNX.R2717

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classfication) — CKNX.R19262

GEORGIA-PACIFIC GYPSUM L L C (View Classfication) — CKNX.R6937

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

3. **Joints and Nailheads —** Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.

4. **Batts and Blankets* —** Faced or unfaced mineral fiber insulation, 3-1/2 in. thick, nom 3.0 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing.

See **Batts and Blankets* (BZJC)** category for names of Classified manufacturers.

4A. **Batts and Blankets* —** As an Alternate to Item 4 when wood studs are used. - As an Alternate to Item 4 when steel studs are used, but Optional Items 6D, 6E or 6F are required. Faced or unfaced glass fiber batts, 3-1/2 in. thick, having a min density of 0.9 pcf (min R-13 thermal insulation rating), pressure fit in the wall cavity between stud, plates, and cross bracing.

See **Batts and Blankets* (BZJC)** category for names of Classified manufacturers.

4B. **Fiber, Sprayed* —** As an Alternate to Item 4 when wood studs are used. - As an Alternate to Item 4 when steel studs are used, but Optional Items 6D, 6E, or 6F are required.— (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS765LD and INS770LD are to be used for dry application only.

4C. **Fiber, Sprayed* —** As an Alternate to Item 4 when wood studs are used. - As an Alternate to Item 4 when steel studs are used, but Optional Items 6D, 6E, or 6F are required.- Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.36 lbs/ft³.

INTERNATIONAL CELLULOSE CORP — Celbar-RI

4D. **Fiber, Sprayed* —** As an Alternate to Item 4 when wood studs are used. - As an Alternate to Item 4 when steel studs are used, but Optional Items 6D, 6E, or 6F are required.— Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

5. **Building Units* —** Building units placed with the laminate face against, and nailed to, the wood framing with 1-7/8 in. long, 6d nails, spaced 6 in. OC. on the perimeter and 12 in. OC. in the field. When steel framing is substituted for wood framing, Type S steel screws are used in lieu of nails with a minimum penetration length through the steel stud of 3/8 in.

LOUISIANA-PACIFIC CORP — Type Blazegard 1-Side

LOUISIANA-PACIFIC CORP — Type LP FlameBlock 1-Side

6. **Exterior Facings —** Installed in accordance with the manufacturer's Installation Instructions.

6A. **Vinyl Siding* —** (Optional) - UL Classified exterior plastic siding (molded plastic), fastened to the building units with nails or screws, at the locations specified by the manufacturer.

6B. **Particle Board Siding* —** (Optional) - Oriented strand board, wafer board, or hard board exterior building sidings including patterned panels.

6C. **T-1-11 Plywood —** (Optional) - American Plywood Association rated siding series 303 including texturet, bough sawn, MDO, brushed, channel grooved, and lap siding.

6D. **Cementitious Stucco —** (Optional unless Item 1A, Steel Studs, are used in conjunction with item 4A, Batts and Blankets) - Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 in. to 3/4 in. depending on system. When used with Steel Studs (Item 1A) and Batts and Blankets (Item 4A), minimum thickness is increased to 1/2 in.

6E. **Brick —** (Optional unless Item 1A, Steel Studs, are used in conjunction with item 4A, Batts and Blankets - Not Shown) - Brick veneer, meeting the requirements of local code agencies. Brick veneer attached to the studs with corrugated metal wall ties attached to each stud with 8d cement coated nails, every sixth course of bricks. For steel studs, Type S steel screws are used in lieu of nails with a minimum penetration length through the steel stud of 3/8 in.

6F. **Brick Veneer —** (Optional unless Item 1A, Steel Studs, are used in conjunction with item 4A, Batts and Blankets - Not Shown) Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie; ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing. For steel studs, Type S steel screws are used in lieu of nails with a minimum penetration length through the steel stud of 3/8 in.

OR

6F. **Exterior Facings —** (For use with Wood Studs, Item 1. For use with steel Studs, Item 1A, but limited to the use of Mineral Wool Insulat on Item. - Optional - Not Shown) - Any exterior facing approved by the Authority Having Jurisdiction installed in accordance with the manufacturer's installation instructions.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2018-04-13

Design No. U336

January 11, 2019

Exposed to fire from separation Wall side only

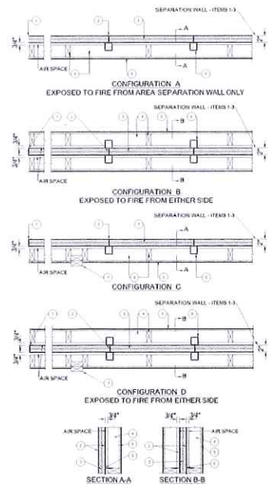
Nonbearing Wall Rating — 2 Hr (Separation Wall, See Items 1, 2 and 3)

Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)

Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)

Finish Rating — 120 Min

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



SEPARATION WALL: (Max Height - 66 ft)

1. **Floor, Intermediate or Top Wall** — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Metal Studs** — Steel members formed from No. 25 MSG galv steel having "H" -shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.

3. **Gypsum Board* —** Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" -shaped studs.

CGC INC — Type SLX

UNITED STATES GYPSUM CO — Type SLX

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX

PROTECTED WALL: (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.

4. **Wood Studs —** Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

4A. **Steel Studs —** (As an alternate to Item 4, Not Shown) — For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B **Steel Studs —** As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) — For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. **Gypsum Board —** Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

6. **Attachment Clips —** Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

6C. Clip placement (Item 6) for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

8. **Caulking and Sealants* —** (Optional) — A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.

KNAUF INSULATION LLC — Type ECOSEAL™ Plus

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-01-11

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Non-Binding
Stephen Jones
4-12-23

FIRE RATED WALL DETAILS

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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CAUTION: ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD ATTEMPT TO MODIFY THIS PLAN.

SUBDIVISION COLLECTION:

START DATE:

08/27/2019

DRAWN BY:

MHART

SCALE:

NOTED

SHEET NO.

S1.1

OF

UL Product iQ™

BXUV.V344 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Guidance

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials
- Authorities Having Jurisdiction should be consulted before construction.
- Fire-resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered on the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide information for each product category and each group of assemblies. The Guide information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Ongoing Criteria and Affordability Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Ongoing Criteria and Affordability Variances

Design No. **V344**

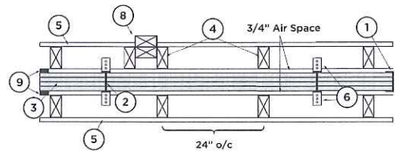
August 22, 2022

Nonbearing Wall Rating – 2-1/2 HR (Area Separation Firewall, See Items 1, 2 and 3)

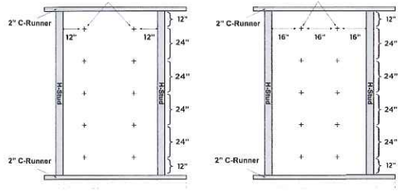
Bearing or Nonbearing Wall Rating 2-1/2 Hr (Protected Wall, See Items 4 and 5)

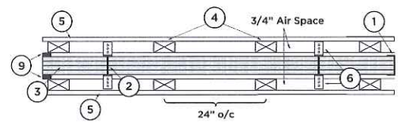
Finish Rating - (120 or150 min, see Items 5, 5A and 5B)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Exposed to Fire from Either Side





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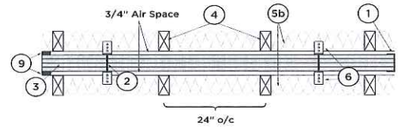

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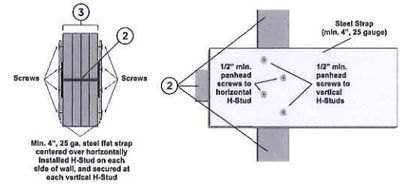

Alternate Installation

AREA SEPARATION FIREWALL — (Max Height – 66 ft.)

1. **Perimeter and Intermediate Channels —** 2 in. wide channel shaped walls 1 in. long legs formed from No. 33 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs —** Nonbearing members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 48 in. OC, overall depth 2 in. and flange width 1-3/8 in.

3. **Gypsum Board* —** Four pieces of 1/2 in. thick gypsum boards, supplied in sizes 48 in. wide by full height. Vertical edges of panels friction fitted into "H" - shaped studs.

   AMERICAN GYPSUM CO — Type DXCEL

PROTECTED WALL: (Bearing or Nonbearing Wall as indicated under Items 4 and 5. Within Bearing, Load Restricted to Canadian Applications — See Guide BXUV7.)

4. **Wood Studs —** Bearing or Nonbearing Wall. From 2 by 4 in. max spacing 24 in. OC. Studs oriented with 2 in. face parallel or perpendicular to gypsum board. Item No. 3). Studs cross-braced where necessary for clip attachment. Min 2-1/4 in. separation between wood framing and area separation firewall.

4A. **Steel Studs —** (As an alternate to Item 4, not shown) — For Bearing Wall - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel c-s min 3 1/2 in. wide, min No. 29 GSG (0.016 in. thick galv steel or No. 30 MSG (0.013 in. thick) pressed steel cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. 2A deflection details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud developer and/or producer, and shall meet the requirements of all applicable local code agencies. The maximum spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 18 GSG (0.048 in. thick) galv steel or No. 20 MSG (0.033 in., thick) primed steel that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross braced with stud 24 in. separation between steel framing and area separation wall.

4B. **Steel Studs —** (As an alternate to Items 4 and 4A) - For Nonbearing Wall - Channel shaped, fabricated from min 25 MSG (corrosion protected steel min 1 1/2 in. wide, min 1 1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 1/2 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel-shaped, fabricated from min 25 MSG corrosion protected steel, wide web to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at mid-height where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall.

4C. **Framing Members* — Steel Studs —** (As an alternate to Items 4, 4A, and 4Ba - For Nonbearing Wall. Proprietary channel shaped studs, 3-5/8 in. wide spaced a max of 24 in. OC. Studs supplied with proprietary top and bottom tracks, min width to accommodate stud size, attached to floor and ceiling with fasteners 24 in. OC max. Studs to be cut 3/4 in. less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. Studs cross-braced with steel framing at mid-height where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall.

   CALIFORNIA EXPANDED METAL PRODUCTS CO — View25.1*

   CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

   CRACO MFG INC — View06.02*

   IMPERIAL MANUFACTURING GROUP - View25*

   MARINO/WARE, DIV OF WARE INDUSTRIES INC — View25.1*

   STUDCO BUILDING SYSTEMS — CR/STUD

5. **Gypsum Board —** Classified or Unclassified — Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to wood studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC or 1 in. long Type W source thread steel screws spaced 12 in. OC. Joints may or may not be covered with paper tape and joint compound. Nail or screw heads may or may not be covered with joint compound. When minimum board weight is less than 1.3 lbs/ft2, Finish Rating is 120 min. When minimum board weight is 1.3 lbs/ft2 or greater, Finish Rating is 150 min.

5A. **Plywood Sheathing or OSB —** (Not Shown) — As an alternate to Item 5. Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be located tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Finish Rating is 120 min. When used in addition to item 5 Finish Rating is 150 minutes.

5B. **Batts and Blankets* —** As an alternate to Item 5. Glass fiber or mineral wool insulation, min 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. See Batts and Blankets (BKNX) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies. Finish Rating is 120 min. When used in addition to Item 5 Finish Rating is 150 minutes.

5C. **Loose Fill Material* —** (Optional) — To be used in addition to Items 5, 5A or 5B. Any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, placed to completely or partially fill the enclosed stud cavity and air space in accordance with the application instructions supplied with the product.

5D. **Fiber, Sprayed* —** (Optional) —To be used in addition to Items 5, 5A or 5B. The spray applied cellulose fiber is applied in the wall to completely or partially fill the enclosed stud cavity and air space in accordance with the application instructions supplied with the product at a nominal dry density of 2.7 lb/ft³. Alternate Application Method: the fiber is applied without adhesive at a nominal dry density of 2.5 lb/ft³, in accordance with the application instructions supplied with the product.

   U S GREENFIBER L L C — SATACTUAWF, FRM 49G/23, 8G74S and 8G75ELD for use with wet or dry application. 8G55110D, 8G54TLD, 8G57TLD, 8G76TLD and 8G77TLD are to be used for dry application only.

6. **Attachment Clips —** Aluminum angle, min 0.063 in. thick, min 2 in. wide with min 2 in. and 2-1/4 in. legs or min 0.050 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with min No. 8, 1/4 in. long pan head sheet metal screws to "H" studs and wood framing through holes provided in clip.

23 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 23 ft. high. Start at roof line and space clips a max of 30 in. OC vertically between wood or steel framing and "H" studs.

44 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 44 ft high. For the upper 24 ft. of the wall system, space the clips 10 in. OC, and then 5 in. OC for the remainder of the wall below.
66 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 66 ft high. For the upper 24 ft. of the wall system, space the clips 10 in. OC. On the next 20 ft. below, space the clips 5 in. OC, and then 40 in. OC for the remainder of the wall.

7. **Laminating Screws —** Gypsum boards (Item 3) are secured to each other with 1-1/2 in. long Type G laminating screws from both sides of wall in between the H studs. On both sides of the wall rows spaced 24 in. OC with a maximum dimension of 12 in. from the top and bottom C channels of the assembly. On one side of the wall each row contains 2 screws located 12 in. from each face of the H studs. On the other side of the wall each row contains 2 screws located 16 in. from each face of the H studs. Refer to illustration.

8. **Non Bearing Wall Partition Intersection —** (Optional) — For wood framing – Two nominal 2 by 4 in. studs or nominal 2 by 6 in. stud nailed together with two 3 in. long 10d nails spaced a max 16 in. OC vertically and fastened to one side of the enclosure. 2 by 4 in. stud with 1 in. long 10d nails spaced a max 16 in. OC vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood study are to be formed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

9. **Caulking and Sealants* —** (Optional) - Intended for use as an aid to Item 1 - Not evaluated as fire blockings - A bead of sealant applied around the partition perimeter in the 2-1/4 in. air space between wood framing (Item 4) and gypsum board panels (Item 3) to create an air barrier.

   DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

   ICP ADHESIVES & SEALANTS INC — Handi-foam Firestick, Handi-foam Firestick Wand, and Fast Foam Firestick

10. **Additional Sheathing —** (Optional, not shown) — any thickness of plywood, OSB, or UL Classified Cementitious Backer Units* (CAGP, CAGP2) may be applied horizontally or vertically directly to "H" Studs and perimeter/intermediate channels, with vertical joints located over studs. Fastened to "H" Studs and perimeter/intermediate channels with screws of sufficient length, spaced a maximum of 12 in. OC.

Alternate Installation

When "H" studs, Item 2 are installed horizontally to cap the Area Separation Firewall in lieu of Item 1, construct as follows: (A) As shown in the Alternate Installation detail, secure a min 4 inch wide steel flat strap, fabricated from minimum 25 gauge galvanized steel on each side of the horizontally installed "H" stud. (B) Ensure flat strap is centered over the horizontal "H" stud and attached with four 1/2 in. min long panhead screws on each side of the Area Separation Firewall. (C) Two screws are used to secure flat strap to vertical "H" stud above and below the horizontal "H" stud as shown in detail (X). Two screws are also inserted to secure flat strap to the horizontal "H" stud, in alternating pattern.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2022-08-22

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Non-Binding
Stephen Jones
4-12-23

The Hartvin Group

FIRE RATED WALL DETAILS

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:
08/28/2022

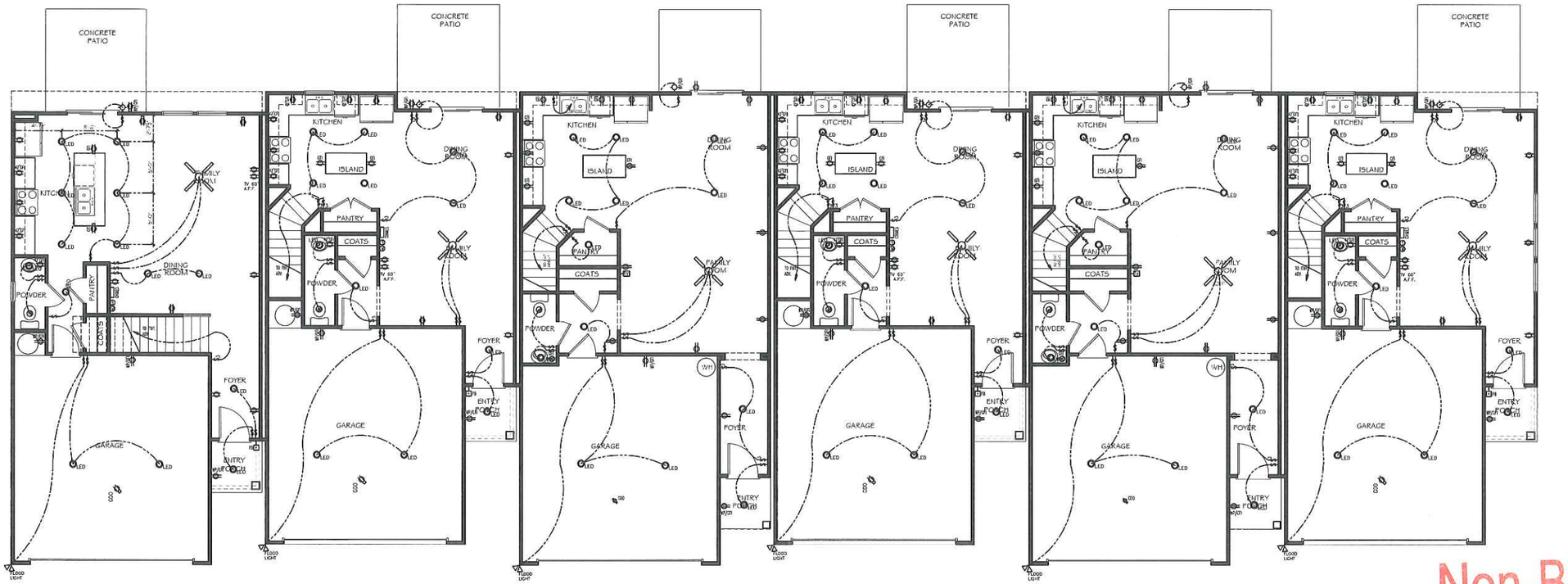
DRAWN BY:
MHART

SCALE:
NOTED

SHEET NO.

S1.2

OF



1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 1 - MCD1674

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 2 - MCD1526

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 3 - MCD1771

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 4 - MCD1526

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 5 - MCD1771

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 6 - MCD1526

Non-Binding
Stephen Jacques
4-12-23

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/DS	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET (M.S.C.)
ABOVE	ABOVE COUNTER LOCATION
GFI/DS	GROUND FAULT INTERCEPT ABOVE COUNTER
GFI	GROUND FAULT INTERCEPT
FL	FLUSH FLOOR WALL SWITCH CONTROLLED
220V	220 VOLT OUTLET OR CONNECTION
	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
DOORS	DOOR CHIME LOCATION
	SINGLE POLE SWITCH
	4-WAY SWITCH
	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
LED	RECESSED CEILING LIGHT FIXTURE
	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
DBL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
ROUGH	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
LCFP	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
	DOOR BELL BUTTON
	THERMOSTAT
GDO	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTE: 1. ALL WALL OUTLETS MOUNTED AT +/- 12" A.F.F. (MIN.)
2. ALL WALL SWITCHES MOUNTED AT +/- 52" A.F.F. (MIN.)

The Hartwin Group

MCD_ATHENS - 6 UNIT BLDG.
ELECTRICAL PLANS

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE: 03/01/2023

DRAWN BY: MHART

SCALE:

SHEET NO.

E.1.0

OF

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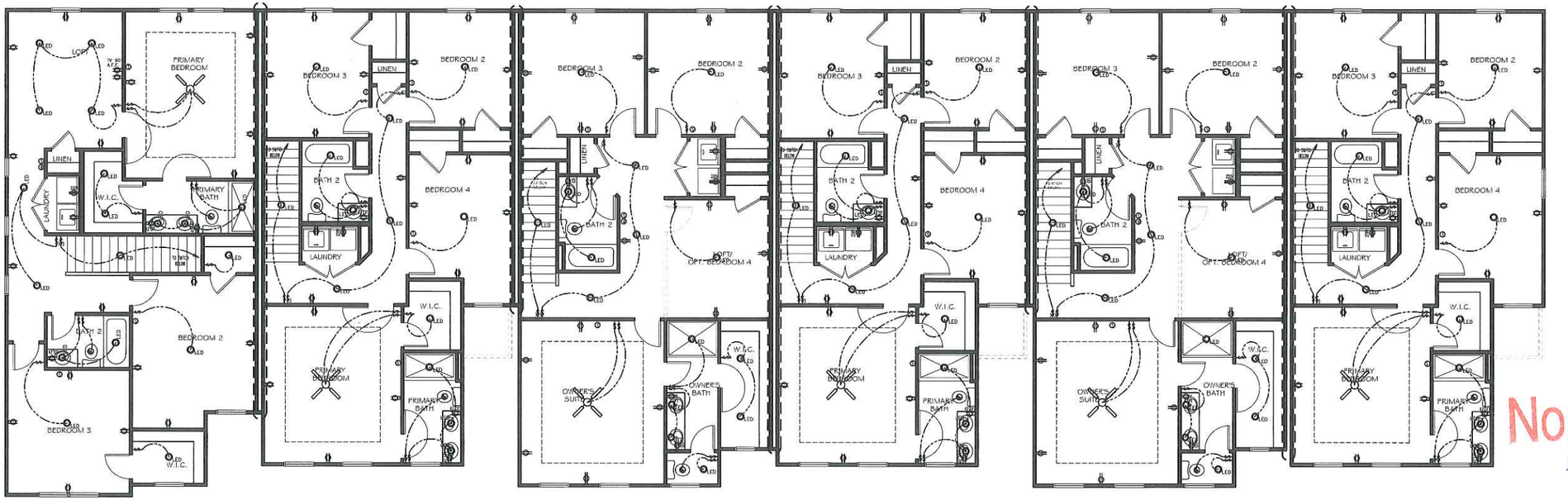

2ND. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 1 - MCD1674

2ND. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 2 - MCD1526

2ND. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 3 - MCD1771

2ND. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 4 - MCD1526

2ND. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 5 - MCD1771

2ND. FLOOR PLAN
SCALE: 3/16"=1'-0" UNIT 6 - MCD1526

Non-Binding
Hugh Jaques
4-12-23

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/GFI	WEATHER PROOF SUPPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET (WP/GFI)
4'0"	ABOVE COUNTER LOCATION
4'0"/GFI	GROUND FAULT INTERCEPT ABOVE COUNTER
GFI	GROUND FAULT INTERCEPT
FL	FLUSH FLOOR WALL SWITCH CONTROLLED
220V	220 VOLT OUTLET OR CONNECTION
	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
DOORS	DOOR CHIME LOCATION
	SINGLE POLE SWITCH
	4-WAY SWITCH
	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
LED	RECESSED CEILING LIGHT FIXTURE
	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
DEL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
FLUSH	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
LIGHT	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
DB	DOOR BELL BUTTON
	THERMOSTAT
GDO	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTE: 1. ALL WALL OUTLETS MOUNTED AT +22" A.F.F. BAND 2. ALL WALL SWITCHES MOUNTED AT +50" A.F.F. BAND 3.

The Hartwin Group

MCD_ATHENS - 6 UNIT BLDG.
ELECTRICAL PLANS

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE: 03/01/2023

DRAWN BY: MHART

SCALE:

SHEET NO.

E.1.1

OF

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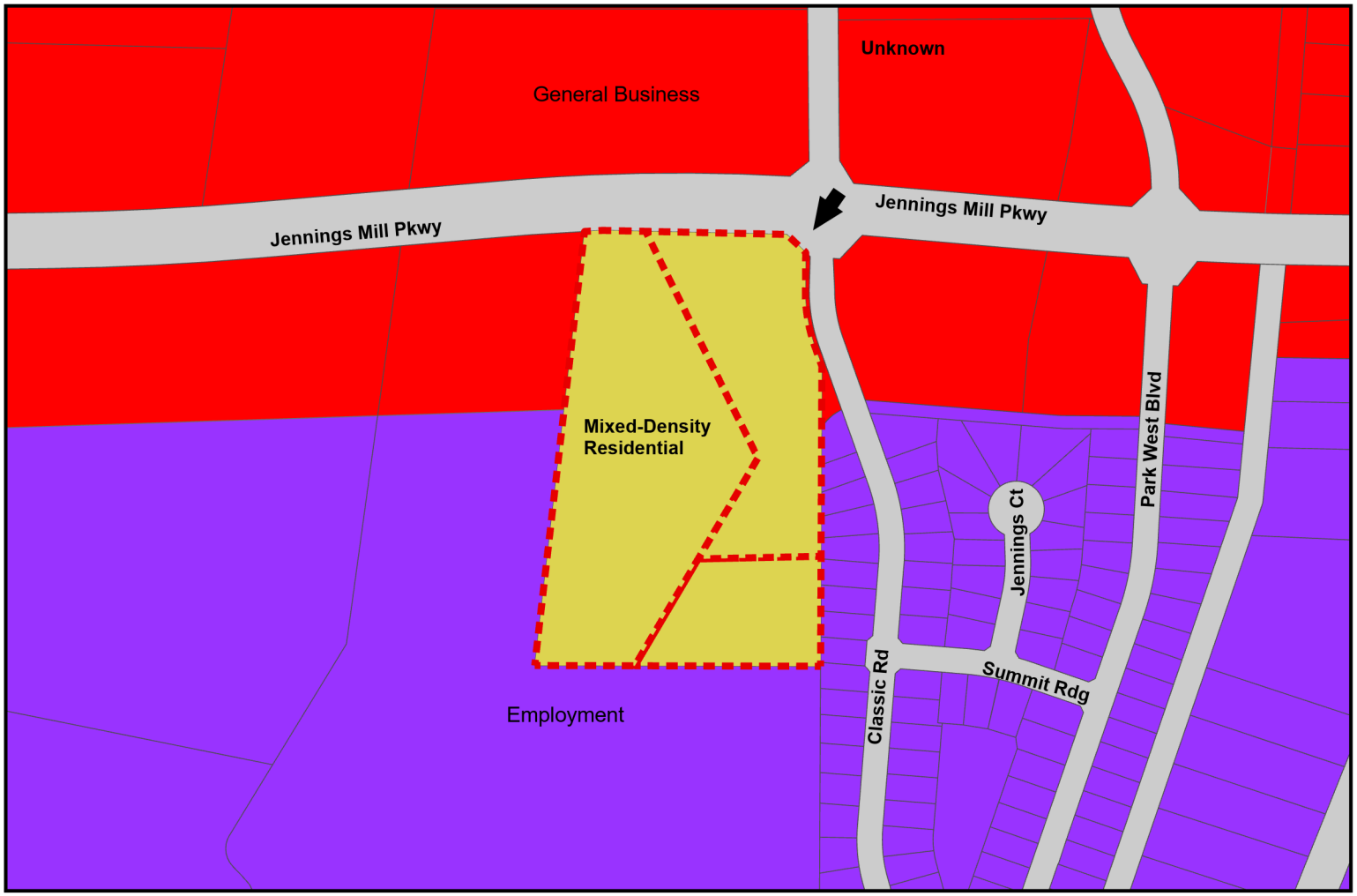
AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **AMENDING THE OFFICIAL FUTURE LAND USE MAP OF ATHENS-CLARKE COUNTY BY CHANGING THE DESIGNATION OF APROXIMATELY 10.88 ACRES OF LAND LOCATED AT 286, 290, & 296 CLASSIC ROAD FROM "GENERAL BUSINESS & EMPLOYMENT CENTER" TO "MIXED DENSITY RESIDENTIAL"**; AND FOR OTHER PURPOSES

The Commission of Athens-Clarke County, Georgia, hereby ordains as follows:

SECTION 1. The Official Land Use Map referred to in the Zoning Ordinance of Athens-Clarke County, Georgia, as specifically identified in Section 9-3-3(A) (2) thereof, is hereby amended by changing the future land use designation on approximately 10.88 acres of land located at 286, 290, and 296 Classic Road, County tax parcel numbers 044 001, 044 001B, and 044 001C from "General Business & Employment Center" to "Mixed Density Residential," as more fully shown on Exhibit A, attached hereto and incorporated herein by reference.

The date of this amendment to the Official Land Use Map of Athens-Clarke County as shown by Exhibit A shall be duly noted in the minutes of the Commission meeting. The Official Land Use Map and Exhibit A hereto are available for inspection in said Clerk's Office, 301 College Avenue, Athens, Georgia.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



Legend

- County Boundary
- City Boundary
- Parcel Boundary
- Building Footprint
- School
- A-CC Owned Parks and Open Space
- Other Parks and Open Space
- Transportation,Communication and Utilities
- Airport Hazard Zone
- Railroad
- Rails to Trails
- Proposed Road Widening
- Proposed New Road
- Intersection Realignment

A C The Official Future Land Use Map

of Athens-Clarke County, Georgia

Descriptions

- General Business
- Downtown
- Main Street Business
- Employment Center
- Government
- Mixed- Density Residential
- Traditional Neighborhood
- Single Family Residential
- Rural

EXHIBIT A	**ZONE-2023-01-0034** **REZONE** **286-296 CLASSIC ROAD** *Frank Pittman / Pittman and Greer Engineering PC* *Jimmy D. Baugus; Nancy L. McElhannon; Myrtie & Jerry B. Hall*	N 0 400 Feet
MAP 538A		
FROM: **General Business and Employment Center**	TO: **Mixed-Density Residential**	
TAX PARCEL # *044 001, 044 001B & 044 001C*	PLANNING COMMISSION MEETING DATE *April 6, 2023*	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE *May 2, 2023*

Commissioner-Defined Option
[Commissioner Jesse Houle]

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **REZONING THREE PARCELS OF LAND COMPRISING APPROXIMATELY 10.88 ACRES LOCATED AT 286, 290, & 296 CLASSIC ROAD FROM E-I (EMPLOYMENT-INDUSTRIAL) TO RM-2 (MIXED-DESNITY RESIDENTIAL)**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning of three parcels of land comprising approximately 10.88 acres located at 286, 290, and 296 Classic Road from E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential) as shown on Attachment A hereto. Said parcels are more particularly described according to that certain document entitled "Township at Jennings Mill 10.8082 AC. – 286, 290, & 296 Classic Road Clarke County, Georgia," dated December 29, 2022, numbered in the lower right-hand corner as "01," prepared by B. Frank Pittman, Georgia registered engineer, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The subject parcels comprising the approximately 10.88 acres of land are also known as Tax Parcel Nos. 044 001, 044 001B & 044 001C on the Athens-Clarke County tax maps, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission at 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. The binding site plan associated with this ordinance and incorporated herein by reference consists of two sheet in total, entitled "Township at Jennings Mill 10.8082 AC. – 286, 290, & 296 Classic Road Clarke County, Georgia," dated December 29, 2022, numbered in the lower right-hand corner as "01" and "03," prepared by B. Frank Pittman, Georgia registered engineer, and stamped "Binding 4-12-2023."

SECTION 3. The following conditions of zoning are associated with this ordinance:

1. Remove the binding aspect of the proposal.
2. Build or dedicate to the western property line a public road through the center with a public stub
3. Correct substandard parking spaces in double driveways (8' x 20') to a minimum of 9' wide
4. Provide adequate back-up space for Alley driveways (Code standard for a 90 degree paring space is '24).
5. A second pedestrian connection to Classic Road shall be provided along the sewer easement.
6. A sidewalk shall be provided along Classic Road that connects Jennings Mill Pkwy to the existing sidewalk on Classic Road.

7. At least 80% of residential buildings must face a public or private street (not an alley).
8. Conserved tree canopy may be reduced to 10%, but total tree canopy shall be at least 60%.
9. Where large canopy trees are deemed appropriate by the Athens-Clarke County Arborist, all planted trees shall be large canopy trees, as identified in the Athens-Clarke County tree ordinance. All planted trees, regardless of canopy size, shall be planted with a minimum three (3) inch cal. dbh.
10. Any alleys shall provide pedestrian access to public or private streets on both ends, or to adjacent parcels where no street yet exists.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **REZONING THREE PARCELS OF LAND COMPRISING APPROXIMATELY 10.88 ACRES LOCATED AT 286, 290, & 296 CLASSIC ROAD FROM E-I (EMPLOYMENT-INDUSTRIAL) TO RM-2 (MIXED-DESNITY RESIDENTIAL)**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning of three parcels of land comprising approximately 10.88 acres located at 286, 290, and 296 Classic Road from E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential) as shown on Attachment A hereto. Said parcels are more particularly described according to that certain document entitled "Township at Jennings Mill 10.8082 AC. – 286, 290, & 296 Classic Road Clarke County, Georgia," dated December 29, 2022, numbered in the lower right-hand corner as "01," prepared by B. Frank Pittman, Georgia registered engineer, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The subject parcels comprising the approximately 10.88 acres of land are also known as Tax Parcel Nos. 044 001, 044 001B & 044 001C on the Athens-Clarke County tax maps, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission at 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. The binding site plan associated with this ordinance and incorporated herein by reference consists of two sheet in total, entitled "Township at Jennings Mill 10.8082 AC. – 286, 290, & 296 Classic Road Clarke County, Georgia," dated December 29, 2022, numbered in the lower right-hand corner as "01" and "03," prepared by B. Frank Pittman, Georgia registered engineer, and stamped "Binding 4-12-2023."

SECTION 3. The following conditions of zoning are associated with this ordinance:

1. Remove the binding aspect of the proposal.
2. Build or dedicate to the western property line a public road through the center with a public stub
3. Correct substandard parking spaces in double driveways (8' x 20') to a minimum of 9' wide
4. Provide adequate back-up space for Alley driveways (Code standard for a 90 degree paring space is '24).

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **REZONING THREE PARCELS OF LAND COMPRISING APPROXIMATELY 10.88 ACRES LOCATED AT 286, 290, & 296 CLASSIC ROAD FROM E-I (EMPLOYMENT-INDUSTRIAL) TO RM-2 (MIXED-DESNITY RESIDENTIAL)**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning of three parcels of land comprising approximately 10.88 acres located at 286, 290, and 296 Classic Road from E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential) as shown on Attachment A hereto. Said parcels are more particularly described according to that certain document entitled "Township at Jennings Mill 10.8082 AC. – 286, 290, & 296 Classic Road Clarke County, Georgia," dated December 29, 2022, numbered in the lower right-hand corner as "01," prepared by B. Frank Pittman, Georgia registered engineer, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The subject parcels comprising the approximately 10.88 acres of land are also known as Tax Parcel Nos. 044 001, 044 001B & 044 001C on the Athens-Clarke County tax maps, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission at 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. The binding site plan associated with this ordinance and incorporated herein by reference consists of two sheets in total, entitled "Township at Jennings Mill 10.8082 AC. – 286, 290, & 296 Classic Road Clarke County, Georgia," dated December 29, 2022, numbered in the lower right-hand corner as "01" and "03," prepared by B. Frank Pittman, Georgia registered engineer, and stamped "Binding 4-12-2023."

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map
of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)

Parcel boundaries of the zone are determined by legal description. The parcels shown on this map are to be used only as a guide.

- Downtown Design Areas
  - (DHD), Downtown Historic District
  - (WD), West Downtown
  - (ED), East Downtown
  - (DS), Dougherty Street
  - (RIV), River
  - (WE), West End
  - (ND), North Downtown
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- PD Planned Development
- * Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Railroads
- ▲ Special Use
- ● Historic Landmark

250 125 0 250 500 750 Feet

ATTACHMENT A	ZONE-2023-01-0034 REZONE **286-296 CLASSIC ROAD** Frank Pittman / Pittman and Greer Engineering PC Jimmy D. Baugus; Nancy L. McElhannon; Myrtle & Jerry B. Hall
538	

FROM: E-I	TO: RM-2	
TAX PARCEL # 044 001, 044 001B & 044 001C	PLANNING COMMISSION MEETING DATE April 6, 2023	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE MAY 2, 2023

DATE: April 6, 2023	**FILE NO:** ZONE-2023-01-0034

LOCATION: 286, 290, & 296 Classic Road
APPLICANT: Frank Pittman / Pittman and Greer Engineering PC
OWNER: Jimmy D. Baugus; Nancy L. McElhannon; Myrtie & Jerry B. Hall
REQUEST: From *General Business & Employment Center* to *Mixed Density Residential*
COMMISSION DISTRICT: 6

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Sara Beresford, Chair Absent				Kristen Morales Present	X		
Sarah Gehring Present	X			Taylor Pass Present	X		
Catherine Goodrum Present			X	Lucy Rowland Absent			
Matthew Hall, Vice-Chair Present (Served as Chair)				Monique Sanders Absent			
Alice Kinman Present	X			Joey Tucker Present	X		
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	5	0	1

For: Jeff Koon, Frank Pittman, David Ian
Against: None

Discussion: The Commission sought clarity on the public safety access concerns as well as the sewer capacity concerns that were brought up in the Staff Report. It was noted that industrial users are unlikely to develop on this property, so it may make sense to change the land use to residential. Two commissioners spoke on the need to plan for future development here to align infrastructure with land use, build walkable neighborhoods that have a complete array of neighborhood services and amenities rather than just building collections of housing, and avoid making planning decisions in a reactive, parcel-by-parcel manner. Commissioners recommended dealing with the public utility capacity concern at the Mayor & Commission meeting or the Plans Review permitting stage.

Motion: Ms. Gehring made a motion to recommend approval of the Future Land Use request. Mr. Tucker seconded the motion, which passed 5-0-1.

DATE: April 6, 2023	**FILE NO:** ZONE-2023-01-0034

LOCATION: 286, 290, & 296 Classic Road
APPLICANT: Frank Pittman / Pittman and Greer Engineering PC
OWNER: Jimmy D. Baugus; Nancy L. McElhannon; Myrtie & Jerry B. Hall
REQUEST: From E-I to RM-2 (Employment-Industrial to Mixed-Density Residential-2)
COMMISSION DISTRICT: 6

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Sara Beresford, Chair Absent				Kristen Morales Present	X		
Sarah Gehring Present	X			Taylor Pass Present	X		
Catherine Goodrum Present		X		Lucy Rowland Absent			
Matthew Hall, Vice-Chair Present (Served as Chair)				Monique Sanders Absent			
Alice Kinman Present	X			Joey Tucker Present	X		
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	5	1	

For: Jeff Koon, Frank Pittman, David Ian
Against: None

Discussion: See discussion on the previous future land use sheet.

Motion: Mr. Tucker made a motion to recommend approval with conditions of the Zoning request. Ms. Gehring seconded the motion, which passed 5-1. Commissioners included conditions a, b, d, e, as listed in the Staff Report.

STAFF REPORT
REZONE
CASE NUMBER: ZONE-2023-01-0034
286, 290 & 296 CLASSIC ROAD
APRIL 6, 2023

GENERAL INFORMATION AND PROPOSED DEVELOPMENT

I. THE REQUEST

APPLICANT	Frank Pittman / Pittman & Greer Engineering
OWNERS	Jimmy D. Baugus; Nancy L. McElhannon; Myrtle D. & Jerry B. Hall
FUTURE DEVELOPMENT REQUEST	From *General Business & Employment Center* to *Mixed-Density Residential*
ZONING REQUEST	From E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential)
TYPE OF REQUEST	Type I
LOCATION	286, 290 & 296 Classic Road
COUNTY COMMISSION DISTRICT	6
SIZE OF REZONING AREA	10.88 acres
PRESENT USE	Residential (manufactured homes); Undeveloped
PROPOSED USE	Multifamily
TAX MAP NUMBERS	044 001, 044 001B & 044 001C
ADJACENT USES AND ZONING	(N) Jennings Mill Parkway; Undeveloped / C-G
	(E) Single-family dwellings, Undeveloped / C-G
	(S) Undeveloped / E-I
	(W) Undeveloped / E-I
STAFF RECOMMENDATION	**Future Land Use—Denial**
	Zoning—Denial
PLANNING COMM. RECOMMENDATION	**Future Land Use—Approval**
	Zoning—Approval with Conditions

II. PURPOSE & HISTORY

The request is to rezone three subject parcels located at 286, 290 and 296 Classic Road from E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential). The rezoning request requires a corresponding change in the Future Land Use designation of the subject property from *General Business* and *Employment Center* to *Mixed-Density Residential*. This rezone request includes an application report, architectural elevations, and a voluntary binding site plan at the request of the applicant.

The subject property had a previous similar request for a rezoning from Employment-Industrial (E-I) to RM-2 (PD) with waivers related to tree canopy cover and building orientation. That request was heard by the Planning Commission at their August 4, 2022 meeting and was tabled. The subject properties had another request for a rezone from Employment-Industrial to Commercial-General (C-G) with a Special Use for ground-floor dwellings in a Commercial zone. That request included a proposed Future Land Use designation of *General Business*. The request was heard by the Planning Commission at their June 2, 2022 meeting and subsequently withdrawn.

III. EXISTING CONDITIONS OF SUBJECT PROPERTY AND VICINITY

The three subject parcels have a combined 11 acres and are located on the south side of Jennings Mill Parkway, just west of Classic Road. The two parcels fronting Jennings Mill Parkway contain manufactured homes, while the rear landlocked parcel is undeveloped and wooded. Although the three subject parcels have Classic Road addresses, they are separated from the road by the Jennings Mill Corners subdivision, including a thin strip of open space owned by the homeowners association. The two developed parcels currently share driveway access to Classic Road via an easement through the homeowner's association lot. Water and sanitary sewer easements would also be required through the open space parcels to serve the proposed development.

The adjacent Jennings Mill Corners single-family subdivision to the east is zoned C-G (Commercial-General), its development having been approved prior to adoption of the 2007 Special Use requirement for ground-floor dwellings in Commercial zones. To the south and west of the subject parcels is a large undeveloped tract with E-I (Employment-Industrial) zoning. Across Jennings Mill Parkway to the north is an undeveloped parcel zoned C-G. The subject parcels are not within a locally designated or National Register historic district, nor contain a locally designated historic landmark.

IV. PROPOSED DEVELOPMENT

The proposal is for construction of 86 3-bedroom townhouse-style multifamily units. The maximum bedroom yield allowed under the requested RM-2 zone (24 units per acre) would be 259 units and the applicant is proposing 258 units. The project also includes a clubhouse, open space and 185 parking spaces (13 on-street, 42 garage spaces, and 130 driveway spaces).

The dwellings would be two-story units and attached in rows ranging from six to nine dwellings. The dwellings would be a mix of rear-loaded garages accessed via alleys and front-loaded garages. The front doors of these rows would face either an alley or street with the exception being Buildings 300 and 400, which face the proposed open space. The development would have driveway access from Classic Road, utilizing a driveway easement across common open space in the adjacent Jennings Mill Corners residential subdivision, and a right-in/right-out driveway connection with Jennings Mill Parkway. An internal sidewalk network would be constructed to tie into existing sidewalks along Jennings Mill Parkway and Classic Road. A 20-foot landscaped buffer is proposed on the southeastern portion of the property line when the Jennings Mill Parkway housing currently resides. [Note: The Classic Road sidewalk proposed between the development entrance and Jennings Mill Parkway would be located outside the property lines of the proposed development; therefore, such an off-site improvement would be voluntary, instead of an ordinance requirement.] A stormwater detention basin is proposed in the southwest corner of the site.

The applicant has offered to bind only the site plan. As of this time both the report and the architectural elevations are not binding. The architectural elevations are representations of what the townhomes could look like. The applicant's report was received as reference information and the architectural elevations were received as examples only and not evaluated for compliance with applicable code.

COMPATIBILITY WITH COMPREHENSIVE PLAN

I. COMPATIBILITY WITH FUTURE LAND USE MAP

The 2018 Future Land Use Map designates the subject parcels as *General Business* and *Employment Center*, which are defined as follows:

General Business

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern, therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street and corridors should be lined with street-trees. Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.

Employment Center

These are areas of industry, office, research parks, and flex-space mixed uses. Two types of employment areas are distinguished in the land-use classifications for the specific properties. The first type is large-scale employment areas, which include large industrial areas, manufacturing, office parks, and research centers. Housing is incompatible with these areas. As these areas are generally not visible from the main corridors of the community, design standards should only be employed within areas that are visible from main corridors and for buffering adjacent residential areas. The second type of employment area is smaller in scale and is appropriate to be in close proximity to a neighborhood area. Design standards regulating building placement, landscaping, and buffering should apply. Housing and small amounts of retail may be compatible in some areas.

The proposal is to rezone the subject property to RM-2, which would require a change in the Future Land Use Map to *Mixed-Density Residential* designation, per the Compatibility Matrix in ACC Code Chapter 9-4. Therefore, the application includes a request to change the Future Land Use designation to *Mixed-Density Residential*, which is defined as follows:

Mixed-Density Residential

These are residential areas where higher density residential development is allowed and intended. Limited nonresidential uses designed at a neighborhood scale may be incorporated into these areas (e.g. churches, schools, daycare facilities, small businesses and offices). Buildings should be oriented towards the street and include streetscape enhancements. Their design should include connections between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses, such as vehicle repair and maintenance, drive-thru restaurants, and vehicle sales, are not included in this designation.

Large multifamily residential developments have been built on nearby Jimmie Daniel Road and along Jennings Mill Parkway across from Mill Center Boulevard. However, no adjacent parcels are developed with multifamily dwellings or have the *Mixed-Density Residential* Future Land Use designation. The corridor was originally laid out for commercial and industrial use in anticipation of a new flyover across Loop 10. This flyover was never built and there are no plans to do so in the future. In the meantime, residential uses have been added to the area, changing it to a commercial-residential land use mix. This request is the latest in a series of requests to shift the Future Land Use towards residential uses.

II. COMPATIBILITY WITH COMPREHENSIVE PLAN POLICIES

The following are the relevant 2018 Comprehensive Plan policies:

- Increase the availability of well-paying jobs, especially for those in poverty.
- Utilize best practices for the attraction and retention of business and industry.
- Support workforce development to attract and fill well-paying jobs.
- Increase the supply and variety of quality housing units, at multiple price points, in multiple locations, to suit the needs of a variety of households.
- Increase access to affordable housing.
- Re-examine zoning standards to ensure that they are delivering on community objectives such as affordable housing, provision of parkland and greenspace, environmental sustainability, etc.
- Promote intra and inter-connectivity within and between neighborhoods while discouraging cul-de-sac development. This applies to both vehicular and pedestrian pathways and may not always require formal, paved improvements when associated with walkability.
- Ensure that necessary infrastructure (streets, sidewalks, utilities, etc.) is provided for all neighborhoods.

This proposal would trade job-generating potential on this site for more housing, both of which are needed in Athens, according to the Comprehensive Plan. The site is located in an automobile-dependent part of Athens-Clarke County, but Right-of-Way space does exist to implement multi-modal transportation options in the future if a residential pattern is desired. No special affordability provisions have been made, so it is assumed that these units would be market rate.

COMPATIBILITY WITH ZONING MAP AND ORDINANCE STANDARDS

I. COMPATIBILITY WITH ZONING MAP

The subject parcels directly adjoin E-I (Employment-Industrial) zoning to the south and west, and adjoin C-G (Commercial-General) zoning to the east and across the Jennings Mill Parkway to the north. Therefore, the request to rezone the parcels from E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential) would create an isolated zoning district. RM-1 districts are located nearby on Jimmie Daniel Road and along Jennings Mill Parkway across from Mill Center Boulevard, and a substantial part of the C-G property to the east, along Classic Road, has been developed as a single-family subdivision.

II. COMPATIBILITY WITH ORDINANCE STANDARDS

All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards. The applicant has made no requests for exemptions.

EFFECT ON COMMUNITY

I. BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The request is to rezone the subject parcels from E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential). The application report and site plan denote an intent to develop the property for a multi-family use. This proposal would add 258 bedrooms in a two-story townhome form that is not present in the vicinity of this site. The area has seen an influx of residential development in the past 20 years, and a lack of interest in new commercial and industrial projects, although currently zoned for such use. This project would continue shifting the balance of land uses in the area from commercial/industrial to residential.

II. POPULATION

The resident population of the immediate area will increase up to 258 people depending on the occupancy of the multi-bedroom units.

III. ENVIRONMENT

According to the Athens-Clarke County Environmental Areas Map, no protected environmental areas exist on the subject property. The front two parcels have manufactured home sites, which are screened by trees from the Parkway. The southern half of the subject property is completely wooded.

The Athens-Clarke County Arborist has reviewed the provided Tree Management Plan (TMP) and has the following comments:

- *Adequate spacing between sidewalks and trees is not shown, especially with the red maple and trident maple trees on the southern side of 'Private Street B.' That these trees are located closer than 3 feet to the sidewalk is probably due to the fact that an inaccurate 'Minimum Distance' table was followed. The accurate table, located in 8-7-19(i) of the ACC code, states that the minimum distance in feet required between trees and sidewalks is*
    - *3.5 feet for large trees*
    - *3 feet for medium trees*
- *Please update your ACC Tree Separation table to reflect the current distance requirements and update the locations of planned trees to reflect up-to-date distance requirements from sidewalks.*
- *Water and sewer shown. Is lighting proposed? If so, please show light poles on TMP with appropriate spacing from trees. 8-7-17(a) and 8-7-19(i).*
- *Standard notes and a tree planting detail, that demonstrates compliance with Section 8-7-19 of the Athens-Clarke County Code of Ordinances, should be included. It can be found at www.accgov.com/9777/Resources-for-Designers.*
- *Proposed conserved tree canopy is short of the 25% of total site area required for a parcel zoned RM-2. 8-7-17(j) of the ACC Code.*

IV. TRAFFIC, TRANSPORTATION, & TRANSIT

The subject property has only direct street frontage on the Jennings Mill Parkway, but vehicular access is proposed via an access easement from Classic Road within the Jennings Mill Corners neighborhood. Public sidewalk exists along the Parkway frontage, and the site plan shows a sidewalk network within the proposed development. ACC Transit does not serve the Parkway. Jennings Mill Corners Subdivision planned an interconnection in the parcel west of Summit St, this connection should be pursued in conjunction with this request, plans currently only show it as a sewer connection.

The Department of Transportation and Public Works has reviewed the proposal and offered the following comment:

- *This development is not a problem in and of itself, however, at some point in time, if we continue the development in this area, it will have a major impact on the Jennings Mill Parkway corridor related to vehicular delay and crashes.*

V. GRADING AND DRAINAGE

The Department of Transportation and Public Works has reviewed the proposal and recommended approval with the following condition:

- *All A-CC code requirements and construction standards regulating driveway access, right-of-way encroachment, stormwater management, and erosion, sedimentation and pollution control must be met in the course of project development.*

VI. WATER AND SEWER AVAILABILITY

The ACC Public Utilities Department has reviewed the proposal and recommended denial with the following comments:

- *ACC Water is available*
- *ACC sanitary sewer is NOT available. As shown on the plans, a sewer main extension involving the securing of utility easement(s) through adjacent parcel(s) will be required.*
- *Although sewer capacity is available for the proposed development, total capacity along the McNutt sanitary sewer interceptor is becoming limited. Because residential developments typically have a higher water and sewer demand than the existing zoning, this request to rezone from E-I to RM-2 will have a greater-than-anticipated impact on the available capacity within the McNutt line. Furthermore, continuing a pattern of residential development in the area would exhaust any remaining capacity quicker than anticipated, or limit by-right development throughout the rest of the basin due to limited capacity.*
- *PUD does NOT recommend approval.*

VII. FIRE PROTECTION

The ACC Fire Marshal has reviewed the proposal and has recommended denial with following comment:

- *All units must be accessible by public street (must meet all requirements for public streets)*

VIII. ECONOMIC DEVELOPMENT

The ACC Economic Development Department has reviewed the proposal and offered the following comment:

- *Given the existing Jennings Mill Corners subdivision adjacent to these parcels, which splits the EI zoned area south of Jennings Mill Parkway between Commerce Blvd and Jimmie Daniels Rd., successfully recruiting a light industrial project on these parcels is unlikely.*

  As seen in several recently proposed projects, our concern is the loss of industrial land to rezonings in the overall land use balance. In such areas where industrial development will be difficult due to neighboring residentially zoned parcels, if industrial land is rezoned to residential, our recommendation is that other areas are explored in the future land use map to restore the balance of lost industrial land, the use of which by job-creating industry is important to the tax digest and to our community's overall economic sustainability.

  Aligned with our comments on similar recent projects that have come before the Planning Commission; 1) it is important for our tax digest to balance housing along with industry and the well-paying jobs that it brings, and 2) recognize the effect on capacity (specifically sewer) for undeveloped industrial parcels which would discharge into the same main upstream.

RECOMMENDATIONS

I. STAFF RECOMMENDATIONS –
Future Land Use – Denial
Zoning - Denial

The request is to rezone three subject parcels located at 286, 290 and 296 Classic Road from E-I (Employment-Industrial) to RM-2 (Mixed-Density Residential). The applicant makes the case for their request by noting that the area has never developed as a commercial and industrial corridor, as envisioned by several rounds of comprehensive planning. Instead, residential growth has characterized the area for much of the past 20 years. Therefore, this proposal would fit within the current and developing character of the area. The request requires a corresponding change in the Future Land Use designation of the subject property from *General Business* and *Employment Center* to *Mixed-Density Residential*.

As stated previously, this proposal would trade job-generating potential on this site for more housing, both of which are needed in Athens, according to the Comprehensive Plan. The site is located in an automobile-dependent part of Athens-Clarke County, but it is a short drive from many commercial and light industrial enterprises whose employees may need housing. This site is within walking and biking distance of those enterprises, although the street network in the area would need a redesign for bike and pedestrian travel to be safe and comfortable. No special affordability provisions have been made, so it is assumed that these units would be market rate.

This project is proposing 258 bedrooms for rent in the form of 86 rear- and front-loaded townhomes. The *Mixed-Density Residential* designation is appropriate for residential areas "where higher density residential development is allowed and intended." The proposal lacks variety within the site, but does provide townhomes, a type of housing that is less common in Athens-Clarke County than other types of housing like garden apartments and detached single-family style products.

In Staff's opinion, approval or denial of the Future Land Use change depends on how much residential use should be ultimately developed along Jennings Mill Parkway, which currently has a primary designation as an industrial and commercial corridor. The Parkway itself was originally constructed as an industrial and commercial street in anticipation of a new flyover of Loop 10. The Georgia DOT has no immediate plans for the flyover at the original location, but Athens-Clarke County has guided adjacent development to leave right-of-way for a flyover if a decision is made to eventually build it. In the meantime, several large residential projects have been constructed in the area, changing the character to a blend of commercial and residential uses. The area is currently composed of a mix of undeveloped lots, single-family, multi-family, commercial, and light industrial uses. If the area is to remain designated for industrial and commercial uses, then further residential growth is undesirable.

As for the proposed development, Staff's primary concerns lie with the retaining walls and lack of connection to potential future developments. For the walls, heights given to Staff show that in places, the walls will be over 15 feet. These walls will also be holding up the central open space area, either towering over pedestrians along the central road and over the clubhouse/open space area. Fencing is required, but that does not eliminate the possibility of serious injury given these heights. Furthermore, the medium and large trees along many of the streets will not be able to adequately grow, both due to the lack of distance from the sidewalk, but also due to the retaining walls. Staff believes that a terraced system instead of singular walls would eliminate much of this concern, not just in the central open space area, but also at the retaining wall at the southern area of the property.

For connection to future developments, this mainly goes to Staff's view that the Jennings Mill Parkway corridor should become a more residential focused area and planning for what that will look like in the future.

Finally, Staff recognizes the other department's apprehensions with the proposed property, as well as our own, and sees that this proposal has too many concerns to move forward with. Staff recognizes the Public Utilities Department's primary concern that the system cannot handle much more development. Shoring up the sewer capacity and capabilities for more of these residential developments is paramount and must come first before any more residential developments are allowed.

If the Planning Commission chooses to recommend approval of the zoning request, Staff recommends the following conditions be considered to address Staff concerns:

a. Remove the binding aspect of the proposal
b. Build or dedicate to the western property line a public road through the center with a public stub
c. Retaining walls be terraced and no more than 4 feet tall.
d. Correct substandard parking spaces in double driveways (8' x 20') to a minimum of 9' wide
e. Provide adequate back-up space for Alley driveways (Code standard for a 90 degree parking space is 24')

II. PLANNING COMMISSION RECOMMENDATION

Future Land Use – Approval
Zoning – Approval with Conditions
The Planning Commission voted to recommend approval of the Future Land Use request and recommended approval of the zoning request with the following conditions:

a. Remove the binding aspect of the proposal

b. Build or dedicate to the western property line a public road through the center with a public stub

d. Correct substandard parking spaces in double driveways (8' x 20') to a minimum of 9' wide

e. Provide adequate back-up space for alley driveways (Code standard for a 90 degree parking space is 24')

After discussing the item with Staff from Planning, Public Utilities, and Fire, the Commission chose to recommend approval because the need for more housing outweighed the concerns about future utility capacity. The Commission was satisfied that the applicant and the Fire Marshal had reached an agreement to widen the alleys to meet the dimensions of public streets for the purpose of fire access. In light of the changes required to bring the plan into compliance with standards regarding tree management and fire access, the Commission chose to recommend removal of the binding aspect of the proposal. Commissioners declined to include Condition C, after the applicant stated that compliance with the condition would cut into the available green space.

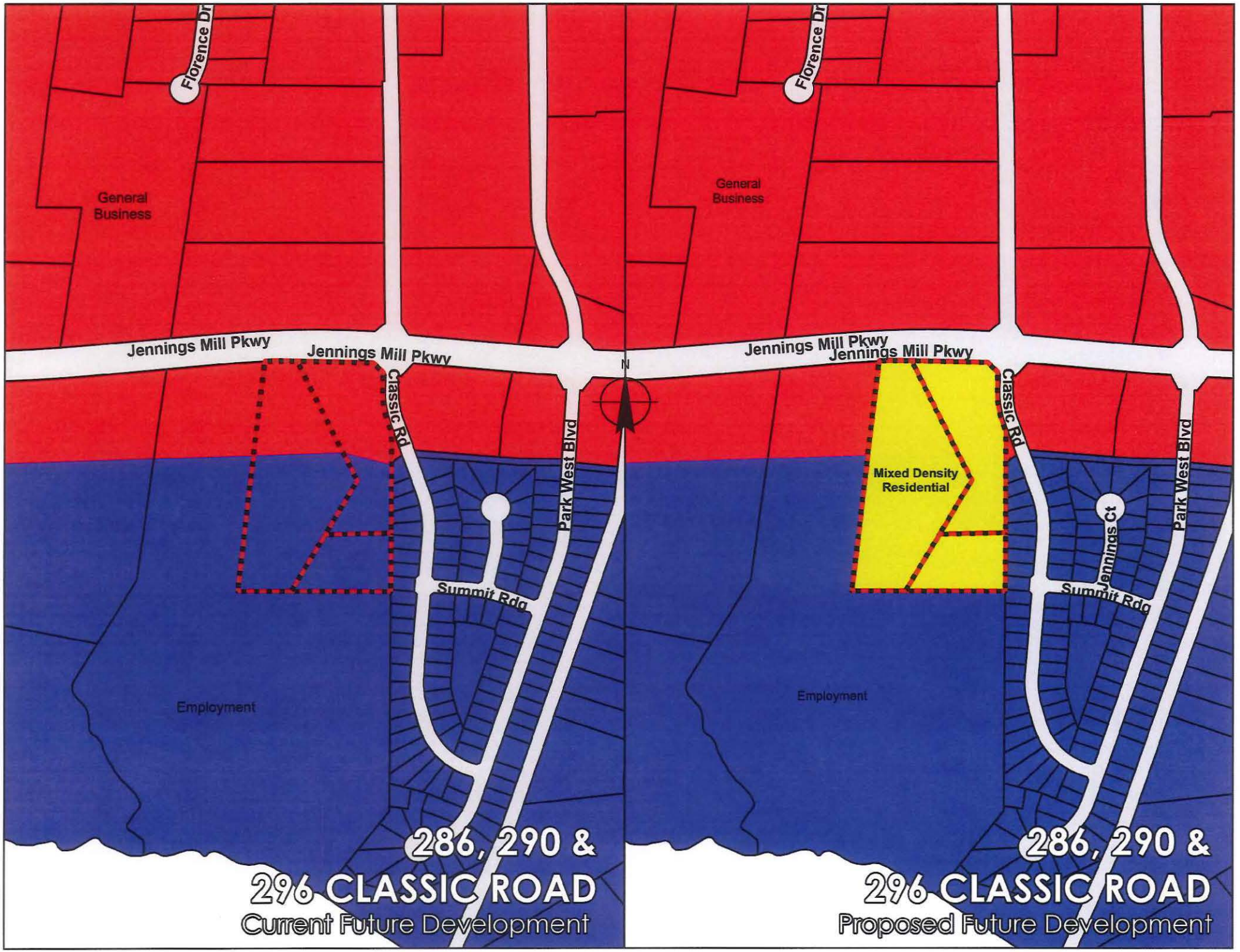
III. CURRENT STATUS

A rezone application and Planning Commission recommendation are scheduled for presentation to the Mayor and Commission at their agenda setting on April 18, 2023. The Mayor and Commission are tentatively scheduled to take action on this request on May 2, 2023

REPORT FOR: **286, 290 & 296 CLASSIC ROAD**

Zoning Criteria Considered by Staff for Zoning Actions		
Reviewed	Not Applicable	Considerations
X		1. The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
X		2. The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
X		3. The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
	X	4. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
X		5. The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
X		6. The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
X		7. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.
X		8. The existing land use pattern surrounding the property in issue.
	X	9. The possible creation of an isolated district unrelated to adjacent and nearby districts.
X		10. The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
X		11. Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
X		12. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
X		13. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.

Public Notice: In accordance with Section 9-4-9(E), public notice of this zoning request was first posted on or near the subject property on March 23, 2023.


Florence Dr
General Business
Jennings Mill Pkwy
Jennings Mill Pkwy
Classic Rd
Park West Blvd
Summit Rdg
Employment
286, 290 &
296 CLASSIC ROAD
Current Future Development
Florence Dr
General Business
Jennings Mill Pkwy
Jennings Mill Pkwy
N
Mixed Density Residential
Classic Rd
Jennings Ct
Park West Blvd
Summit Rdg
Employment
286, 290 &
296 CLASSIC ROAD
Proposed Future Development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286, 290 &
296 CLASSIC ROAD
Existing Zoning
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RM-2
E-I
E-I
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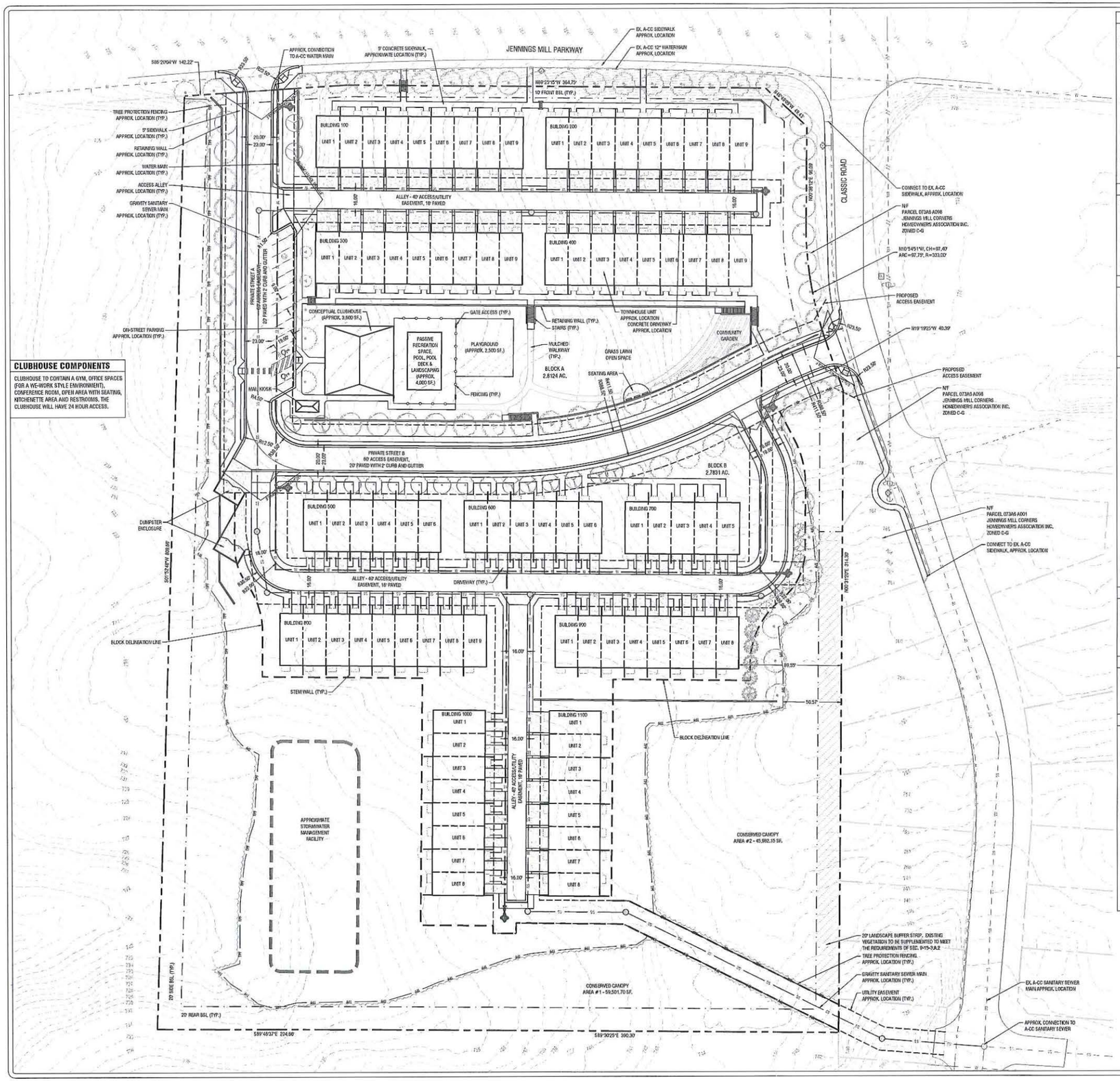
286, 290 &
296 CLASSIC ROAD
Proposed Zoning



CLUBHOUSE COMPONENTS

CLUBHOUSE TO CONTAIN A GYM, OFFICE SPACES (FOR A WE-WORK STYLE ENVIRONMENT), CONFERENCE ROOM, OPEN AREA WITH SEATING, KITCHENETTE AREA AND RESTROOMS. THE CLUBHOUSE WILL HAVE 24 HOUR ACCESS.

SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 10.8082 ACRES (470,808.29 SF.)
FUTURE ROW: 0.00 ACRES (0.00 SF.)
NET SITE ACREAGE: 10.81 ACRES (470,808.29 SF.)

EXISTING LOT COVERAGE: 20,837.48 SF (4.43% OF SITE)
BUILDINGS: 5,929.93 (1.26% OF SITE)
PAVING: 14,907.55 (3.17% OF SITE)
CONCRETE & SIDEWALKS: 0.00 (0.00% OF SITE)
GRAVEL: 0.00 (0.00% OF SITE)

PROPOSED LOT COVERAGE: 180,764.20 SF, (40.31% OF NET SITE)
BUILDINGS & CANOPY: 87,960.00 SF. (18.62% OF NET SITE)
PAVING: 49,389.19 SF. (9.85% OF NET SITE)
SIDEWALKS & CONCRETE AREAS: 55,726.01 SF, (11.84% OF NET SITE)

TOTAL LANDSCAPE AREA: 281,042.09 SF (59.69% OF NET SITE)

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

UNIT DATA

NET SITE ACREAGE: 10.81 ACRES
MAX. ALLOWED RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
10.81 AC. * 24 UNITS PER GROSS ACRE = 259.40 UNITS (BEDS)

TOTAL PROPOSED DWELLING STRUCTURES: 11

TOTAL PROPOSED DWELLINGS: 86
PROPOSED 3 BEDROOM DWELLINGS: 86

PROPOSED UNITS (BEDS): 258

PARKING DATA

REQUIRED PARKING: 172 SPACES
MIXED DENSITY DWELLINGS
TWO-BEDROOM DWELLING UNITS AND UP = 2.00 SPACES/UNIT
86 DWELLING UNITS * 2.00 SPACES = 172 SPACES

PROPOSED PARKING: 185 SPACES
ON-STREET ANGLED: 13 @9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE)
GARAGE SPACES: 42 @9'X19')
DRIVEWAY SPACES: 130 @9'X20')

BUILDING DATA

PROPOSED BUILDING AREA: 158,800.00 SF.

BUILDING 100 - FIRST FLOOR	-	8100.00 SF.
BUILDING 100 - SECOND FLOOR	-	8100.00 SF.
BUILDING 200 - FIRST FLOOR	-	8100.00 SF.
BUILDING 200 - SECOND FLOOR	-	8100.00 SF.
BUILDING 300 - FIRST FLOOR	-	8100.00 SF.
BUILDING 300 - SECOND FLOOR	-	8100.00 SF.
BUILDING 400 - FIRST FLOOR	-	8100.00 SF.
BUILDING 400 - SECOND FLOOR	-	8100.00 SF.
BUILDING 500 - FIRST FLOOR	-	5400.00 SF.
BUILDING 500 - SECOND FLOOR	-	5400.00 SF.
BUILDING 600 - FIRST FLOOR	-	5400.00 SF.
BUILDING 600 - SECOND FLOOR	-	5400.00 SF.
BUILDING 700 - FIRST FLOOR	-	4500.00 SF.
BUILDING 700 - SECOND FLOOR	-	4500.00 SF.
BUILDING 800 - FIRST FLOOR	-	8100.00 SF.
BUILDING 800 - SECOND FLOOR	-	8100.00 SF.
BUILDING 900 - FIRST FLOOR	-	7200.00 SF.
BUILDING 900 - SECOND FLOOR	-	7200.00 SF.
BUILDING 1000 - FIRST FLOOR	-	7200.00 SF.
BUILDING 1000 - SECOND FLOOR	-	7200.00 SF.
BUILDING 1100 - FIRST FLOOR	-	7200.00 SF.
BUILDING 1100 - SECOND FLOOR	-	7200.00 SF.
CLUB HOUSE	-	3600.00 SF.
MAIL KIOSK	-	200.00 SF

PROPOSED FAR: 0.34

PROPOSED BUILDING HEIGHT: <35'

OUTDOOR RECREATION SPACE

NET SITE ACREAGE: 10.81 ACRES (470,808.29 SF.)
MINIMUM REQUIRED OUTDOOR RECREATION SPACE: 15% OF NET SITE (CAN BE PASSIVE OR ACTIVE RECREATION SPACE)
REQUIRED: 470,808.29 SF. * 15% = 70,620.94 SF.

PROPOSED: 71,000.00 SF. (15.08% OF NET SITE)

OPEN SPACE

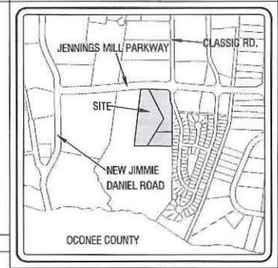
NET SITE ACREAGE: 10.81 ACRES (470,808.29 SF.)
MINIMUM REQUIRED OPEN SPACE: 8% OF NET SITE
REQUIRED: 470,808.29 SF. * 8% = 37,664.58 SF.

PROPOSED: 45,982 SF. (9.77% OF NET SITE)

REZONE PLAN NOTES

1. DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
2. ALL CURB RADII SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
4. SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE ATHENS-CLARKE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
5. ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
6. ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
7. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.
8. PROPOSED STREETS AS SHOWN WILL BE PRIVATELY OWNED AND MAINTAINED.

VICINITY MAP - SCALE: 1" = 1000'



PROJECT DATA

PROPERTY OWNER:
JIMMY D. BAUGUS, ETAL
290 CLASSIC ROAD
BOGART, GEORGIA 30622
ATTN: JIMMY D. BAUGUS, —

DEVELOPER:
ATHENS REAL ESTATE GROUP
2350 PRINCE AVENUE, SUITE 2
ATHENS, GEORGIA 30606
ATTN: BLAKE UNDERWOOD, 706.340.1215

AUTHORIZED AGENT:
PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE , GEORGIA 30677
706.419.9244

PHYSICAL ADDRESS: 286, 290, & 286 CLASSIC ROAD

TAX PARCEL: 044 001, 044 001B & 044 001C

TOTAL PROJECT ACREAGE: 10.8082 ACRES (470,808.29 SF.)

CONTOUR INTERVAL: 2' A-CC GIS TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING BOUNDARY SURVEY FOR —, DATED —.

EXISTING ZONING: E-I

PROPOSED ZONING: RM-2

EXISTING USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0031E, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130040, (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/24/13.

RM-2 ZONING REGULATIONS

MAX. RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
MIN. FRONT YARD: 10 FEET
MIN. REAR YARD: 10 FEET, PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET
MIN. SIDE YARD: 6 FEET
MIN. BUILDING SEPARATION: 12 FEET
MAX. LOT COVERAGE: 65%
MIN. LANDSCAPED AREA: 35%
MAX. BUILDING HEIGHT: 35'
TOTAL TREE CANOPY COVER, CONSERVED AND PLANTED: 50%
CONSERVED TREE CANOPY COVER COMPONENT OF TOTAL: 25%

SERVICE PROVIDERS

WATER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
SANITARY SEWER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
ELECTRIC: GA POWER
COMMUNICATIONS: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

Binding
Steph Jones
4-12-23

REVISIONS

DATE	DESCRIPTION
-	-
-	-
-	-
-	-
-	-

PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER BRANK PITTMAN 12-29-2022

ISSUE PURPOSE
FOR REVIEW ONLY

TOWNSHIP AT JENNINGS MILL
10.8082 AC. - 286, 290, & 286 CLASSIC ROAD
CLARKE COUNTY, GEORGIA

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2022-0442

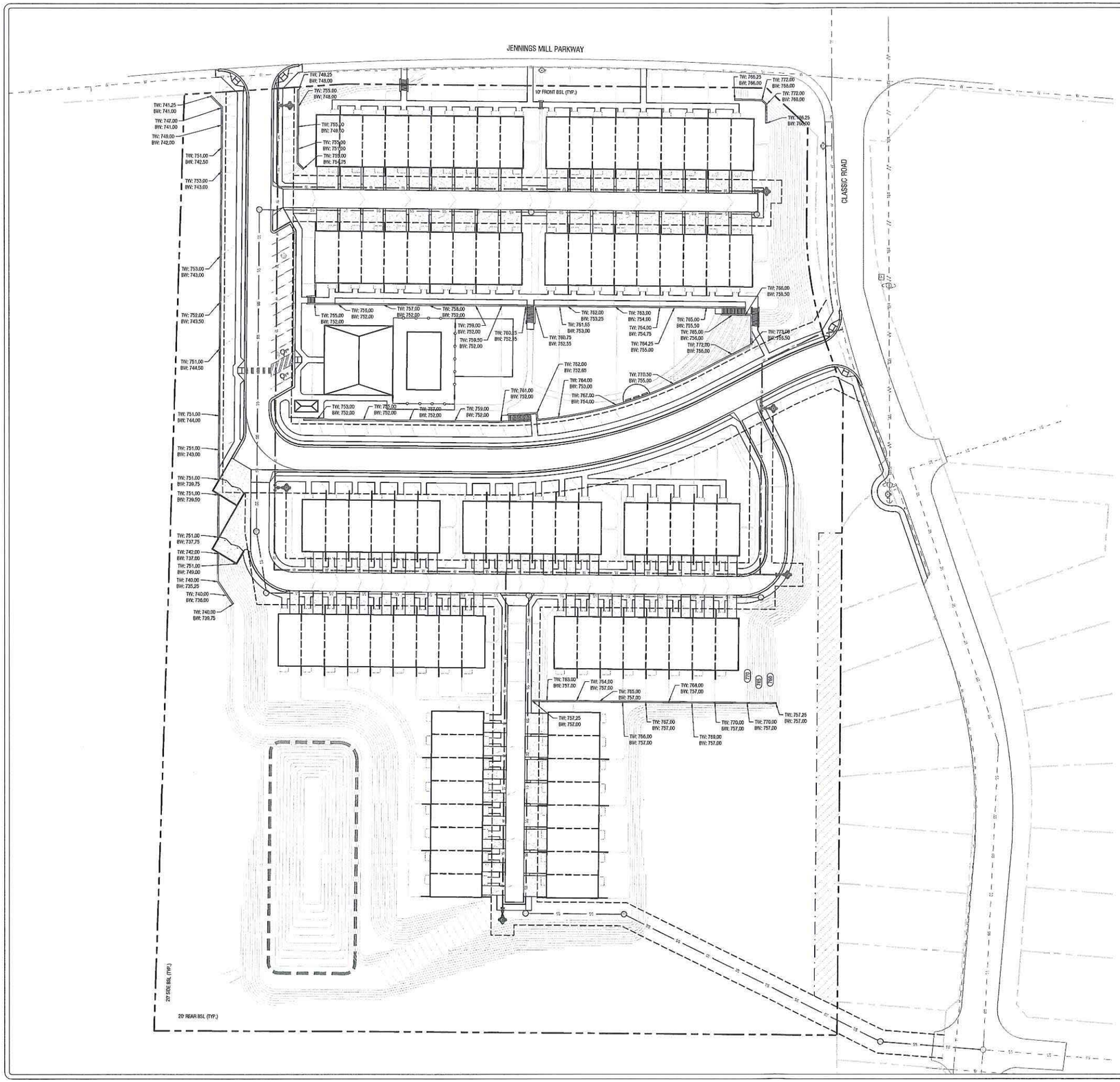
811 Know what's below. Call before you dig.

DATE
12.29.2022

BINDING REZONE PLAN

01

\\FS-DC\Projects\2022-042 Blake Underwood-Jennings Mill Pkwy\Drawings\PR-XV.dwg 5-02-23 08:38:59 AM bpittman



WALL ELEVATIONS NOTE

WALL ELEVATIONS SHALL BE CONSIDERED APPROXIMATE.

PROPOSED WALL ELEVATIONS ARE AS FOLLOWS:
TW: FINISHED GRADE AT THE TOP OF WALL
BW: FINISHED GRADE AT THE BOTTOM OF WALL

NOTE: BW DOES NOT REPRESENT TOP OF FOOTING

WALL DESIGN BY OTHERS.

WALLS TO BE PROVIDED WITH SAFETY RAILS.

Binding
Stephen Jagers
4-12-23

REVISIONS

DATE	DESCRIPTION
-	-
-	-
-	-
-	-

PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER B. FRANK PITTMAN 12.29.2022

ISSUE PURPOSE
FOR REVIEW ONLY

TOWNSHIP AT JENNINGS MILL
10.8082 AC. - 286, 290, & 286 CLASSIC ROAD
CLARKE COUNTY, GEORGIA

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2022-0442

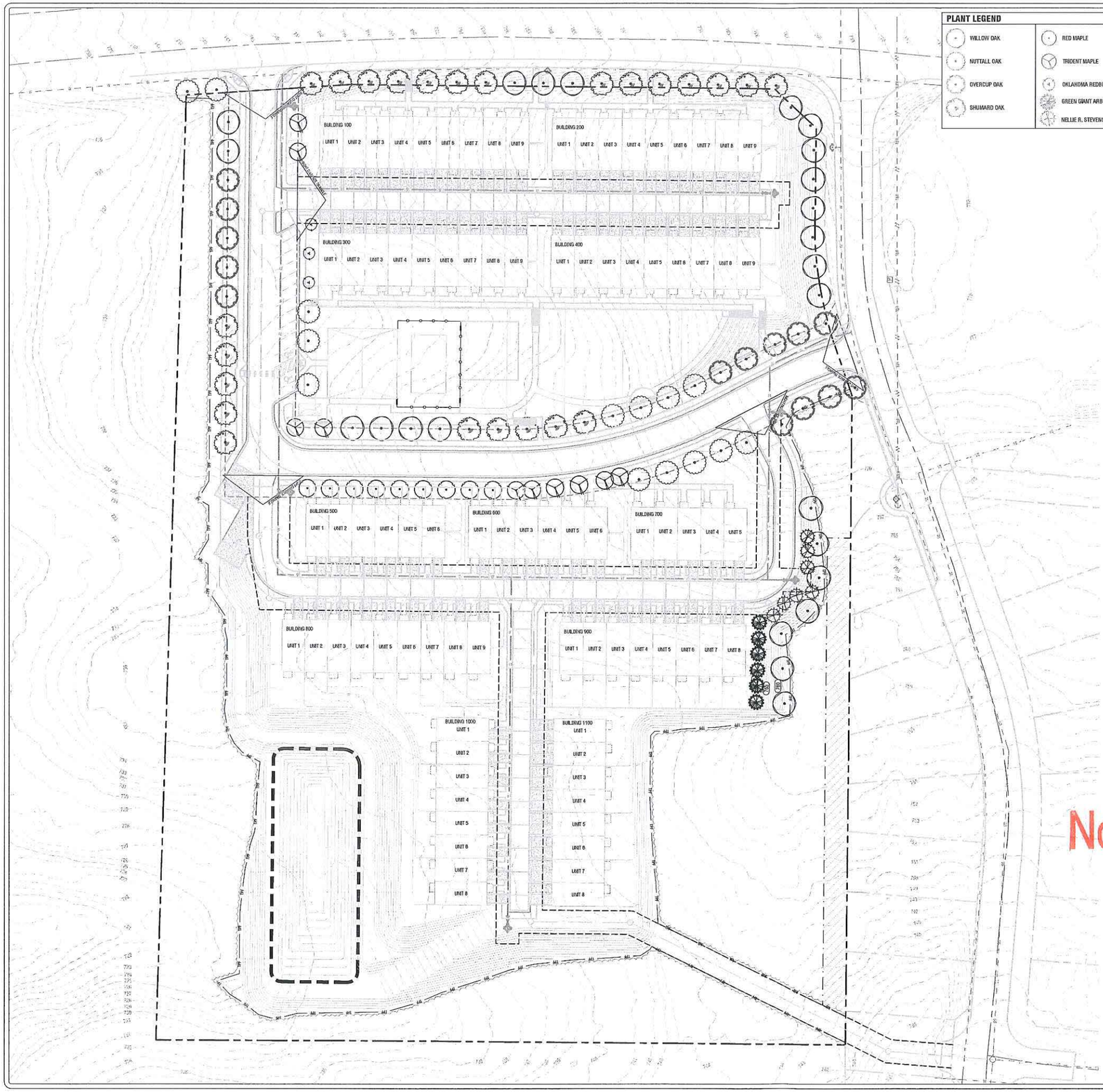
811 Know what's below. Call before you dig.

DATE
12.29.2022

WALL HEIGHT EXHIBIT

03

\\PE-DC\Projects\2022-042 Blake Underwood-Jennings Mill Phwy\Drawings\PD-RV.dwg 3-02-23 08:40:04 AM lpittman



PLANT LEGEND

WILLOW OAK	RED MAPLE
NUTTALL OAK	TRIDENT MAPLE
OVERCUP OAK	OKLAHOMA REDBUD
SHUMARD OAK	GREEN GIANT ARBORVITAE
	NELLIE R. STEVENS HOLLY

LANDSCAPE CALCULATIONS

REQUIRED TOTAL LANDSCAPED AREA: 35%
PROPOSED TOTAL LANDSCAPE AREA: 281,042.09 SF. (59.69% OF NET SITE)

STREET TREES:
REQUIRED: 1 TREE PER 30' FRONTAGE PER SECTION 8-7-15.K
JENNINGS MILL PARKWAY: 550.40 LF. FRONTAGE = 18.35 REQUIRED
19 PROPOSED
STREET A (EAST): 291.63 LF. FRONTAGE = 9.72 REQUIRED
9 PROPOSED
STREET A (WEST): 347.18 LF. FRONTAGE = 11.57 REQUIRED
12 PROPOSED
STREET B (NORTH): 493.49 LF. FRONTAGE = 16.45 REQUIRED
19 PROPOSED
STREET B (SOUTH): 575.49 LF. FRONTAGE = 19.18 REQUIRED
24 PROPOSED

PARKING LOT TREES:
REQUIRED: 1 PER 7 STANDARD PARKING SPACES
13 PROPOSED SPACES/7 = 1.86 REQUIRED TREES
2 PROPOSED TREES

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

TREE CANOPY CALCULATIONS

TOTAL PROJECT ACREAGE: 10.8082 ACRES (470,808.29 SF.)
FUTURE ROW: 0 ACRES (0.00 SF.)
NET SITE ACREAGE: 10.81 ACRES (470,808.29 SF.)

ZONING: RM-2

EXISTING TREE CANOPY: 372,743.65 SF, OR 79.17% OF NET SITE
TREE GROUP: 372743.65 SF.
INDIVIDUAL TREES: 0 SF.

REQUIRED CONSERVED TREE CANOPY: 25% OF NET SITE (117,701.57 SF.)

PROPOSED CONSERVED TREE CANOPY: 105,483.65 SF, OR 22.40% OF NET SITE

INDIVIDUAL PLANTED TREE CANOPY: 139,900 SF, OR 29.71% OF NET SITE

REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 50% OF NET SITE

TOTAL TREE CANOPY (CONSERVED & PLANTED):
245,383.65 SF, OR 52.12% OF NET SITE

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

FOR SITE COVERAGE PERCENTAGES, SEE CALCULATIONS ON SITE PLAN.

TREE MANAGEMENT PLAN NOTES

1. ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: ATHENS REAL ESTATE GROUP BY Y&A ENGINEERING. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
2. SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
3. TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL A-CC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.
4. NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE RIGHT-OF-WAY.
5. TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE A-CC ARBORIST OR FORESTER.
6. THE A-CC ARBORIST OR FORESTER MUST INSPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION (WHEN PROPOSED). TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. CONTRACTOR TO COORDINATE INSPECTION.
7. NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.
8. TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
9. STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
10. BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL AND TREE SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
11. PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.
12. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO SECTION 8-7-19 OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
13. ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE PROTECTED IN ACCORDANCE WITH 8-7-19. **ALL TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.**
14. FORESTED AREAS CONTRIBUTING TOWARDS CONSERVED TREE CANOPY AND CONSERVATION CREDIT MUST REMAIN IN THEIR NATURAL, UNDISTURBED CONDITION. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.
15. THIS SHEET SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LISTS ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ONSITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.
16. THERE ARE EXISTING FORESTED AREAS ON THIS SITE, NO INDIVIDUAL TREES HAVE BEEN INVENTORIED AND THEREFORE ARE NOT COUNTED AS SUCH IN THE CALCULATIONS.
17. THERE ARE NO AREAS ON SITE DESIGNATED FOR FOREST REGENERATION OR FUTURE FORESTED.
18. **ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DEVELOPMENT AREAS WILL BE SAVED ON THE SITE. THE DEVELOPMENT AREAS WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.**

PLANT MATERIALS NOTE

ALL TREE SIZES TO BE AS FOLLOWS:
DECIDUOUS TREES - 2" CALIPER
MULTI-TRUNK TREES - 1" CALIPER PER TRUNK
EVERGREEN TREES - 8' IN HEIGHT

PLANTINGS AND PLANT SUBSTITUTIONS

ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO APPROVED PLANS.

SUBSTITUTIONS IN PLANT MATERIAL ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE DESIGN PROFESSIONAL OR A-CC PLANNING DEPARTMENT.

A-CC TREE SEPARATION

MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY

STRUCTURE/ INFRASTRUCTURE DESCRIPTION	TREE CANOPY SIZE CATEGORY FROM THE A-CC TREE SPECIES LIST			
	LARGE	MEDIUM	SMALL	VERY SMALL
STREET INTERSECTION, MEASURED FROM THE ROW BOUNDARY	35	35	35	35
TRAFFIC SIGNS	20	20	20	20
LIGHT POLES	20	20	15	15
OVERHEAD UTILITIES	30	20	0	0
BUILDINGS	15	10	5	5
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FIRE HYDRANTS, ELECTRICAL BOXES, WATER METERS	5	5	5	5
CURB, SIDEWALK, EDGE OF PAVEMENT	2	2	1.5	1.5

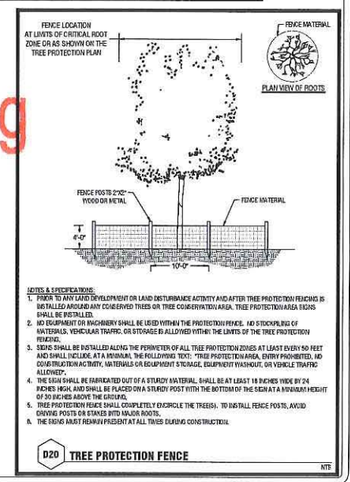
PROPOSED TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	PERCENTAGE OF TOTAL TREE COUNT	CANOPY SIZE CATEGORY	SF. OF CANOPY	TOTAL SF. OF CANOPY
9	*Acer rubrum 'Brandywine'*	RED MAPLE	9%	MEDIUM	900	8,100
10	*Acer buergeranum 'Aerryn'*	TRIDENT MAPLE	10%	MEDIUM	900	9,000
3	*Cercis reniformis 'Oklahoma'*	OKLAHOMA REDBUD	3%	SMALL	400	1,200
14	*Quercus lyrata*	OVERCUP OAK	14%	LARGE	1,600	22,400
14	*Quercus nuttallii*	NUTTALL OAK	14%	LARGE	1,600	22,400
24	*Quercus phellos*	WILLOW OAK	24%	LARGE	1,600	38,400
24	*Quercus shumardii*	SHUMARD OAK	24%	LARGE	1,600	38,400
98	TOTAL		100%		Total:	139,900

PROPOSED LARGE SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CALIPER SIZE	MINIMUM HEIGHT	SPACING
7	*Ilex x 'Nellie R. Stevens'*	NELLIE R. STEVENS HOLLY	15 GALLON	6'	14' O.C.
6	*Thuja standishii x plicata 'Green Giant'*	GREEN GIANT ARBORVITAE	15 GALLON	6'	14' O.C.
13	TOTAL				

Non-Binding
Stephen Jennings
4-12-23



NOTES & SPECIFICATIONS:
1. PRIOR TO ANY LAND DEVELOPMENT OR LAND DISTURBANCE ACTIVITY AND AFTER TREE PROTECTION FENCING IS INSTALLED AROUND ANY CONSERVED TREES OR TREE CONSERVATION AREA, TREE PROTECTION AREA SIGNS SHALL BE INSTALLED.
2. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
3. SIGNS SHALL BE INSTALLED ALONG THE PERIMETER OF ALL TREE PROTECTION ZONES AT LEAST EVERY 50 FEET AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING TEXT: "TREE PROTECTION AREA, ENTRY PROHIBITED, NO CONSTRUCTION ACTIVITY, MATERIALS OR EQUIPMENT STORAGE, EQUIPMENT WASHOUT, OR VEHICLE TRAFFIC ALLOWED".
4. THE SIGN SHALL BE FABRICATED OUT OF A STURDY MATERIAL, SHALL BE AT LEAST 18 INCHES WIDE BY 24 INCHES HIGH, AND SHALL BE PLACED ON A STURDY POST WITH THE BOTTOM OF THE SIGN AT A MINIMUM HEIGHT OF 30 INCHES ABOVE THE GROUND.
5. TREE PROTECTION FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
6. THE FENCE MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

D20 **TREE PROTECTION FENCE**
NTS

REVISIONS	
DATE	DESCRIPTION
-	-
-	-
-	-
-	-
-	-

PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED No. 1478 PROFESSIONAL LANDSCAPE ARCHITECT WILLIAM J. GREER IV 12.29.2022

ISSUE PURPOSE
FOR REVIEW ONLY

TOWNSHIP AT JENNINGS MILL
10.8082 AC. - 286, 290, & 286 CLASSIC ROAD
CLARKE COUNTY, GEORGIA

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2022-0442

Know what's below. Call before you dig. 811

DATE
12.29.2022

TREE MANAGEMENT PLAN

02

\\PE-SVC\Projects\2022-042 Blake Underwood-Jennings Mill Pkwy\Drawings\PE-XV.dwg 3-02-23 08:32:23 AM tpittman



PROTOTYPE FRONT ELEVATION (1 / A200)
NON GARAGE UNITS
SCALE: 1/8" = 1'-0"



PROTOTYPE REAR ELEVATION (2 / A200)
NON GARAGE UNITS
SCALE: 1/8" = 1'-0"

Non-Binding
Stephen Jaques
4-12-23

REVISIONS

DATE	NO	BY	DESCRIPTION

DESIGNED:
DRAWN:
CHECKED:
APPROVED:

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CUMBERLAND CORPORATE CENTER II
3850 ATLANTA AVENUE, SUITE 1400
ATHENS, GEORGIA, USA 30606-2798
PHONE: (706) 548. 8211
FAX: (706) 548. 1854
WWW.ARMENTROUT.COM

amt ENGINEERS ARCHITECTS PLANNERS
Armentrout • Matheny • Thurmond

22379
JENNINGS MILL APARTMENTS
290 CLASSIC RD
ATHENS

BUILDING ELEVATION
A 200

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PROPOTYPE FRONT ELEVATION (1 / A201)
GARAGE UNITS
SCALE: 1/8" = 1'-0"

Non-Binding
Stephen Jaques
4-12-23



PROTOTYPE REAR ELEVATION (2 / A201)
GARAGE UNITS
SCALE: 1/8" = 1'-0"

REVISIONS

DATE	NO.	BY	DESCRIPTION

DESIGNED:
DRAWN:
CHECKED:
APPROVED:

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22379
JENNINGS MILL APARTMENTS
290 CLASSIC RD
ATHENS

BUILDING ELEVATION
A201

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TOWNSHIP AT JENNINGS MILL

TYPE I REZONING REPORT (submitted 12/30/2022, revised 03/02/2023, revised 04/11/2023)

PROPERTY INFORMATION

Property Address: 286, 290, & 296 Classic Road

Non-Binding
Stephen Jacques
4-12-23

Parcel ID: 044 001, 044 001B, 044 001C

Owner: Myrtie Hall, Jimmy Baugus, & Nancy McElhannon

Existing Zoning: E-I

Proposed Zoning: RM-2 with binding site plan and use

Adjacent Zonings: North: Jennings Mill Parkway (North of Jennings Mill Parkway – C-G)

South: E-I

East: C-G with subdivision use

West: E-I

Existing Use: Single Family Residential and vacant lot

Proposed Use: 86 3-bedroom townhouse style multifamily units

Property Area: 10.81 acres

INTRODUCTION

Township at Jennings Mill is a proposed townhouse style community that will bring a much needed housing component to the west Athens/Atlanta Highway corridor. It will provide housing opportunity along with amenities such as a clubhouse, pool, and community open space. There will be community landscaping provided with both conserved and planted trees and there will be multiple housing types with some units containing of garages and others with all driveway parking. The community will have easy access to Atlanta Highway and Hwy 316 for work commutes and will provide a natural transition in development from the adjacent single-family subdivision to the more intensely zoned E-I zoned property.

SITE AND PROJECT NARRATIVE

The subject property is located on Jennings Mill Parkway at the southwest intersection with Classic Road and currently exists as three parcels which would be combined to create a single tract. The property currently has single family homes on two of the tracts with the third tract being vacant. The proposed development consists of 86 3-bedroom townhouse style units along with a clubhouse, pool, playground, and open space. Extensive landscaping including buffers and shade trees will be installed throughout the development. The stormwater management facility is proposed to be an above ground pond. The project will be constructed in a single phase. All vehicular access to units will be via alleys. 42 units will have single garages with single width drives to accommodate the required two parking spaces per unit. The remaining 44 units will not have garages but will have double width driveways to accommodate the required two parking spaces per unit. The zoning plan as submitted will be a binding plan with use and building layouts set. If, during site development plan stage the stormwater pond area gets larger or smaller, the buildings could shift slightly to accommodate this.

Non-Binding

ZONING REQUEST

This zoning request is to change the existing E-I zoning to RM-2 zoning with a binding plan. The proposed rezoning meets all objective criteria set forth for that use provided in the zoning ordinance and fits the surrounding properties, providing a transition between the single-family subdivision to the east from the more intense E-I zoning to the west of the property. The rezone request does not conform to the future land use map and therefore the request is considered a Type I rezone.

FUTURE LAND USE MAP

The future land use map for Athens-Clarke County designates this property as General Business and Employment Center. The proposed rezoning does not conform to the Future Development Map but does conform to the existing uses in the area as it is adjacent to single-family residential subdivision and other residential developments have recently been approved in the area. The proposed future land use designation for the property is Mixed Density Residential.

ADJACENT USES

Adjacent uses include Jennings Mill Parkway to the north, undeveloped E-I property to the south and west, and a single-family subdivision zoned C-G to the East.

LANDSCAPING AND BUFFERING

Landscaping will be such that it meets the ACC ordinance on tree management. This includes buffering along the residential subdivision on the east conserved and proposed tree canopy throughout the development.

PROPOSED USE

The proposed use consists of market rate townhouse style units with a binding use and plan.

ACCESS

Access for the property will be from Jennings Mill Parkway as well as from Classic Road via a private street network with interior alleys being used to access units from these private streets.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. Traffic projections are based on the ITE code (220) Multifamily Housing (low-rise). The traffic generated is not enough to trigger a Traffic Impact Analysis.

The average rate is 6.74 trips per dwelling unit.

86 dwelling units x 6.74 trips per unit = 580 ADT

The proposed rezoning provides a substantial reduction in the potential traffic that would be generated from the site if it was developed under the existing E-I zoning designation.

UTILITY SERVICE

Water, fire protection and sanitary sewer will be provided by Athens-Clarke County Public Utilities. Demands for water and sewer usage is anticipated to be:

*assume water and sewer use 240 gal./residential unit/day

86 residential units x 240 gpd/unit = 20,640 gpd

A sanitary sewer main will be extended into the project and tie into the existing sanitary sewer manhole in the street in Classic Road. An easement from the adjacent subdivision will be acquired to make this connection. A watermain will be extended into the development and tie into the existing watermain in Jennings Mill Parkway.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. Two double dumpster enclosures have been shown on the rezone plan which could provide up to four trash and/or recycle dumpsters for the development.

PUBLIC SERVICES

It is not anticipated that the request will cause a strain on public services. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed rezoning.

STORMWATER MANAGEMENT AND ENVIRONMENTAL CONCERNS

As the project is developed, Stormwater Management will be provided for Runoff Reduction and Quantity per the ACC Stormwater Code and the GA State Stormwater Manual. Erosion and Sedimentation Control Plans will be submitted and adhered to, to ensure no adverse environmental impacts on the property or adjacent properties. No adverse effects are anticipated in regard to noise or air pollution from the project.

Non-Binding

Non-Binding

TYPE I REZONE APPROVAL CRITERIA

HOW THE PROPOSED REZONING WILL CONFORM TO THE FUTURE LAND USE MAP, THE GENERAL PLANS FOR THE PHYSICAL DEVELOPMENT OF ATHENS-CLARKE COUNTY, AND ANY MASTER PLAN OR PORTION THEREOF ADOPTED BY THE MAYOR AND COMMISSION

Though the current FLU Map designation is General Business and Employment Center, we believe that the development would conform to the general plan for development of Athens-Clarke County. When the existing designation was made, the Jennings Mill Parkway corridor was considered to be the next industrial/business corridor. This has not happened and the only development along the corridor has been for residential development. The general plan for residential development is for it to be near commercial nodes and everyday services. This property would be near the commercial node that is Atlanta Highway while at the same time providing much needed multi-family development in areas that have underutilized as most multi-family development has happened near downtown and campus to provide for student housing.

AFFECT ON BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed RM-1 zoning class will not adversely affect the balance of land uses in Athens-Clarke County. The proposed development will help correct the existing imbalance of land uses by providing a market rate multifamily development providing housing for people other than students.

PUBLIC FACILITY ELEMENTS OF THE COMP PLAN AND HOW THE PROPOSED CHANGE WILL AFFECT THE PROVISION OF THE SERVICES ANTICIPATED IN THE PLAN

Public facility elements provided with the development include amenities and greenspace for the enjoyment of the residents of the development.

THE PROPOSED USE MEETS ALL OBJECTIVE CRITERIA SET FORTH FOR THAT USE PROVIDED IN THE ZONING ORDINANCE AND CONFORMS TO THE PURPOSE AND INTENT OF THE COMP PLAN AND ALL ITS ELEMENTS

The project meets essential objectives for the RM zones by providing a transition between the existing single-family subdivision to the East and the E-I zoning to the West. It also provides a much needed multi-family development that would not necessarily be student oriented and would be available for workers in ACC which do not currently have housing choices in the area.

THE EXISTING LAND USE PATTERN SURROUNDING THE PROPERTY IN ISSUE

The adjacent property to the East is a single-family subdivision. The proposed use provides a needed transition from the existing subdivision to the E-I property to the West.

THE POSSIBLE CREATION OF AN ISOLATED DISTRICT UNRELATED TO ADJACENT AND NEARBY DISTRICTS

This property is adjacent to an existing single-family subdivision and will provide a needed transition from the subdivision to the E-I property to the west.

THE POPULATION DENSITY PATTERN AND POSSIBLE INCREASE OR OVER-TAXING OF THE LOAD ON PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, SCHOOLES, UTILITIES, STREETS

Non-Binding

As shown in the proposed traffic, there will be little effect on the roadway network surrounding the property. Water and sewer usage will not be substantial and will be less than a commercial or industrial development that could be built on the property.

THE COST OF THE UNIFIED GOVERNMENT AND OTHER GOVERNMENTAL ENTITIES IN PROVIDING, IMPROVING, INCREASING OR MAINTAINING PUBLIC UTILITIES, SCHOOLS, STREETS, AND OTHER PUBLIC SAFETY MEASURES

The existing roadway of Jennings Mill Parkway is a divided 4 lane roadway which is severely underdeveloped and underutilized currently. Any costs to the Unified Government would be outweighed by the increase in tax base and taxpayers created by this development.

THE POSSIBLE IMPACT ON THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY AND WATER QUALITY

All required erosion control and stormwater management measures will be implemented on the development. A residential development provides much greater protection on the environment than a industrial development that could developed under the existing E-I zoning.

WHETHER THE PROPOSED ZONING AMENDMENT WILL BE A DETERRENT TO THE VALUE OR IMPROVEMENT OF DEVELOPMENT OF ADJACENT PROPERTY IN ACCORDANCE WITH THE EXISTING REGULATIONS

We do not believe the proposed development would decrease adjacent property values. The property is adjacent to single family residential subdivision. It stands to increase the value of this.

WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING ZONING; PROVIDED, HOWEVER, EVIDENCE THAT THE ECONOMIC VALUE OF THE PROPERTY, AS CURRENTLY ZONED, IS LESS THAN IS ECONOMIC VALUE IF REZONED AS REQUESTED WILL NOT ALONE CONSTITUTE A SIGNIFICANT DETRIMENT

The property has remained vacant under current zoning due to its proximity to residential subdivision and the lack of desirability of the area for industrial or employment related developments.

THE AESTHETIC EFFECT OF EXISTING AND FUTURE USE OF THE PROPERTY AS IT RELATES TO THE SURROUNDING AREA

The property will incorporate natural areas as well as provide open space for residents. The property will be managed and maintained by the developer instead of an Association.

WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL

There is currently a shortage of available market rate, non student catered, multi-family residential units, especially on the western side of Athens. This projects helps to alleviate this shortage and also helps to create a natural and needed transition from the Single-Family subdivision to the East to the higher intensity E-I property to the West. This keeps a potential industrial development from being developed the backyards of the existing single-family homes.

PLANNING COMMISSION RECOMMENDED CONDITIONS WITH ACCEPTANCE/WAIVER REQUESTS

a) ***REMOVE BINDING ASPECT OF THE PROPOSAL*** Non-Binding

THIS CONDITION IS ACCEPTABLE

b) ***BUILD OR DEDICATE TO THE WESTERN PROPERTY LINE A PUBLIC ROAD THROUGH THE CENTER WITH A PUBLIC STUB***

WE REQUEST THAT THIS CONDITION NOT BE PLACED ON THE REZONE FOR MULTIPLE REASONS. THE PROPERTY TO THE WEST IS ZONED EMPLOYMENT-INDUSTRIAL. IT WOULD NOT BE AN IDEAL SITUATION FOR A COMMERCIAL OR INDUSTRIAL DEVELOPMENT TO GAIN ACCESS THROUGH 2 RESIDENTIAL DEVELOPMENTS. THE WESTERN EDGE OF OUR DEVELOPMENT IS ALSO 8-12' HIGHER THAN THE ADJACENT PROPERTY. CREATING A STUB WOULD REQUIRE GRADING ONTO THE ADJACENT PROPERTY WHICH ISN'T ALLOWED. THERE IS ALSO REQUIRED CONSERVED TREE CANOPY ALONG OUR WESTERN PROPERTY LINE. THE BIGGEST REASON NOT TO PLACE THIS CONDITION IS BECAUSE THE EXISTING SUBDIVISION HAS BEEN KIND ENOUGH TO WORK WITH US TO GRANT US AN ACCESS EASEMENT TO TIE OUR PRIVATE ROAD INTO CLASSIC ROAD THROUGH PROPERTY THAT THEY OWN. THEY ARE NOT DEDICATING PROPERTY TO BECOME RIGHT-OF-WAY BUT ONLY GRANTING AN ACCESS EASEMENT. THIS WOULD NOT ALLOW THIS ROAD TO BECOME PUBLIC AS IT WOULD CROSS PRIVATELY OWNED PROPERTY THAT WE DON'T CONTROL. IT WOULD ALSO NOT BE FAIR TO THE SUBDIVISION TO GRANT ACCESS TO THE WESTERN PROPERTY THROUGH THEIR SUBDIVISION ACROSS THEIR PROPERTY.

c) ***CORRECT SUBSTANDARD PARKING SPACES IN DOUBLE DRIVEWAYS TO A MINIMUM OF 9' WIDE.***

THESE ARE ALREADY SHOWN AS 9' WIDE. THE CHART LABEL WAS INCORRECT ON THE PLAN.

d) ***PROVIDE ADEQUATE BACK-UP SPACE FOR ALLEY DRIVEWAYS (CODE STANDARD FOR A 90 DEGREE PARKING SPACE IS 24').***

WE REQUEST THAT THIS CONDITION NOT BE PLACED ON THE REZONE. 24' IS NOT CODE STANDARD FOR AN ALLEYWAY. CODE STANDARD FOR ALLEYWAY IS 16' WIDE AND ALLEYS ARE CONSTRUCTED ALL OVER ATHENS AT 16' WIDE WITH PARKING SPACES OFF OF THE ALLEY. WE ARE MEETING THE CODE REQUIREMENT. WE HAVE AGREED TO WIDEN THE ALLEYS TO 20' PER DISCUSSIONS WITH THE FIRE MARSHALL BUT 24' IS EXCESSIVE AND WAY BEYOND CODE REQUIREMENT. 24' IS CODE REQUIREMENT FOR A PARKING LOT, NOT AN ALLEY.

Commission-Defined Option from
Commissioner Dexter Fisher & Melissa Link
For Consideration on the Barber Street Safety and Connectivity Improvements

1. Mayor and Commission:

a. Approve Proposed Project Concept for SPLOST 2011, Project #06, Bicycle Improvements Program, TSPLOST 2018, Project # 11, Bicycle Improvement Program, and Project # 12, Pedestrian Improvement Program, Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7; as generally shown in **Attachment #1,** *with the following modifications:*

i. *For segment 1 from Dairy Pak to Loop 10, pursue two-way separated bike lane with 5' sidewalk and lane reallocation; (**as detailed on Page 3, Attachment 2 in the Agenda Report**)*

ii. *For segment 3 from Oneta to Boulevard, consider both multi-use path &/or 2-way cycle track/sidewalk concepts on the eastern side with the aim of preserving tree canopy & mature shrubbery, limiting impacts to private properties, and considering costs while maintaining safety standards. Implement appropriate sidewalk completion along the western side as well as all-way stops and crosswalks in addition to those depicted in the agenda documents in order to enable maximum pedestrian safety and connectivity. Where feasible, pursue appropriate buffers, pedestrian islands, curb extensions, planted verges, street trees, commercial driveway reductions, etc. to direct vehicular flow and effectively calm traffic.*

iii. *For segment 4 from Boulevard to Prince Avenue, pursue a multi-use path on the eastern side with an optimum width of 10'-12', considering both Toole design concepts 2A and 2B **(from Attachment #2, pages 36 & 37 in the Agenda Report**) with the aim of preserving tree canopy & mature shrubbery, limiting impacts to private properties, avoiding demolition of existing retaining walls, retaining adequate on-street parking, and considering costs while maintaining safety standards. Install a 4-way stop sign & crosswalks at the intersection of Barber and Barrow/Pope and pursue appropriate buffers and traffic-calming measures such as curb extensions & verges, mid-block crossings with islands, street trees, commercial driveway reductions, marked parking, signage, etc. to direct & restrain vehicular flow and optimize pedestrian*

safety. Historic granite curbing should be retained/reused/repurposed as feasible along this segment of the corridor.

b. Authorize staff to advance the Proposed Project Concept layout for Barber Street Bicycle and Pedestrian Improvement SP #7, as generally shown in **Attachment #1**, to Preliminary Design Phase *(including the modifications referenced in 1a above);*

c. Approve a Professional Services Supplement to on-call design consultant Alfred Benesch and Company in the amount of $799,350.

d. Approve a Preliminary Engineering (PE) Agreement with CSX Transportation, Inc. (CSXT), and other related documents as necessary to facilitate CSXT coordination and oversight of the project for an estimated cost of $35,000; and

e. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: TSPLOST 2018, Project 11 & Project 12 - Bicycle and Pedestrian Improvement Programs, Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7 Proposed Project Concept

DATE: ~~December 27, 2022~~ ~~January 25, 2023~~ May 5, 2023

BUDGET INFORMATION:

REVENUES:

SPLOST 2011 Project 06 (Bicycles)	TSPLOST 2018 Project 11 (Bicycle Imp.)	TSPLOST 2018 Project 12 (Ped. Imp.)	
$4,365,000	$5,790,600	$10,615,391	Project Funds (All Tiers)

EXPENSES:

CAPITAL:

SPLOST 2011 Project 06 (Bicycle Imp.)	TSPLOST 2018 Project 11 (Bicycle Imp.)	TSPLOST 2018 Project 12 (Pedestrian Imp.)	
$ 3,504,500	$ 404,060	$ 1,196,873	Expensed or Encumbered
	$ 0	$ 450,988	Designated Testing, Permits, Misc., & PM Fees
	$ 40,200	$ 74,150	Designated Public Art for all Sub-Projects
	$ 0	$ 0	Designated– Cherokee Rd (SP #1) – Final Design, ROW & Construction
	$ 715,940	$ 1,637,419	Designated – Jefferson River Rd (SP #3) - Final Design, ROW & Construction
	$ 1,405,500	$ 1,405,500	Designated – Riverbend Road (SP #2) - Final Design, ROW & Construction
$ 0	$ 0	$ 1,765,061	Designated Contingency for all Sub-Projects
$ 860,500	$ 3,224,900	$ 4,085,400	Total Available for Barber Street Sub-Project #7

FUNDING SOURCE:

SPLOST 2011 Project #06 – Bicycle Transportation Improvement Program
TSPLOST 2018 Project #11 – Bicycle Improvement Program
TSPLOST 2018 Project #12 – Pedestrian Improvement Program

COMMISSION ACTION REQUESTED ON: ~~February 7, 2023~~ June 6, 2023

PURPOSE:

To request that Mayor and Commission:

a. Approve the Proposed Project Concept, as generally shown in **Attachment #1**, for SPLOST 2011, Project 06, Bicycle Improvements Program, TSPLOST 2018, Project 11, Bicycle Improvement Program, and Project 12 – Pedestrian Improvement Program, Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7 (SP #7);
b. Authorize staff to advance the Proposed Project Concept layout for Barber Street Bicycle and Pedestrian Improvement SP #7, as generally shown in **Attachment #1**, to Preliminary Design Phase;
c. Approve a Professional Services Supplement to on-call design consultant Alfred Benesch and Company in the amount of $779,350;
d. Approve a Preliminary Engineering (PE) Agreement with CSX Transportation, Inc. (CSXT), and other related documents as necessary to facilitate CSXT coordination and oversight of the project for an estimated cost of $35,000; and
e. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

HISTORY:

1. On March 7, 2017, Mayor and Commission (M&C) awarded a contract for the development of a Bicycle and Pedestrian Master Plan to Toole Design Group, LLC.

2. Between March 2017 and August 2018, Toole Design Group, the Bike and Pedestrian Master Plan Committee, and Transportation & Public Works (T&PW) staff worked to develop a Bicycle and Pedestrian Master Plan, branded Athens in Motion (AiM).

3. On November 7, 2017, the voters of Athens-Clarke County approved the TSPLOST 2018 Program Referendum, which included the TSPLOST 2018 Project #11 – Bicycle Improvement Program and Project #12 – Pedestrian Improvement Program.

4. On December 7, 2017, M&C approved an ordinance establishing TSPLOST 2018 Capital Project Budgets and funding schedule, which included the TSPLOST 2018 Project #11 – Bicycle Improvement Program and Project #12 – Pedestrian Improvement Program.

5. On February 6, 2018, the Athens Cultural Affairs Commission (ACAC) offered a recommendation in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, Additional Funding for Public Art, to the M&C related to the use of public art for TSPLOST 2018 Project #12. Based on the nature of the project scope, ACAC recommends that public art be associated with the implementation of TSPLOST 2018 Projects #11 & #12. Staff concurred with this recommendation.

6. On June 12, 2018, T&PW staff presented the Chase Street Corridor Study to M&C at a scheduled Work Session.

7. In August 2018, the Athens in Motion (AiM) Commission issued a Bicycle and Pedestrian Master Plan Final Report. The Final Report included the following Goals and Objectives:
   - Create a vision for a future of biking and walking through strategic goal setting
   - Continue to evolve into a more bikeable and walkable community
   - Goals:
     - Connectivity
     - Equity
     - More Users
     - Education
     - Implementation

8. On October 2, 2018, M&C accepted the Bicycle and Pedestrian Master Plan, branded AiM Plan, and authorized staff to proceed with concept development of the first phase of bicycle and pedestrian projects, including:
   - Cherokee Road between Beaverdam Road and Lexington Road (SP #1)
   - Riverbend Road between S Milledge Avenue and College Station Road (SP #2)
   - Jefferson River Road between Old Jefferson Road and Vincent Drive (SP #3)
   - King Avenue between Sunset Drive and Old West Broad Street (SP #5)
   - Barber Street between N. Chase Street and Boulevard (SP #7)

   (Copy of the AIM Plan is available at: https://www.accgov.com/7604/Athens-In-Motion-Bicycle-Pedestrian-Mast).

9. In 2018, a Statewide Bicycle Safety Action Plan was developed for the State with the objective of systematically incorporating bicycle safety countermeasures and establishing funding streams for bicycle improvements. (Copy of the report is available at: https://www.accgov.com/DocumentCenter/View/82893/Georgia-Bicycle-Safety-Action-Plan-2018?bidId)

10. On April 10, 2019, ACCGov issued a Purchase Order to on-call design firm Alfred Benesch & Company to begin planning and concept design work to develop proposed Bicycle and Pedestrian Improvements Project Concepts for Barber Street between N. Chase Street and Boulevard (SP #7) with added enhancement and safety improvements to the section from Boulevard to Prince Ave.

11. On October 28, 2019, GDOT announced that ACCGov had been a awarded the Transportation Alternatives Program (TAP) Grant in the amount of $1,000,000 ($800,000 in federal funds with a $200,000 local ACC match) for the preliminary design phase of the N. Chase Street Corridor Improvements project

12. On January 27, 2020, T&PW hosted an onsite walk audit along Barber Street; 10 people were in attendance. Comments received were in support of bicycle and pedestrian improvements that would address excessive speeds, need for multi-use Bicycle and Pedestrian facilities, lack of crossings, downhill bike speeds, and beatification needs.

13. On July 27, 2020, a change order was issued to on-call design Alfred Benesch & Company to develop a matrix to evaluate multiple options to the proposed Bicycle and Pedestrian Improvement concepts for Barber Street.

14. On December 8, 2020, M&C approved the designation of Alfred Benesch & Company as the most qualified firm to enter negotiation for the preliminary design of N. Chase Street Corridor Improvement Project and awarded a Multi-Phase Contact to Provide Preliminary Engineering Services (including Concept Design).

15. On February 23, 2021, AiMC reviewed multiple alternatives with matrix used to arrive at the developed concept for Barber Street Bicycle and Pedestrian Improvements (see Facts & Issues #9).

16. On March 3, 2021, during a Special Called Session, AiMC voted unanimously recommending that the Barber Street Bicycle and Pedestrian Alternative with 10-ft 2-way separated bike lanes and 5-ft sidewalks from Newton Bridge Road to Boulevard move forward following the Capital Improvement Process. They also recommended exploring the extension of a multi-use path from Boulevard to Prince Avenue at a later date.

17. On March 9, 2021, at a M&C Work Session, T&PW staff presented the proposed project concept for bicycle and pedestrian improvements on Barber Street (https://www.youtube.com/watch?v=RjKw6my1U94&list=PLeQe7ilDuV5Iq-oEvGdqtPFGW9vphRpEa&ab_channel=Athens-ClarkeCounty) and the Manager was directed to consider:
    - Lane reduction alternative from N. Chase to Loop 10 Bridge
    - Maintain sidewalk on same side as 2-way separate bike facility
    - Cost comparison with multiuse path
    - Prioritize and rank segments by AiMC and through future public input
    - Inclusion of Barber Street from Prince Ave to Boulevard in the project

18. On March 23, 2021, AiMC reviewed a memorandum provided by the design consultant in response to M&C feedback and direction, **Attachment #2.**

19. On April 6, 2021, during a Special Called Session, AiMC voted unanimously recommending Barber Street Bicycle and Pedestrian Improvements as follows:
    - Design a two-way separated bike facility and 5-ft sidewalk from N. Chase Street to Boulevard (Segments 1, 2, and 3).
    - Reduce the 4-lane roadway from N. Chase Street to Loop 10 Bridge (Segment 1) to a 3-lane roadway with 2 travel lanes and one center turn lane.
    - Design sharrows and curb bump-outs from Boulevard to Prince Ave (Segment 4).
    - Maintain sidewalk between Oneta St and Loop 10 Underpass (Segment 2) on the eastern side of the roadway where possible.

- Progress the entire project from N. Chase Street to Prince Avenue (Segments 1-4) into preliminary design phase.
- Allocate funding for final design, ROW acquisition, and construction for all segments, in the amount of $6,112,500 to be funded by Bike and Pedestrian TSPLOST Programs at a 50/50 split. (See Facts & Issues #15 for updated cost estimates).
- Recommend that, if construction funding is limited during construction, build the segments in the following prioritized order (from highest to lowest priority): Segment 4 > Segment 3 > Segment 2 > Segment 1

20. On April 28, 2021, ACCGov commenced online public input through the project webpage, www.accgov.com/barber, which remained active through May 19, 2021. This survey solicited feedback on the entire project from Prince Ave to N. Chase Street and with shared bicycle markings on segment 4. (click link below to access public engagement dashboard https://athensclarke.maps.arcgis.com/apps/dashboards/03c8b3673c664369bfb5417ee5a6f4cd)

21. On May 24, 2021, the TSPLOST 2018 Oversight Committee confirmed that the original Proposed Project Concept for Sub-Project #7 Barber Street Bicycle and Pedestrian Improvements, is consistent with the Initial Project Statements for TSPLOST 2018 Projects #11 & #12 Bicycle and Pedestrian Improvement Programs.

22. On June 8, 2021, at a M&C Work Session (https://youtu.be/WPkfeyPCDBk), T&PW staff, design consultant Toole Design Group, and AiMC Chair presented revised concept plans for Segment 4. M&C comments triggered further investigations and advance concept design efforts for said segment.

23. On July 13, 2021, during a Special Called Session (https://youtu.be/SJU2N_bPxAM), the AiMC voted unanimously recommending Barber Street Bicycle and Pedestrian Improvements with the following details:
    - Design a two-way separated bike facility and 5-ft sidewalk from N. Chase Street to Boulevard (Segments 1, 2, and 3).
    - Reduce the 4-lane roadway from N. Chase Street to Loop 10 Bridge (Segment 1) to a 3-lane roadway with 2 travel lanes and one center turn lane.
    - Maintain Sidewalk between Oneta St and Loop 10 Underpass (Segment 2) on the eastern side of the roadway where possible.
    - Move the project from N. Chase Street to Boulevard (Segments 1-3) into the preliminary design phase.
    - Allocate funding for final design, ROW acquisition, and construction for Segments 1-3, including the Boulevard intersection, in the amount of $5,843,250 to be funded by Bike and Pedestrian TSPLOST Programs at a 50/50 split. (See Facts & Issues #15 for updated cost estimates).
    - Recommend that, if construction funding is limited during construction, build the segments in the following prioritized order (from highest to lowest priority): Segment 4 > Segment 3 > Segment 2 > Segment 1.

- T&PW and AiMC would continue to examine options for Segment 4 (from Boulevard to Prince Ave).
- Recommend that M&C choose a design from AiMC preferred concepts for segment 4 while Segments 1-3 are within preliminary engineering phase.

24. On July 17, 2021, Mayor Kelly Girtz discussed with the Manager the upcoming Barber Street agenda for August 2, 2021 vote and with AiMC recommendations (History #21), and a decision was made to hold agenda until a field visit was scheduled and completed by staff and members from ACCGov Manager's Office and the Commission.

25. On October 19, 2021, T&PW staff and Design consultants met on Barber Street with District Commissioner Russell Edwards, Mayor Kelly Girtz, and Manager Blaine Williams to discuss current progress and next steps.

26. On November 15, 2021, T&PW Department issued a change order to the on-call consultant, Benesch, to develop advanced concept plans for Barber Street Segment 4 from Boulevard to Prince Ave.

27. On July 14, 2022, during a Special Called Session (https://youtu.be/fObRJTrhY98), AiMC reviewed multiple alternatives and matrix for Segment 4 presented by the design consultant (**Attachment #3**) and voted unanimously recommending 12' two-way separated bike lane with 5' sidewalk and the removal of on-street parking as the preferred alternative for Segment 4 (Boulevard to Prince Ave).

28. On September 13, 2022, T&PW issued a change order to on-call consultant Benesch to assist with public engagement and feedback efforts on Segment 4 alternatives. These services complemented the previously completed public engagement strategy for the Barber Street project.

29. On October 3, 2022, ACCGov commenced online public input through the project webpage, www.accgov.com/barber, which remained active through October 16, 2022, and was later extended to November 25, 2022 (History #30).

30. On October 25, 2022, during a Regular Meeting Session, AiMC voted unanimously recommending Barber Street Bicycle and Pedestrian Improvements as shown in **Attachment #1** and as follows:
    - Approve the concept design of a 12' two-way separated bike facility and 5-ft sidewalk from N. Chase Street to Prince Ave (Segments 1-4).
    - Reduce the 2-way roadway width to 11' per travel lane and eliminate existing street parking (on Segments 3 & 4).
    - Reduce the 4-lane roadway from N. Chase Street to Loop 10 Bridge (Segment 1) to a 3-lane roadway with 2 travel lanes and one center turn lane.
    - Maintain sidewalk between Oneta St and Loop 10 Underpass (Segment 2) on the eastern side of the roadway where possible.

- Move the project from N. Chase Street to Prince Ave (Segments 1-4) into the preliminary design phase.
- Allocate funding for final design, ROW acquisition, and construction for Segments 1-4, to be funded by Bicycle and Pedestrian TSPLOST Programs at a 50/50 split.
- Recommend that, if construction funding is limited during construction, build the segments in the following prioritized order (from highest to lowest priority): Segment 4 > Segment 3 > Segment 2 > Segment 1.

31. On November 4, 2022, ACCGov reopened public input through the project webpage, http://www.accgov.com/barber, which remained active through November 25, 2022.

32. On December 13, 2022, during a Special Called Session, M&C approved Prince Avenue Road Diet project (TSPLOST 2018, Project #16, Subproject #01) and authorized staff to enter Preliminary Plan Phase to further investigate and mature the peripheral improvement elements including the intersection with Barber Street.

33. On January 12, 2023, at a M&C Work Session, T&PW staff and the design consultant, Toole Design Group, presented the Barber Street Project background for Segments 1, 2, & 3 and Segment 4 advanced design & public engagement outcome.

34. On January 23, 2023, the Project Concept for the Bicycle and Pedestrian Improvement Programs, Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7 was presented to the TSPLOST 2018 Oversight Committee. The Oversight Committee voted unanimously, confirming that this Project Concept is consistent with the Initial Project Statement for TSPLOST 2018, Project 11 & Project 12 - Bicycle and Pedestrian Improvement Programs, Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7 Project Concept.

35. On January 24, 2023, the AiMC reviewed the complete public input for Segment 4 Alternatives (History #29 & 30), but made no action to confirm the recommendation vote made on October 25, 2022 (History #29).

FACTS & ISSUES:

1. The Initial SPLOST 2011 Project Statement for **Project #06, Bicycle Transportation Improvements**, reads as follows:

   Project #06, Bicycle Transportation Improvements*, will provide capital improvements to expand the bicycle route system identified in the Mayor and Commission approved, and from time to time amended, Bicycle Master Plan and may include additional roadway bicycle lanes, roadway pavement marking, off-road bicycle paths, and related signage.*

2. The Initial TSPLOST 2018 Project Statement for **Project #11 – Bicycle Improvements Program** reads as follows:

***Project #11 – Bicycle Improvements Program**, includes capital improvements on routes for the bicycle projects as may be contained in the 2017 Bicycle /Pedestrian Master Plan once approved by Mayor and Commission, and as may be amended from time to time. Bicycle Master Plan may include additional roadway bicycle lanes, roadway pavement marking, off-road bicycle paths, trails, related signage, and/or bicycle related amenities.*

3. The initial TSPLOST 2018 Project Statement for **Project #12 – Pedestrian Improvements Programs** reads as follows:

   ***Project #12 - Pedestrian Improvements Program**, includes capital locations for the pedestrian improvements as will be contained in the 2017 Bicycle / Pedestrian Master Plan once approved by Mayor and Commission, and as may be amended from time to time. The project will provide for land acquisition, design, and construction sidewalk improvements and/or installation of pedestrian safety devices such as stamped and colorized crosswalks, flashing crosswalks, ADA compliant elements, pedestrian signage, pedestrian countdown timers, and other safety equipment.*

4. The Barber Street Bicycle and Pedestrian Improvement Project Concept, along with five other connections, have been approved by M&C to proceed with available capital funding and are currently in the phases as listed below:
   - FY17 Sidewalk Gap projects (SP #6) – completed 2021.
   - King Avenue between Sunset Drive and Old West Broad Street (SP #5) – sidewalk completed 2019.
   - West Broad MMSAG Sidewalk between 2330 West Broad Street and 2240 West Broad Street Project (SP #4) – sidewalk completed 2021.
   - Cherokee Road from 3015 Cherokee Road to Beaverdam Road (SP #1) – sidewalk & multi-use path project concept approved and is now in preliminary design phase. Construction funding has been put on hold by M&C (preliminary plans approval to be brought back to M&C for consideration in summer 2023. Future Project expenses (i.e. Final Design, Land Acquisition, and Construction) are not currently funded. Staff recommends that additional funding for the Cherokee Road Project (SP #1) come from the TSPLOST 2023 Program.
   - Jefferson River Road between Old Jefferson Road and Vincent Drive (SP #3) – multi-use path project concept approved, in preliminary design phase – Future Project expenses (i.e. Final Design, Land Acquisition, and Construction) are currently funded with remaining designated TSPLOST 2018 Projects #11 & #12 funds. With increased inflation, staff recommends that additional funding needs for the Jefferson River Road between Old Jefferson Road and Vincent Drive (SP #3) come from the TSPLOST 2023 Program.
   - Riverbend Road between College Station Road and Riverbend Parkway (SP #2), and including segment between S. Milledge Avenue and Lakeside Drive – multi-use path project concept approved, in preliminary design phase. Future Project expenses (i.e. Final Design, Land Acquisition, and Construction) are currently funded with remaining

designated TSPLOST 2018 Projects #11 & #12 funds. With increased inflation, staff recommends that additional funding needs for the Jefferson River Road between Riverbend Road between College Station Road and Riverbend Parkway (SP #2) come from the TSPLOST 2023 Program.

- Barber Street between N. Chase Street and Boulevard Road (SP #7) – bicycle and pedestrian improvements, in concept development phase.

5. The Proposed Project Concept for SP #7, Barber Street Bicycle and Pedestrian Improvements, as shown on **Attachment #1**, fills a connectivity gap on Barber Street which provides improved bicycle and pedestrian access and safe corridor connectivity from Newton Bridge Road to Prince Ave, including commercial businesses, bus stops, and a number of apartment complexes and residential properties in the area. The project consists of:
   - Approximately 7,230 feet of two-way separated bike facility and 5-foot sidewalk starting from N. Chase Street (Newton Bridge Road to Prince Ave) to Boulevard (Segments 1, 2, 3 and 4)
   - Intersection improvements at N. Chase Street, Oneta Street, Boulevard, and multiple commercial driveways and side streets, including ADA improvements with accessibility ramps, pushbutton stations, and crosswalks.
   - Minor intersection improvements on Prince Ave. as this work will overlap with approved Prince Ave. Road Diet improvements (See History #31 and F&I #9).

6. Oneta Street future connectivity (unfunded) between Normaltown\Greenway Connection and Barber Street is identified in the AiM Plan as Project #12 and classified as follows:
   - Tier 1 Pedestrian Connectivity Priority with sidewalks (0.6 miles)
   - Tier 3 Bicycle Connectivity Priority with “shared facilities” (multiuse path or shared roadways).

7. The N. Chase Street Corridor Improvement Project is a federally funded project through the Transportation Alternative Program (TAP) facilitated by the Georgia Department of Transportation and it is in the concept development and preliminary engineering phase with 20% local match funds required (see History #13). The N. Chase St TAP project ties directly into the proposed improvements on Barber Street at the intersection of N. Chase Street\Newton Bridge Road and indirectly at Oneta Street, providing future connectivity to all modes of transportation in the area.

8. The 3-lane permanent configuration on Prince Ave Project, from Milledge Ave to Pulaski Street, is in the preliminary engineering phase where immediate and short term improvements are in progress, including signage, minor markings, and replacing the buffer material with enhanced configuration (History #31). The intersection improvements of Prince Ave at Barber Street are now included with the Prince Ave Project and are more likely to be implemented in two stages with each project based on Construction Schedule.

9. The Design Consultant, Toole Design Group, presented to T&PW staff and to AiMC (History #14) multiple options and a design matrix for bicycle and pedestrian improvements along Barber Street and as follow:
    - Segment 1: From N Chase Street/Dairy Pak Road to Loop 10 Bridge:
        - Option 1: 12’ Two-way separated bike lane with 5’ sidewalks
        - Option 2: 11’ Two-way separated bike lane with 5’sidewalk (with lane reallocation; reducing 4 lane roadway to 3 lane roadway).
        - Option 3: 14’ Shared use path
    - Segment 2: From Loop 10 Bridge to Oneta Street:
        - Option 1: Option 1: 12’ Two-way separated bike lane with 5’ sidewalks
        - Option 2: 14’ Shared use path
    - Segment 3: From Oneta Street to Boulevard
        - Option 1: 6’ Directional separated bike lanes with 5’ sidewalks
        - Option 2: 12’ Two-way separated bike lane with 5’sidewalk
        - Option 3: 12’ Shared use path
    - Segment 4: From Boulevard to Prince Ave
        - Option 1: 8’ Two-way separated bike lane with 5’ sidewalks
        - Option 2: 12’ Shared use path with removed parking
        - Option 3: 10’ shared used path with formalized parking and curb bump out
        - Option 4: maintain roadway typical and add sharrow with formalized parking (removes 3 on-street parking).

10. The designer’s sub-consultant, Toole Design, provided a memorandum (see History #17 and **Attachment #2**) to address comments received from AiMC, M&C Work Session, and T&PW staff (History #17 -21). The memorandum concluded with the following:
    - Refining the cost estimate for the proposed concept resulted in a reduced cost by approximately $355,750.
    - A detailed cost estimate for the multiuse path between Boulevard and Prince Avenue totaled $1,081,750 (less than the $1.5M previously estimated; however, the previous estimate included replacement of the Prince Avenue signal).
    - Replacing the two-way separated bike lane with a multiuse path from Dairy Pak to Boulevard increases the total project cost by approximately $875,750 and does not provide separation for modes of traffic. This could result in an increase in user conflicts, specifically along steep grades (e.g., between Boulevard and Cleveland Avenue).
    - Removing a travel lane between Dairy Pak and Loop 10 provides noticeable cost savings. This alternative is the only separated bikeway option that is at street-level and, it is recommended that additional width be added (increase 2-way separated bike facility from 11’ to 12’) due to the vehicle speeds, number of larger trucks, and narrow street buffer.

11. Public comments received through the first online survey, History #19 (for all 4 segments) which ended May 19, 2021, have been provided to the Clerk of Commission. The comments were summarized as follows:
    - 113 responses were received on the proposed Barber Street improvements
    - With improved bike and pedestrian facilities, there is potential to increase multimodal users:
        - Car: Reduction from 100 to 84
        - Bike: Increase from 66 to 102
        - Walk/jog: Increase from 81 to 92
        - Bus/transit: Increase from 4 to 9
    - For North Chase Street to Loop 10 (Segment 1):
        - 68 responses in support of 3-lane (Preferred Alternative)
        - 31 responses in support of 4-lane (Alternative 2)
        - 11 responses who did not have a preference
        - 3 responses did not want to include this segment in the project
    - For Boulevard to Prince Avenue (Segment 4)
        - 53 responses in support of bump-out, sharrows, and existing sidewalks (Preferred Alternative)
        - 55 responses in support of a 10-ft Multi-use Path (Alternative 2)
        - 3 responses did not have a preference
        - 2 responses did not want to include this segment in the project
    - The survey concluded a prioritized order (from highest to lowest, with number of high priority responses for each segment):
        - Segment 4 (85) > Segment 3 (80) > Segment 2 (37) > Segment 1 (32)

12. Based on survey feedback, recommendation from AiMC & direction from M&C (History #19-23), T&PW staff, AiMC, and on-call consultant, Alfred Benesch & Company (with Toole Design Group sub-consultants) worked together and developed multiple advanced design concept alternatives on Segment 4, from Boulevard to Prince Ave. (**Attachment #3**). These concepts can be summarized as follows:
        - Alternate 1: Curb Extensions & Shared-lane Markings:
          This is the original proposal with repurposed parking with curb extensions, added shared-lane markings.
        - Alternative 2A: 10’ Multiuse Path (Retain Parking):
          This alternative retains 26 parking spaces on the east side of the roadway and adds 10’ multi-use path.
        - Alternative 2B: 10’ Multiuse Path (Remove Parking):
          This alternative removes on-street parking and adds 10’ multiuse path on the east side of the roadway.
        - Alternative 3A: 12’ Multiuse Path (Retain Parking):
          Retains 26 parking spaces on the east side of the roadway and adds 12’ multiuse path.
        - Alternative 3B: 12’ Multiuse Path (Remove Parking):

This alternative removes on-street parking spaces and adds 12’ multiuse path on the east side of the roadway.

- Alternative 4A: Two-Way Bike Lane With Sidewalk (Retain Parking):
  This alternative retains 26 parking spaces, adds 12’ two-way separate bicycle facility with vertical and horizontal separation from vehicles, and adds 5’ sidewalk on the east side of the roadway.
- Alternative 4B: Two-Way Bike Lane With Sidewalk (Remove Parking):
  This alternative removes on-street parking, adds 12’ two-way separate bicycle facility with vertical and horizontal separation from vehicles, and adds 5’ sidewalk to the east side of the roadway.

13. AiMC reviewed the advanced concepts alternatives and matrix for Segment 4 and identified 12’ two-way separated bike lane with 5’ sidewalk and the removal of on-street parking as the recommended option (Alternative 4B from F&I #12) for segment 4 (History #26). This recommended option is included in the Proposed Project Concept (SP #7) from North Chase Street to Prince Avenue.

14. Comments received through the second online survey, History #27 & History #29 (specific on Segment 4 only) have been provided to the Clerk of Commission. There were 103 public survey responses (37 from residents) received in addition to 2 direct email feedback. The feedback is summarized as follows (**Attachment #4**):
    - Design Alternative Preference (bicycle users in Athens comprised 70% of the responses):
        - 21% preferred shared lane markings & sidewalks (18% of bike users preferred this)
        - 37% preferred multiuse path (39% of bike users preferred this)
        - 42% preferred two-way separated bike lane & sidewalks (43% of bike users preferred this)
    - On Street Parking Preference (residents & businesses staff comprised 27% of the responses):
        - 38% keep on-street parking (43% preferred by residents and businesses)
        - 43% remove on-street parking (39%)
        - 19% no parking preference (18%)
    - Rank Options for Segment 4 (from most to least important):
        - 54% bicycle and car separated
        - 22% traffic calming
        - 10% on street parking
        - 9% Property Impact
        - 5% Bicycle and pedestrian separated
    - Key themes from Open-Ended Feedback:
        - Existing on-street parking feels dangerous for both bicyclists and motorists.
        - Parking is perceived as a right.

- Separation of modes is the most common concern. Property/parking impacts are highest for those who feel there aren't enough bicyclists to warrant the investment or that this segment is already safe for bicyclists.
- Safety at the Barrow St. intersection is a concern; desire for an all-way stop.
- For many bicyclists, sharrows do not provide sufficient level of comfort.
- Integration into nearby bike/ped projects is a must. Enthusiasm for Barber Street being part of overall network development.
- Perception that vehicle congestion is already an issue on Barber Street.
- Direct email feedback was primarily from property owners opposed to any change, especially property/parking impacts even when properties have private parking areas. This includes one person who owns multiple lots on the corridor.

15. The estimated cost for the Proposed Project Concept (SP #7) **(Attachment #1)** Barber Street Bicycle and Pedestrian Improvements project is $8,170,800 with proposed funding to be a 50/50 split from available bicycle and pedestrian improvement programs and shown in the budget table and as follows:
    - SPLOST 2011 – Project # 06 Bicycle Improvements - Use all remaining funds
    - TSPLOST 2018, Project # 11, Bicycle Improvement Program
    - TSPOLST 2018, Project # 12, Pedestrian Improvement Program.

16. The estimated cost of $8,170,800 for the Proposed Project Concept (SP #7) Barber Street Bicycle and Pedestrian Improvements project includes $5,401,450 in construction expenses, $930,000 in right-of-way expenses, $930,000 in utility relocation costs, $799,350 in engineering & design expenses, and $240,000 in railroad coordination expenses.

17. Because the proposed improvements cross over the CSX Transportation, Inc. (CSXT) railroad Right of Way (ROW) and facilities, ACCGov is required to execute a Preliminary Engineering Agreement with CSXT. This agreement stipulates the following:
    - CSXT will review and approve engineering plans, specifications, drawings, agreements, and other related documents.
    - CSXT will prepare cost estimates for CSXT's work in connection with the project.
    - CSXT will review construction cost estimates, site surveys, assessments, studies, agreements, and related construction documents.
    - ACCGov agrees to reimburse CSXT for their expenses estimated at $35,000.

18. A separate, future, construction agreement with CSXT will be needed to provide CSXT's engineering and coordination services during construction, estimated to cost $205,000. This agreement will be brought back to M&C for consideration at a future date.

19. Based on public engagement efforts (History #19 & 28, & 30) and AiMC recommendation vote (History #26, 29 & 33), T&PW department is seeking M&C approval of the Barber Street Project Concept as shown on **Attachment #1**.

20. If approved, staff will proceed with the preliminary engineering & design phase utilizing the on-call consultant, Alfred Benesch & Company, to bring the proposed preliminary plans to M&C for consideration in April, 2023. The conceptual project time line is as follows:

Main Task	Begin	End	Duration (Months)
Preliminary Engineering & Design	March 2023	April 2024	14
Final Design & ROW acquisition	May 2024	November 2024	7
Bid-Award	December 2024	March 2025	4
Construction	April 2025	March 2026	12

21. ~~On January 23, 2023, the TSPLOST 2018 Citizen Oversight Committee will be considering the Proposed Project Concept to confirm its compliance with the Initial Project Statement. The agenda report will be updated, prior to the voting meeting, to reflect the outcome of the TSPLOST Oversight Committee action.~~

22. ~~On January 24, 2023, the AiMC will review complete public input for Segment 4 Alternatives (History #29 & 30) and may confirm recommendation vote made on October 25, 2022 (History #29). The agenda report will be updated prior to the voting meeting to reflect the outcome of the AiMC meeting.~~

23. These recommendations support the following Mayor and Commission Strategic Plan Goal and Strategy:
    - Safely Move Around Athens, Strategy A: *Improve, expand and maintain sidewalks, shared-use paths, and bike facilities to provide greater opportunities for residents to use active transportation safely*
    - Safely Move Around Athens, Strategy E: *Enhance safety for all modes of transportation*

OPTIONS:

1. Mayor and Commission:
    a. Approve Proposed Project Concept, as generally shown in **Attachment #1**, for SPLOST 2011, Project #06, Bicycle Improvements Program, TSPLOST 2018, Project # 11, Bicycle Improvement Program, and Project # 12 – Pedestrian Improvement Program, Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7 (SP #7);
    b. Authorize staff to advance the Proposed Project Concept layout for Barber Street Bicycle and Pedestrian Improvement SP #7, as generally shown in **Attachment #1**, to Preliminary Design Phase;
    c. Approve a Professional Services Supplement to on-call design consultant Alfred Benesch and Company in the amount of $799,350.

d. Approve a Preliminary Engineering (PE) Agreement with CSX Transportation, Inc. (CSXT), and other related documents as necessary to facilitate CSXT coordination and oversight of the project for an estimated cost of $35,000; and
e. Authorize the Mayor and appropriate staff to execute any and all other project related documents

2. Mayor and Commission do not approve the Barber Street Bicycle and Pedestrian Improvements Project Concept.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, d, & e

DEPARTMENT: Transportation & Public Works
Prepared by: Rani Katreeb, P.E., Assistant Director

Stephen Bailey
Director

December 27, 2022
Date:

Keith Sanders, SPLOST
Program Administrator

December 27, 2022
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d, & e

Manager

January 12, 2023
Date:

ATTACHMENTS:

Attachment #1: Barber Street Bicycle and Pedestrian Project Concept Plans
Attachment #2: Toole Engineering Design Consultant Memorandum
Attachment #3: Segment 4 Alternatives & Presentation to AiMC
Attachment #4: Segment 4 Public Engagement Survey Summary

BARBER STREET IMPROVEMENTS

Attachment #1

Prepared For

ATHENS-CLARKE COUNTY

120 WEST DOUGHERTY STREET
ATHENS, GA 30601
(706) 613-3844

Project Location:
BARBER STREET CORRIDOR
FROM DAIRY PAK ROAD TO PRINCE AVENUE
APPROXIMATELY - 7,320 LINEAR FEET
ATHENS-CLARKE COUNTY
CLARKE COUNTY, GEORGIA 30601

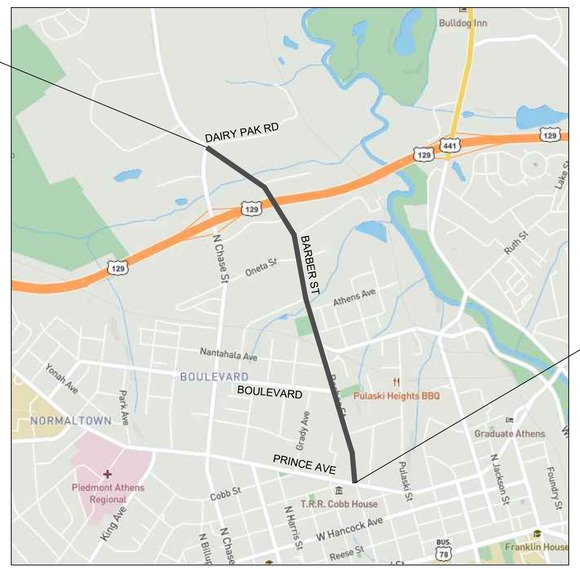


1 COUNTY LOCATION MAP
ATHENS-CLARKE COUNTY, GA N.T.S.

DRAWING INDEX	
SHEET NO.	SHEET TITLE
G-01	COVER SHEET
CT-01	TYPICAL SECTIONS
CL-01 - CL-08	CIVIL LAYOUT PLAN

2 SHEET INDEX

END PROJECT
DAIRY PAK ROAD



BEGIN PROJECT
PRINCE AVENUE

LOCATION MAP
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

TOOLE DESIGN
315 S. Bloodworth St
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BARBER STREET IMPROVEMENTS
ATHENS-CLARKE COUNTY
CITY OF ATHENS, GEORGIA

PROJECT NUMBER: L0036
RELEASE DATE: 10.27.2022
DR BY: SL/JV
CH BY: JD/SJ

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COVER SHEET

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G-01

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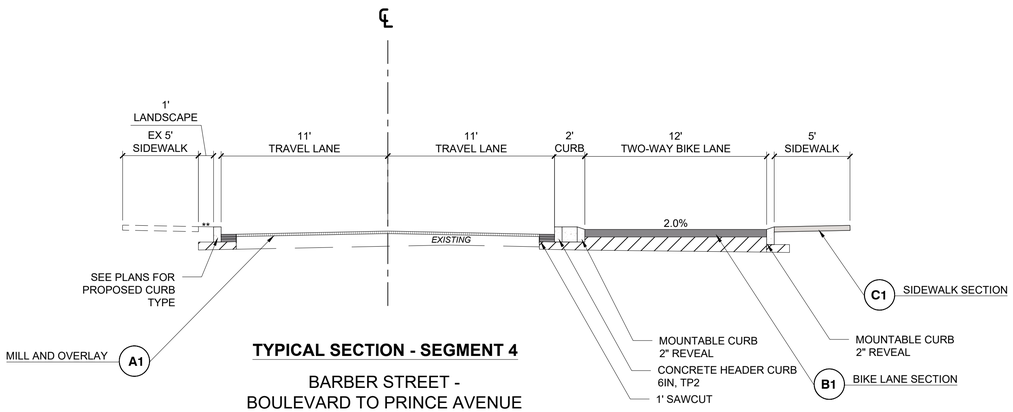
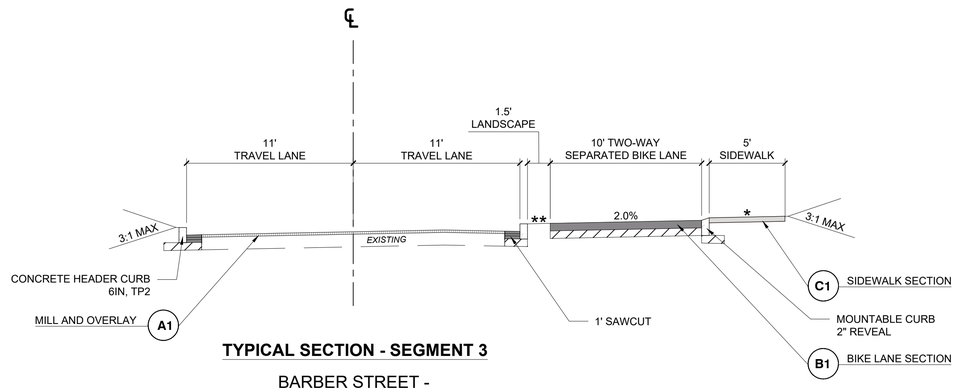


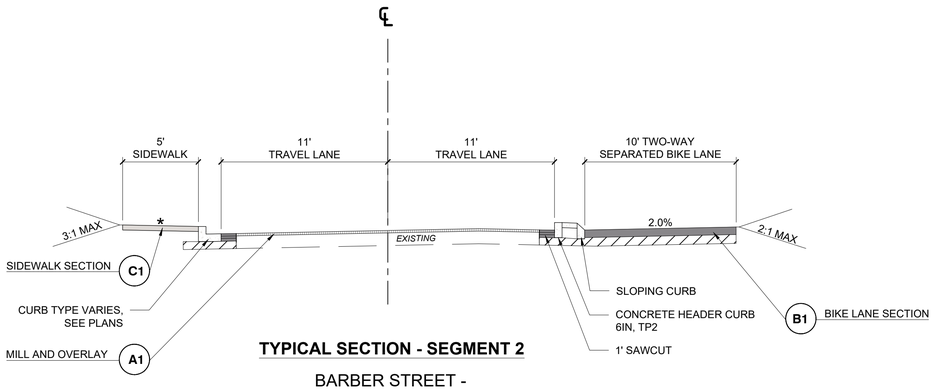
TYPICAL SECTION - SEGMENT 4

BARBER STREET -
BOULEVARD TO PRINCE AVENUE



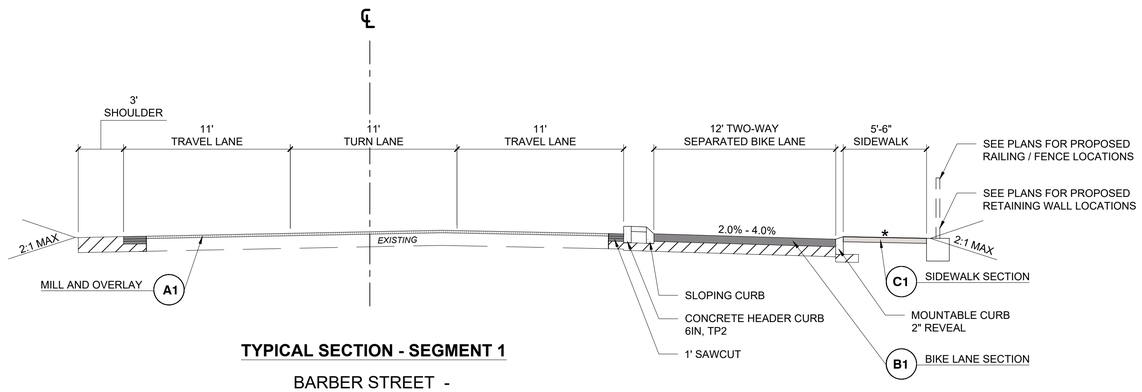
TYPICAL SECTION - SEGMENT 3

BARBER STREET -
ONETA STREET TO BOULEVARD



TYPICAL SECTION - SEGMENT 2

BARBER STREET -
LOOP 10 TO ONETA STREET



TYPICAL SECTION - SEGMENT 1

BARBER STREET -
DAIRY PAK ROAD TO LOOP 10

NOTES

1. * - SLOPE NOT TO EXCEED 0.02
2. ** - SLOPE NOT TO EXCEED 0.08
3. DIMENSIONS SHOWN ON PLANS AND TYPICAL SECTIONS ARE TO THE FACE OF EXISTING CURB LINES
4. REFER TO PLANS FOR LOCATIONS OF PROPOSED R/W.

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BARBER STREET IMPROVEMENTS

ATHENS-CLARKE COUNTY

CITY OF ATHENS, GEORGIA

PROJECT NUMBER: L0022
RELEASE DATE: 05.12.2021
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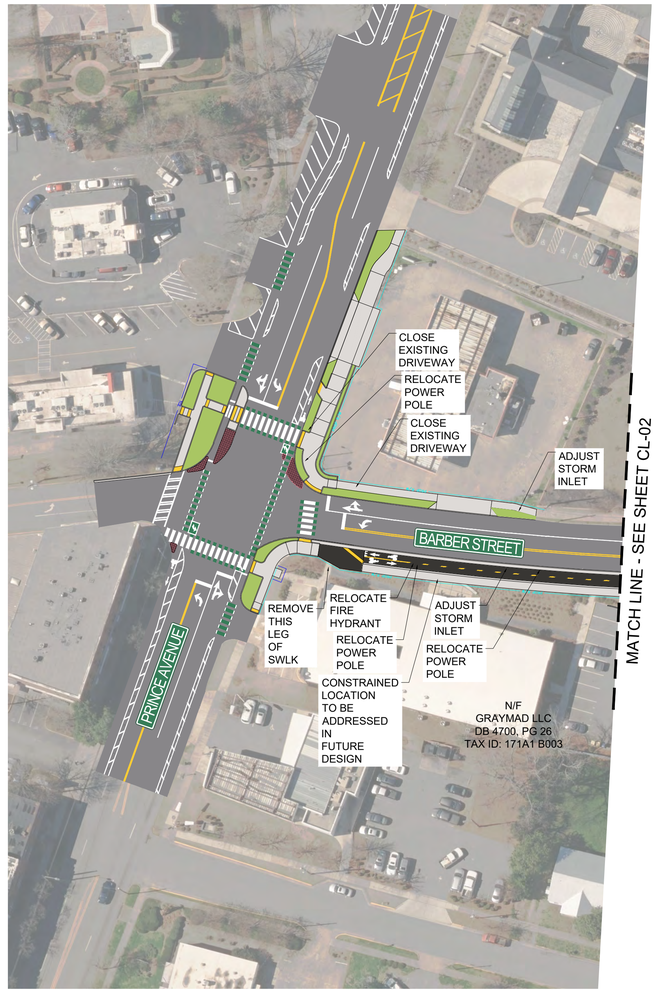
TYPICAL SECTIONS

SHEET NUMBER
CT-01



LEGEND:

SIDEWALK, CURB & GUTTER, AND CONCRETE MEDIAN	EXISTING R/W
PAVEMENT	PROPOSED R/W
SHARED USE PATH	TEMPORARY CONSTRUCTION EASEMENT
BIKEWAY	TOP OF CUT
TRUCK APRON & MOUNTABLE MEDIAN	TOE OF FILL
LANDSCAPE	AREAS OF CUT
RAISED CROSSING TREATMENT	AREAS OF FILL
SHARED LANE MARKING WITH GREEN BACKGROUND	BICYCLE LANE SYMBOL WITH ARROW
TWO-STAGE TURN BOX	GREEN BIKE LANE EXTENSION MARKING
FLEXIBLE DELINEATOR	MULTI-USE PATH CROSSING MARKING

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BARBER STREET IMPROVEMENTS

ATHENS-CLARKE COUNTY

CITY OF ATHENS, GEORGIA

PROJECT NUMBER: L0036
RELEASE DATE: 10.27.2022
DR BY: SL/JV
CH BY: SJ/JD

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CIVIL LAYOUT PLAN

SHEET NUMBER
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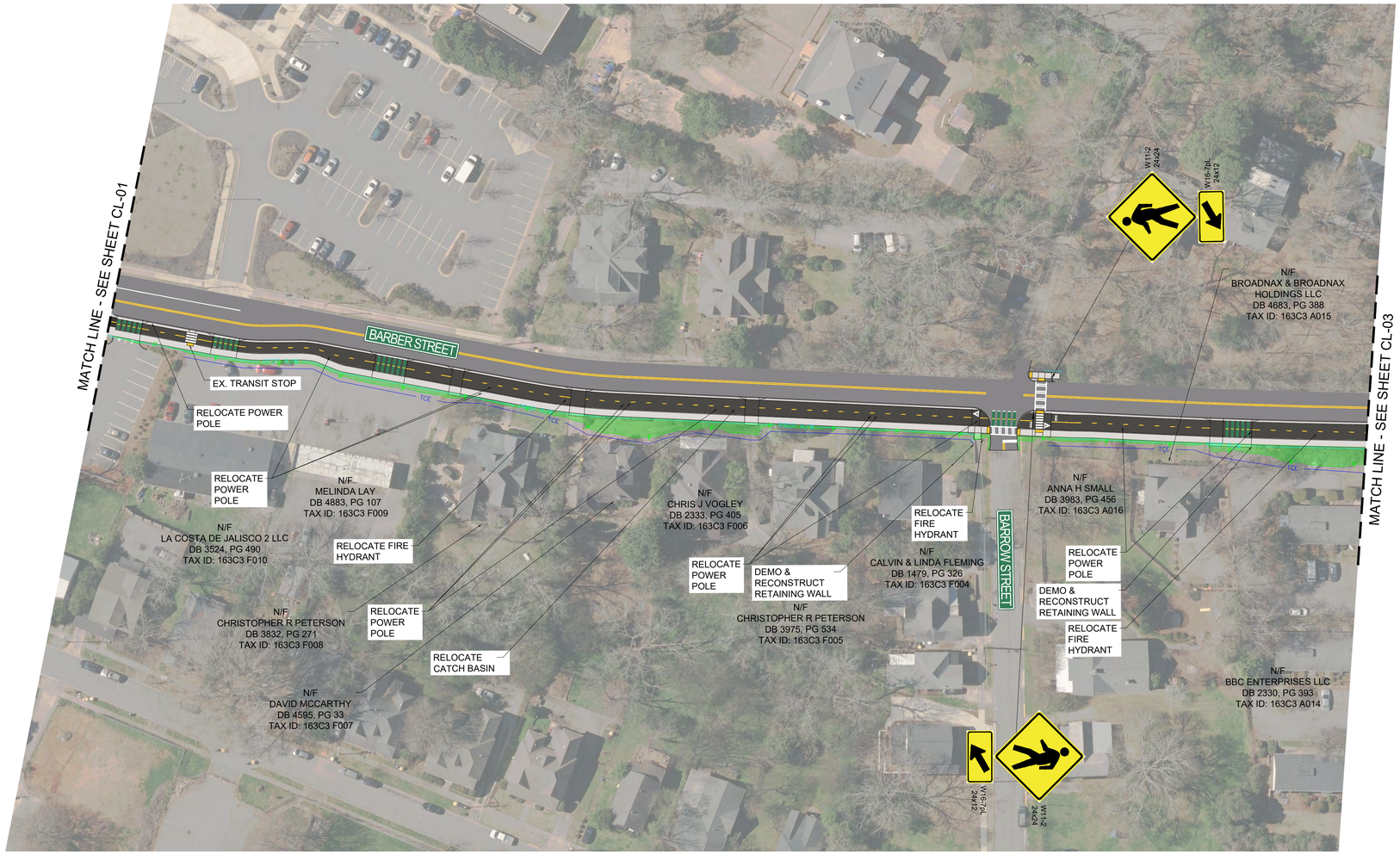

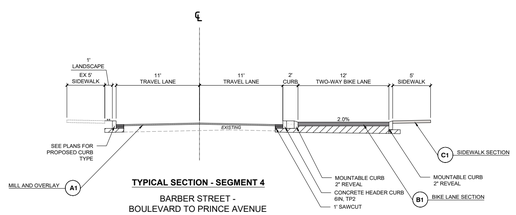

TYPICAL SECTION - SEGMENT 4

BARBER STREET - BOULEVARD TO PRINCE AVENUE

LEGEND:

SIDEWALK, CURB & GUTTER, AND CONCRETE MEDIAN	EXISTING R/W
PAVEMENT	PROPOSED R/W
SHARED USE PATH	TEMPORARY CONSTRUCTION EASEMENT
BIKEWAY	TOP OF CUT
TRUCK APRON & MOUNTABLE MEDIAN	TOE OF FILL
LANDSCAPE	AREAS OF CUT
RAISED CROSSING TREATMENT	AREAS OF FILL
SHARED LANE MARKING WITH GREEN BACKGROUND	BICYCLE LANE SYMBOL WITH ARROW
TWO-STAGE TURN BOX	GREEN BIKE LANE EXTENSION MARKING
FLEXIBLE DELINEATOR	MULTI-USE PATH CROSSING MARKING

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BARBER STREET IMPROVEMENTS

ATHENS-CLARKE COUNTY

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CIVIL LAYOUT PLAN

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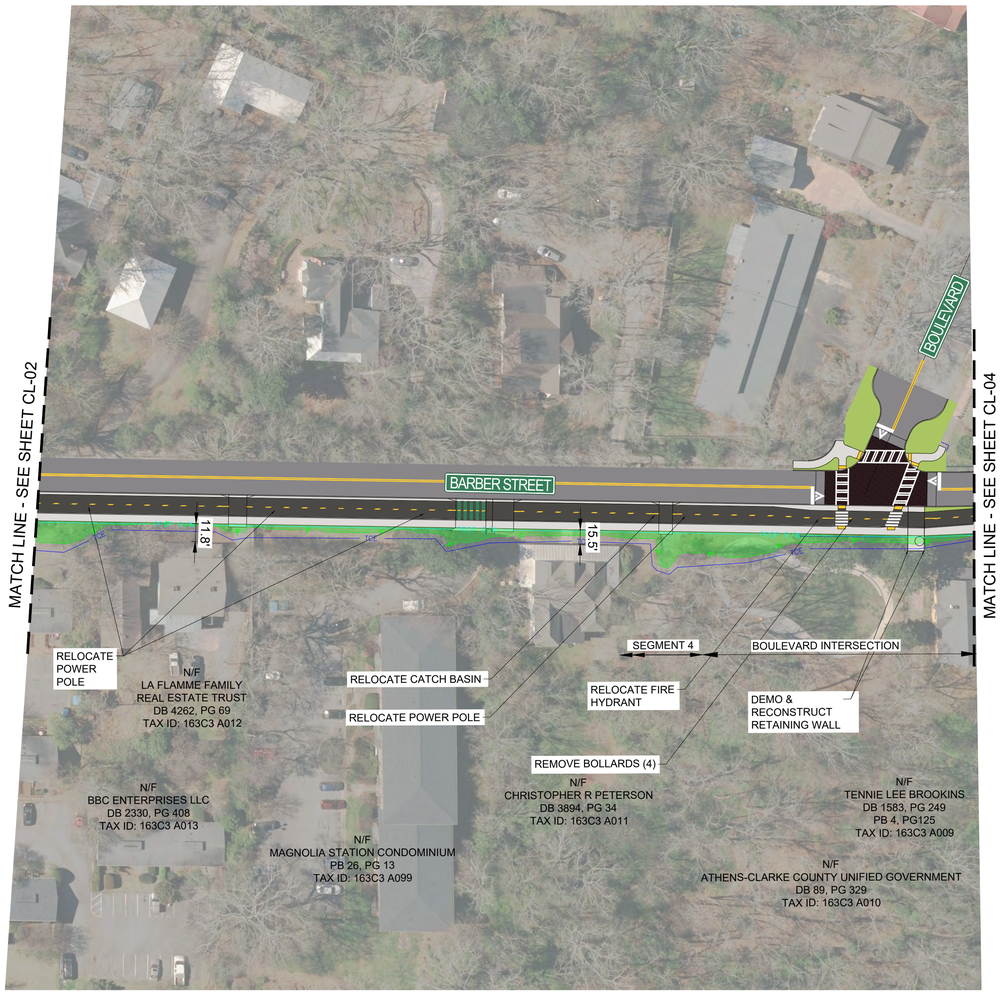
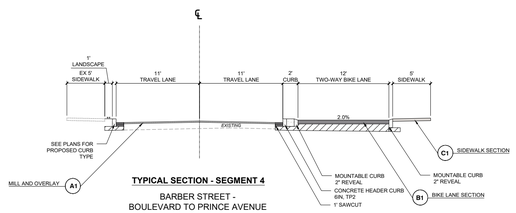
Sarah Johnson
10/30/2022 11:56:08 PM
\\Eng\Drive\Projects\L0000\L0036_S_Athens Barber Street Advanced Concept\PRODUCTION\CAD\PLANS\Segments 1-4 Combined\L0022_CL-01 LAYOUT PLANS_SEGMENT 4 + BLVD INTERSECTION.dwg





TYPICAL SECTION - SEGMENT 4

BARBER STREET - BOULEVARD TO PRINCE AVENUE

LEGEND:

	SIDEWALK, CURB & GUTTER, AND CONCRETE MEDIAN		EXISTING R/W
	PAVEMENT	PROP R/W	PROPOSED R/W
	SHARED USE PATH	TCE	TEMPORARY CONSTRUCTION EASEMENT
	BIKEWAY	C	TOP OF CUT
	TRUCK APRON & MOUNTABLE MEDIAN	F	TOE OF FILL
	LANDSCAPE		AREAS OF CUT
	RAISED CROSSING TREATMENT		AREAS OF FILL
	SHARED LANE MARKING WITH GREEN BACKGROUND		BICYCLE LANE SYMBOL WITH ARROW
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	FLEXIBLE DELINEATOR		MULTI-USE PATH CROSSING MARKING

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BARBER STREET IMPROVEMENTS

ATHENS-CLARKE COUNTY

CITY OF ATHENS, GEORGIA

PROJECT NUMBER: L0036
RELEASE DATE: 10.27.2022
DR BY: SL/JV
CH BY: JD/SJ

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CIVIL LAYOUT PLAN

SHEET NUMBER

CL-03

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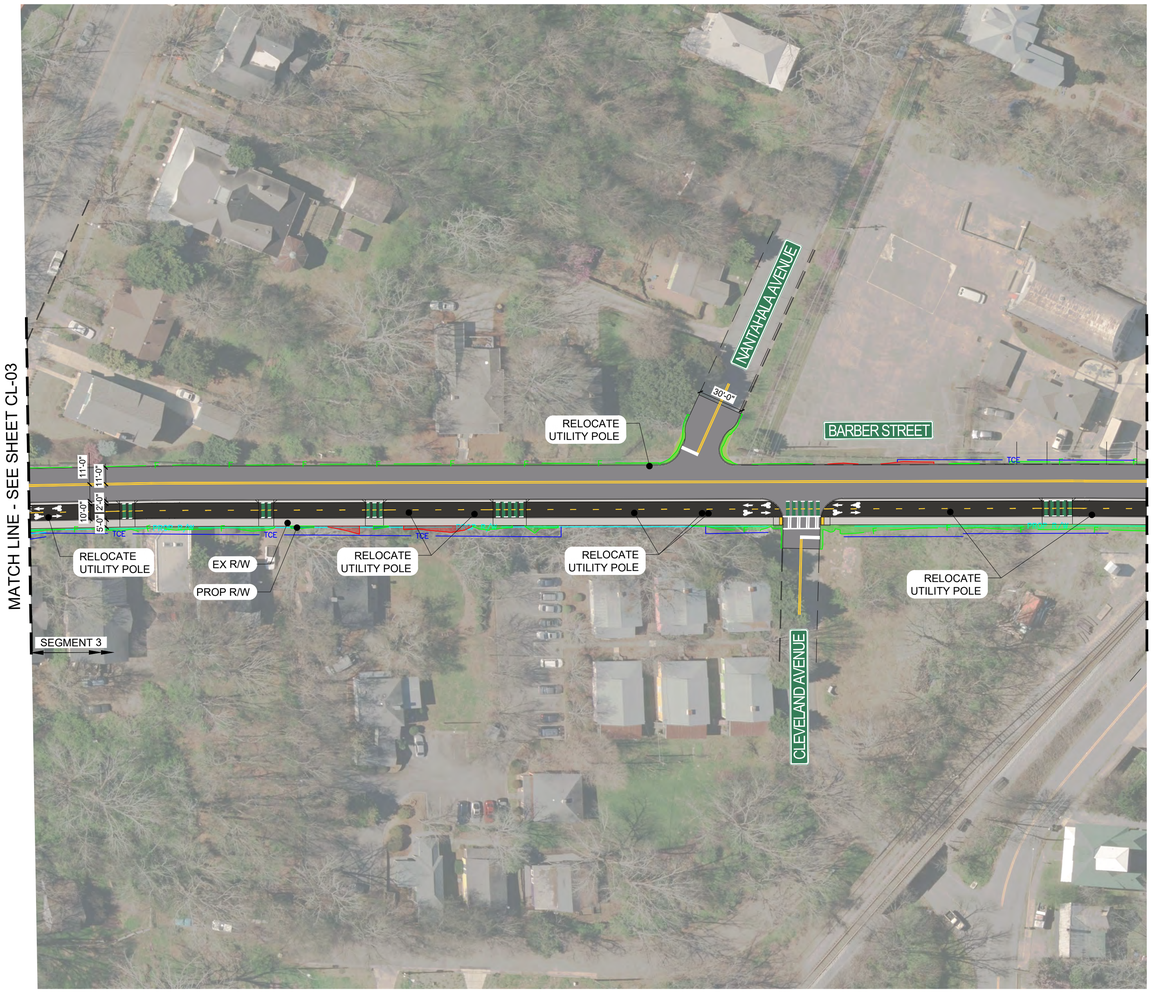

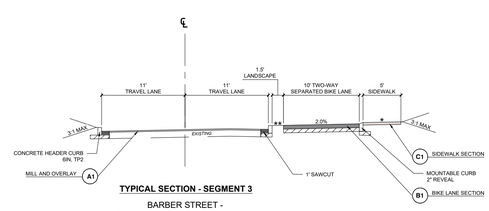

TYPICAL SECTION - SEGMENT 3

BARBER STREET -
ONETA STREET TO BOULEVARD

LEGEND:

SIDEWALK, CURB & GUTTER, AND CONCRETE MEDIAN	EXISTING R/W
PAVEMENT	PROPOSED R/W
SHARED USE PATH	TEMPORARY CONSTRUCTION EASEMENT
BIKEWAY	TOP OF CUT
TRUCK APRON & MOUNTABLE MEDIAN	TOE OF FILL
LANDSCAPE	AREAS OF CUT
RAISED CROSSING TREATMENT	AREAS OF FILL
SHARED LANE MARKING WITH GREEN BACKGROUND	BICYCLE LANE SYMBOL WITH ARROW
TWO-STAGE TURN BOX	GREEN BIKE LANE EXTENSION MARKING
FLEXIBLE DELINEATOR	MULTI-USE PATH CROSSING MARKING

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BARBER STREET IMPROVEMENTS

ATHENS-CLARKE COUNTY

CITY OF ATHENS, GEORGIA

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CIVIL LAYOUT PLAN

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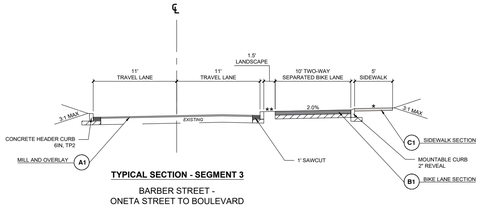

TYPICAL SECTION - SEGMENT 3

BARBER STREET -
ONETA STREET TO BOULEVARD

LEGEND:

SIDEWALK, CURB & GUTTER, AND CONCRETE MEDIAN	EXISTING R/W
PAVEMENT	PROPOSED R/W
SHARED USE PATH	TEMPORARY CONSTRUCTION EASEMENT
BIKEWAY	TOP OF CUT
TRUCK APRON & MOUNTABLE MEDIAN	TOE OF FILL
LANDSCAPE	AREAS OF CUT
RAISED CROSSING TREATMENT	AREAS OF FILL
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BARBER STREET IMPROVEMENTS

ATHENS-CLARKE COUNTY

CITY OF ATHENS, GEORGIA

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BARBER STREET IMPROVEMENTS

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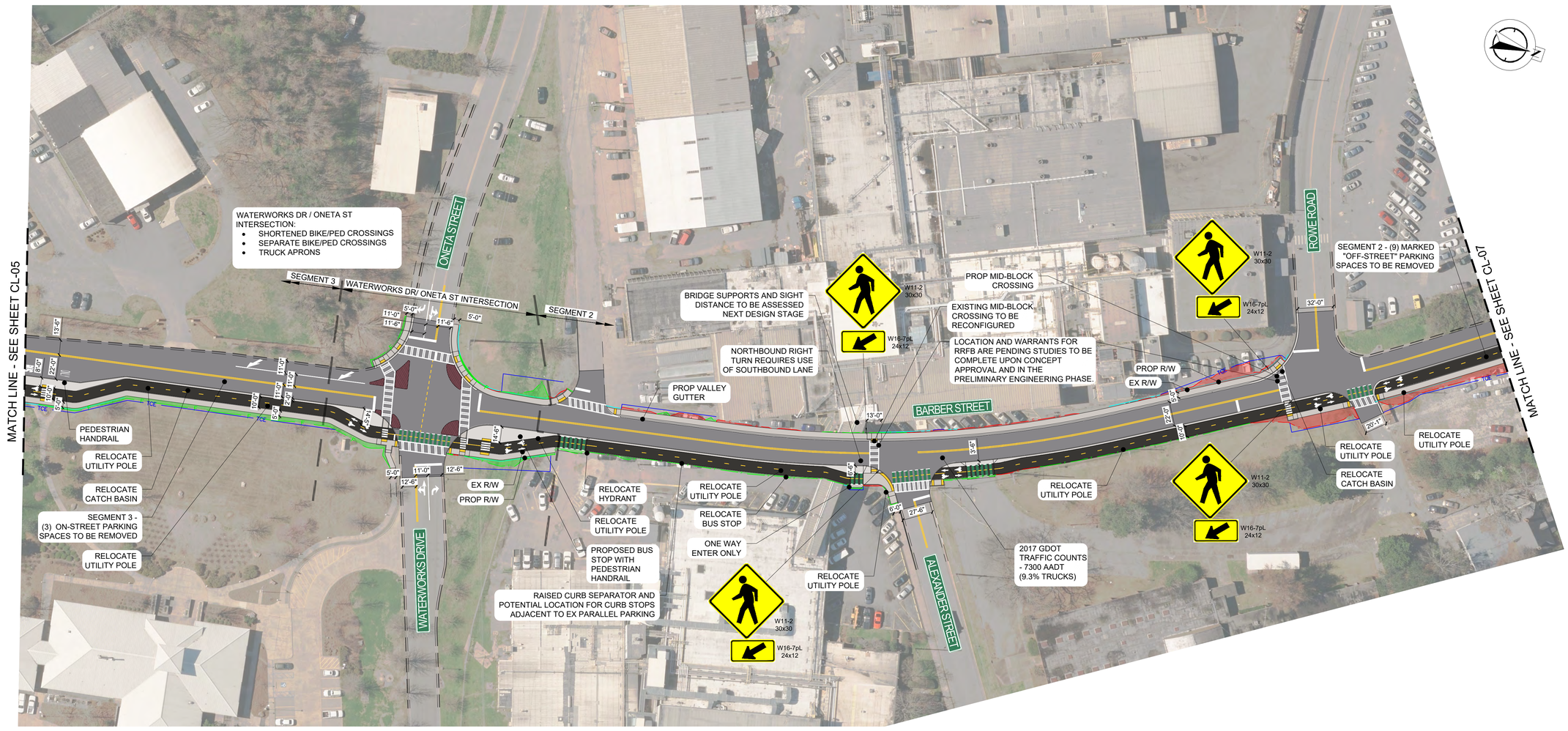
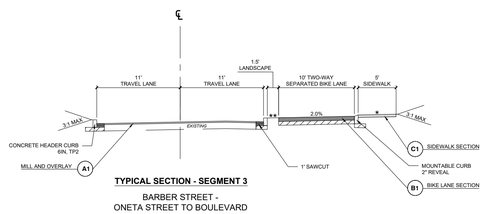
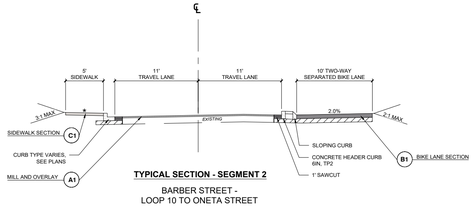
CITY OF ATHENS, GEORGIA





TYPICAL SECTION - SEGMENT 3

BARBER STREET -
ONETA STREET TO BOULEVARD



TYPICAL SECTION - SEGMENT 2

BARBER STREET -
LOOP 10 TO ONETA STREET

LEGEND:

- SIDEWALK, CURB & GUTTER, AND CONCRETE MEDIAN
- PAVEMENT
- SHARED USE PATH
- BIKEWAY
- TRUCK APRON & MOUNTABLE MEDIAN
- LANDSCAPE
- RAISED CROSSING TREATMENT
- SHARED LANE MARKING WITH GREEN BACKGROUND
- TWO-STAGE TURN BOX
- FLEXIBLE DELINEATOR
- EXISTING R/W
- PROPOSED R/W
- TEMPORARY CONSTRUCTION EASEMENT
- TOP OF CUT
- TOE OF FILL
- AREAS OF CUT
- AREAS OF FILL
- BICYCLE LANE SYMBOL WITH ARROW
- GREEN BIKE LANE EXTENSION MARKING
- MULTI-USE PATH CROSSING MARKING

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CIVIL LAYOUT PLAN

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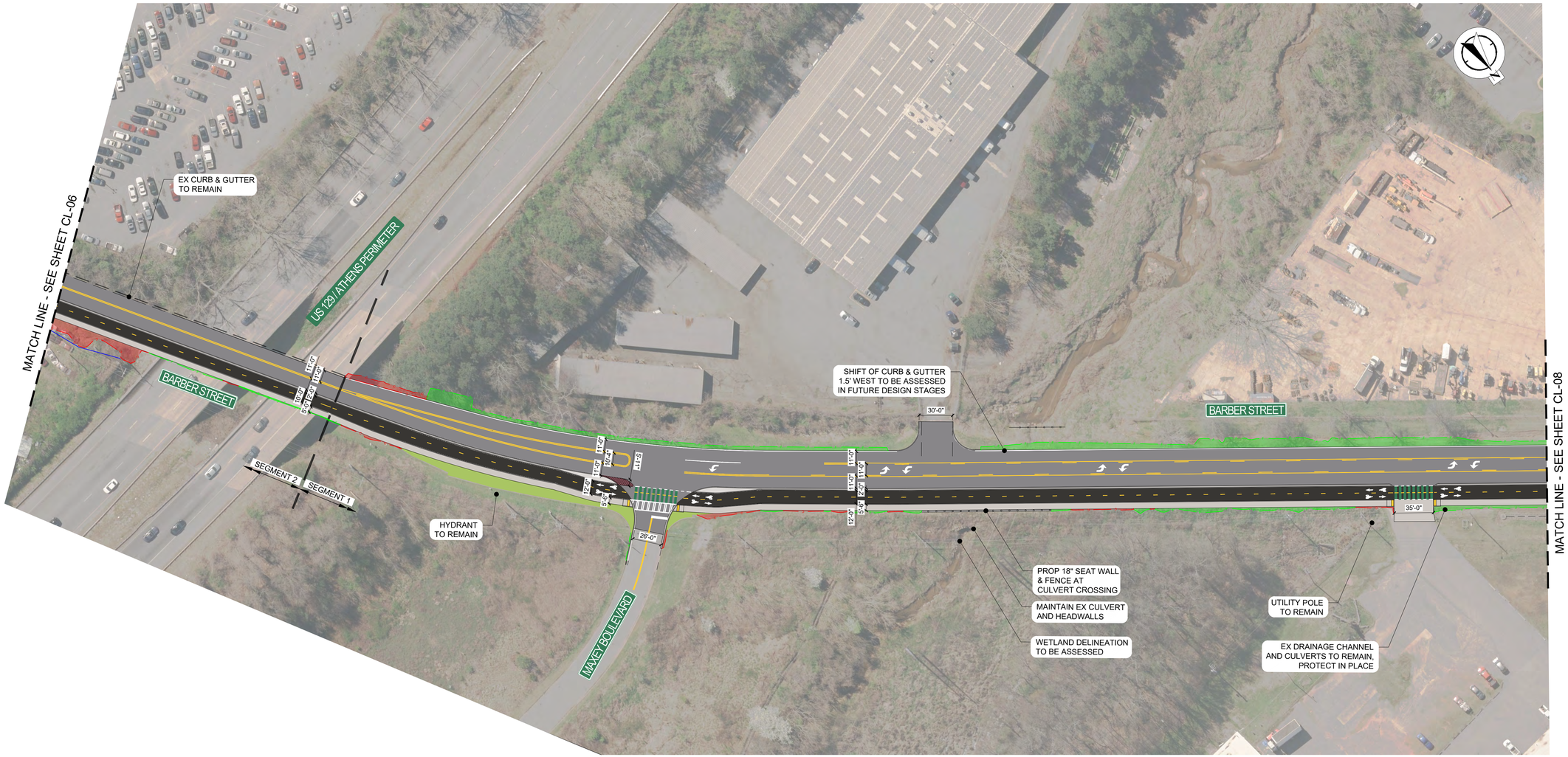
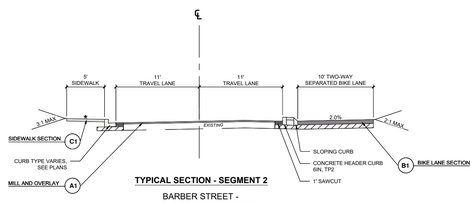
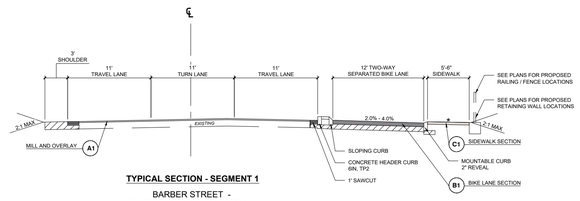




TYPICAL SECTION - SEGMENT 2

BARBER STREET - LOOP 10 TO ONETA STREET



TYPICAL SECTION - SEGMENT 1

BARBER STREET - DAIRY PAK ROAD TO LOOP 10

LEGEND:

SIDEWALK, CURB & GUTTER, AND CONCRETE MEDIAN	EXISTING R/W
PAVEMENT	PROPOSED R/W
SHARED USE PATH	TEMPORARY CONSTRUCTION EASEMENT
BIKEWAY	TOP OF CUT
TRUCK APRON & MOUNTABLE MEDIAN	TOE OF FILL
LANDSCAPE	AREAS OF CUT
RAISED CROSSING TREATMENT	AREAS OF FILL
SHARED LANE MARKING WITH GREEN BACKGROUND	BICYCLE LANE SYMBOL WITH ARROW
TWO-STAGE TURN BOX	GREEN BIKE LANE EXTENSION MARKING
FLEXIBLE DELINEATOR	MULTI-USE PATH CROSSING MARKING

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BARBER STREET IMPROVEMENTS

ATHENS-CLARKE COUNTY

CITY OF ATHENS, GEORGIA

PROJECT NUMBER: L0036
RELEASE DATE: 10.27.2022
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CIVIL LAYOUT PLAN

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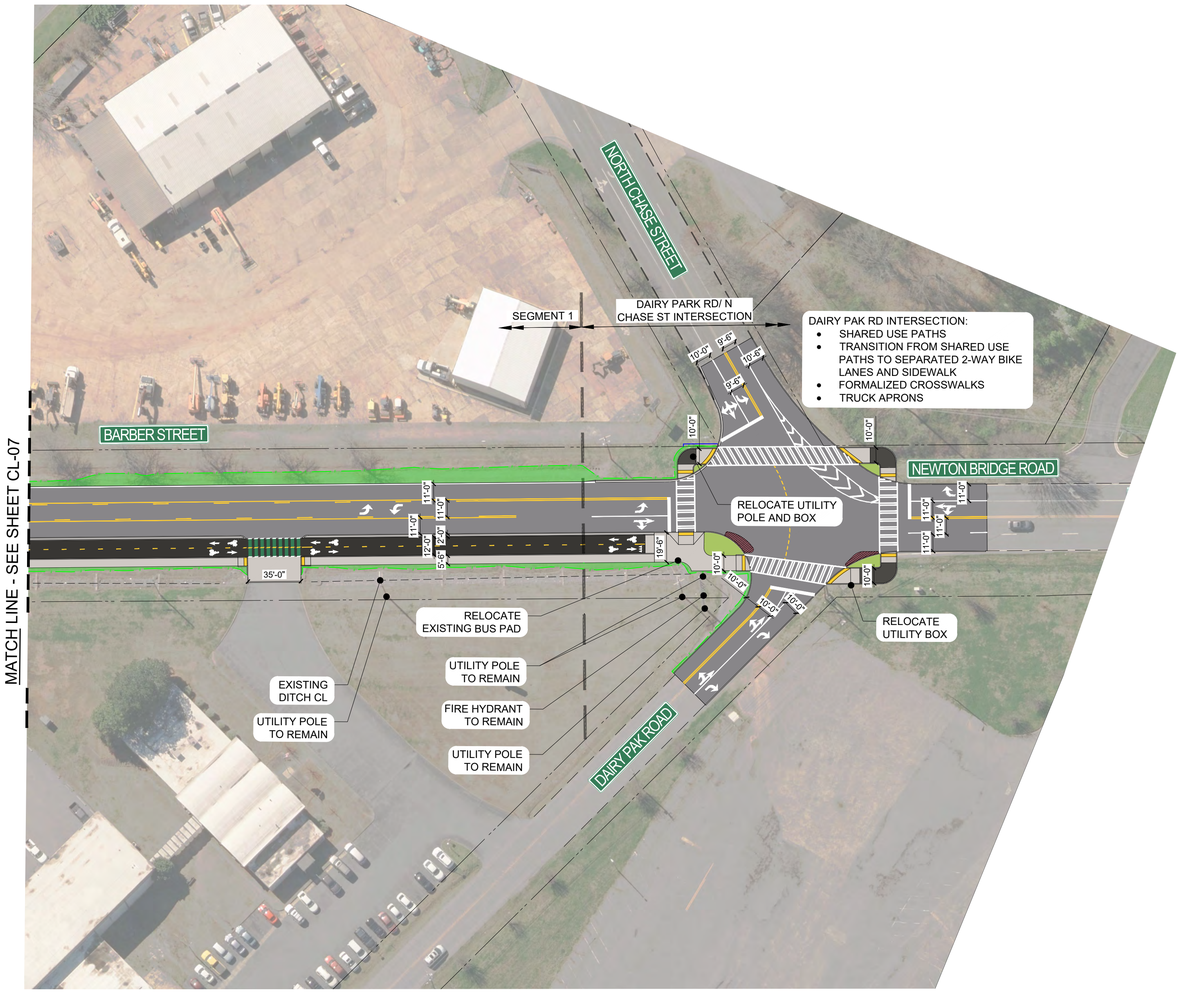

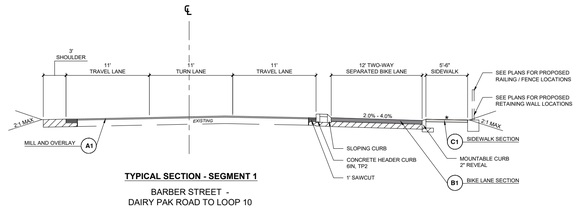

TYPICAL SECTION - SEGMENT 1

BARBER STREET -
DAIRY PAK ROAD TO LOOP 10

LEGEND:

	SIDEWALK, CURB & GUTTER, AND CONCRETE MEDIAN		EXISTING R/W
	PAVEMENT	PROP R/W	PROPOSED R/W
	SHARED USE PATH	TCE	TEMPORARY CONSTRUCTION EASEMENT
	BIKEWAY	C	TOP OF CUT
	TRUCK APRON & MOUNTABLE MEDIAN	F	TOE OF FILL
	LANDSCAPE		AREAS OF CUT
	RAISED CROSSING TREATMENT		AREAS OF FILL
	SHARED LANE MARKING WITH GREEN BACKGROUND		BICYCLE LANE SYMBOL WITH ARROW
	TWO-STAGE TURN BOX		GREEN BIKE LANE EXTENSION MARKING
	FLEXIBLE DELINEATOR		MULTI-USE PATH CROSSING MARKING

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BARBER STREET IMPROVEMENTS

ATHENS-CLARKE COUNTY

CITY OF ATHENS, GEORGIA

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CIVIL LAYOUT PLAN

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Scott Johnson
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TOOLE DESIGN

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RALEIGH, NC 27601

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MEMORANDUM

March 23, 2021

To: Athens in Motion Commission
From: Toole Design Group
Project: Barber Street Bicycle and Pedestrian Project

Re: Barber Street Bicycle/Pedestrian Design Alternatives

The following summary memorandum has been written to provide the Athens in Motion (AiM) Commission with additional information related to the Barber Street Bicycle and Pedestrian Project. Content has been developed based upon feedback from the AiM Commission, Mayor and Commission, and Athens-Clarke County (ACC) staff. Contents include:

- A high-level overview of the benefits of a high-comfort bikeway and pedestrian network,
- Comparison for alternatives that include the proposed concept, exploratory multiuse path between Boulevard and Prince Avenue (Segment 4), replacing the two-way separated bike lane with a multiuse path from Dairy Pak to Boulevard (Segments 1-3), and reallocating existing pavement by removing a travel lane and installing an on-street two-way separated bike lane between Dairy Pak and Loop 10 (Segment 1),
- Cost estimate summary tables that detail the proposed concept cost, a refined cost estimate, and cost associated with all alternatives described in this memorandum, and
- Information on the preferred primary bikeway alignment along Barber Street.

The intent of this memorandum is to ensure that the AiM Commission is equipped with information that is relevant to the Barber Street Bicycle and Pedestrian project to make an informed decision moving regarding the future of this project along with necessary funding.

Establishing a High-Comfort Bicycle and Pedestrian Network

Increasing the number of people that bicycle, walk, or wheel—use a personal mobility device—depends on establishing safe and connected infrastructure that are convenient for people of all ages and abilities. Additionally, bicycle and pedestrian networks will benefit from variety in facility type (i.e., sidewalks, sidepaths, greenways, bike lanes, and separated bike lanes) to meet the needs of users based upon location and context. It will be valuable to consider when bicycle and pedestrian facilities should be shared and when user volume (current or projected) will benefit from adjacent or parallel facilities for each individual mode. For Athens-Clarke County, the installation of multiuse paths (MUP) should continue to be planned, designed, and implemented and are an asset for the community as a separated and shared facility; however, separating modes in the urban core, and urban contexts on or adjacent to the street network can reduce user conflicts. Long-term, a mixture of multiuse paths and separated bikeways with adjacent sidewalk will add to the safety and comfort along the established network and could attract new users for daily trips.

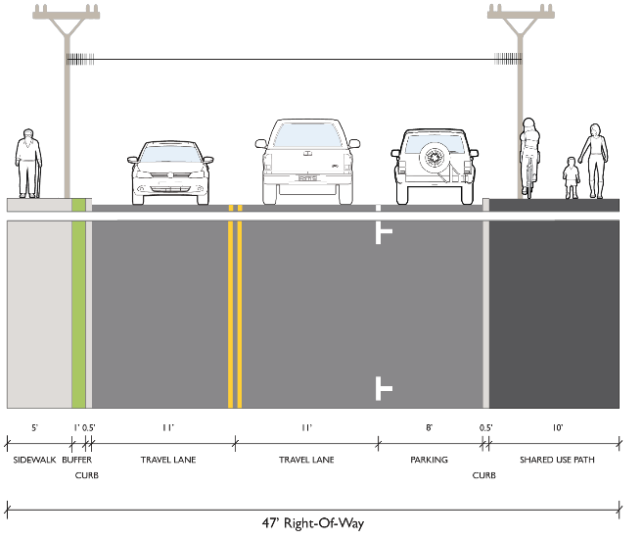
Traffic Calming Benefits

Proposed bicycle and pedestrian facilities in conjunction with specific design treatments can have an impact on vehicular speeds and result in traffic calming. Traffic calming can be achieved through the proposed bicycle and pedestrian project along Barber Street through the installation of the following features:

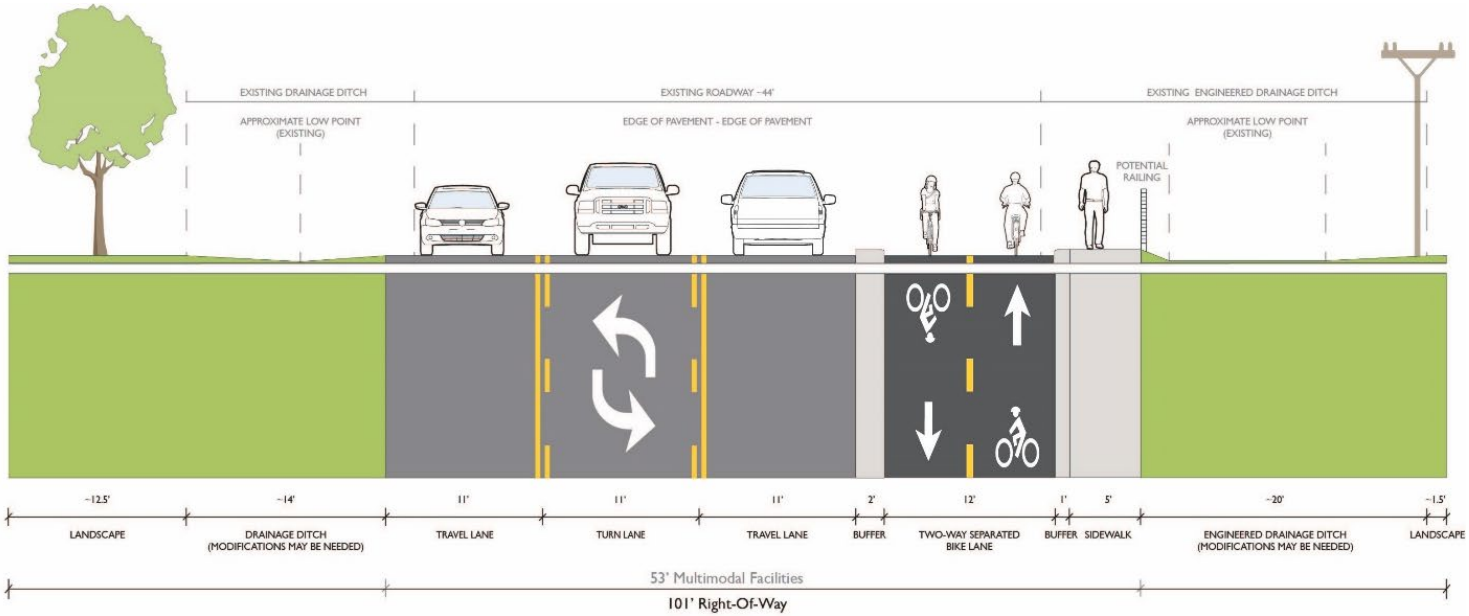
- Curb extensions that:
  - Formalize parking
  - Increase visibility of bicyclists and pedestrians during street crossings
  - Reduce turning speeds for vehicles due to smaller curb radii
- Formal mid-block crossings with Rectangular Rapid Flashing Beacons (RRFB)
- Designated bikeway facilities (also noted as a Crash Reduction Factor)
- Raised intersection at Boulevard that prioritizes bicycle and pedestrian crossings
- Truck aprons to reduce turning speeds at Oneta/Waterworks and Dairy Pak/N. Chase

Concept Comparison

Multiuse Path (Segment 4) – Typical Cross Section



Lane Removal Alternative (Segment 1) – Typical Cross Section



Concept Comparison Chart

Concept	Proposed Concept (Segments 1-4)	Multiuse Path (Segment 4)	Multiuse Path (Segments 1-3)	Lane Removal Alternative (Segment 1)

Overview	• Segments 1-3:
	  ○ 10-foot two-way SBL
	  ○ 5-foot sidewalk
	  ○ Street buffer reduced due to ROW impacts & constraints
	• Segment 4:
	  ○ Sharrows + curb extensions
		• 10-foot MUP
		• Existing SW on west side
		• Retains parking
		• Minimizes ROW impacts
		• Prince Avenue intersection modifications include a pedestrian push button, updates on NE corner for ADA upgrades, and pedestrian signal adjustments
			• 12-foot MUP
			• 3-foot street buffer
			• No separation for different modes
			• Utility relocation still necessary
				• Removes 1 travel lane for 1 lane in each direction + two-way center turn lane
				• 12-foot two-way SBL with 2-foot cast in place or precast concrete buffer
				• Five-foot sidewalk
				• Requires road widening
				• Very narrow buffer between SBL and sidewalk to minimize drainage modifications

Cost Info	• Refined Estimate* includes initial estimates for local ROW acquisition based on land use	• Same assumptions as Refined Estimate • Phased implementation possible, but would preclude efficiencies • Replacement and upgrade of Prince Avenue signal is not included in the cost estimate.	• Same assumptions as Refined Estimate	• High-level estimate (not as detailed as others) • Same assumptions as Refined Estimate

** Refined Estimate has identical design, with updated costs, as the Proposed Concept.*

Cost Comparison

Segment Cost Comparison

Segment	Proposed Concept	Refined Estimate	Refined Estimate + Seg 4 MUP	Multiuse Path Alternative	Lane Removal Alternative
1 – Dairy Pak to Loop 10	$1,572,000	$1,338,500	$1,338,500**	$1,249,000	$1,067,500
2 – Loop 10 to Oneta	$923,000	$1,140,500	$1,140,500**	$1,108,000	$1,140,500**
3 – Oneta to Boulevard	$2,724,500	$2,496,500	$2,496,500**	$2,413,250	$2,496,500**
4 – Boulevard to Prince	$303,750	$269,250	$1,351,000*	$1,351,000*	$269,250**

Intersection Cost Comparison

Intersection	Original Concept	Refined Estimate	Refined Estimate + Seg 4 MUP	Multiuse Path Alternative	Lane Removal Alternative
1 – Dairy Pak/N. Chase	$510,500	$509,250	$509,250**	$507,750	$509,250**
2 – Oneta/Waterworks	$391,500	$323,000	$323,000**	$323,750	$323,000**
3 – Boulevard	$314,00	$306,500	$306,500**	$306,500**	$306,500**

Corridor Comparison – Total Cost

	Original Concept	Refined Estimate	Refined Estimate + Seg 4 MUP	Multiuse Path Alternative	Lane Removal Alternative
Difference to Refined Estimated	*+$355,750*	*$0*	*+1,081,750*	*+$875,750*	*-$271,000*
TOTAL	$6,739,250	$6,383,500	$7,465,250	$7,259,250	$6,112,500***

** MUP Segment 4: original estimate was $1,500,000 on top of $303,750 for Proposed Concept and included signal replacement at Prince Avenue.*

*** Cost assumed same as Refined Estimate.*

**** MUP Segment 4: via phased implementation, would add $1,081,750 to Lane Removal Alternative to total $7,194,250.*

Bikeway Alignment on Barber Street

During the Chase Street Corridor Study, the preferred bikeway alignment from Prince Avenue to Newton Bridge Road was analyzed and discussed through the public outreach. Findings of the study resulted in a recommendation to prioritize the bikeway connection along Barber Street while simultaneously providing a vehicular and pedestrian connection along N. Chase Street. The recommendation to provide a separated bikeway along Barber Street was established in the Chase Street Corridor Study and identified as a top tier project in the Athens in Motion Plan.

The recommended roundabouts along N. Chase Street were noted as a preferred intersection treatment in the Chase Street Corridor Study and are currently part of the project being developed with Georgia Department of Transportation (GDOT) funding. While roundabouts have multiple benefits for bicyclists and pedestrians—slower entry and exit speeds, setback crosswalks, slower turning speeds, and shorter crossing distances—exposure for bicyclists cannot be eliminated at the Loop 10 interchange. Barber Street eliminates the exposure that is associated with the Loop 10 interchange, therefore reducing crash risk and providing the opportunity a safe and continuous connection between Prince Avenue and Newton Bridge Road.

Benefits of slower vehicle speeds and reduced turning speeds may encourage some more confident bicyclists to use the N. Chase Street Corridor as a connection. However, the reduced number of conflict points and elimination of exposure related to the interchange was a key consideration in the recommended Barber Street alignment.

Conclusion

Cost estimates for alternatives highlight how alternatives evaluated could impact cost for the project along Barber Street. As noted above, a phased approach could be considered; however, cost savings based upon construction efficiencies could be nullified. The following are key findings based upon the refinement and development of cost for the proposed concept and alternatives identified by the AiM Commission and Mayor and Commission:

- Refining the cost estimate for the proposed concept resulted in a reduced cost by approximately $355,750.
- A detail cost estimate for the multiuse path between Boulevard and Prince Avenue (Segment 4) totaled $1,081,750 (less than the $1.5M previously estimated; however, the previous estimate included replacement of the Prince Avenue signal).
- Replacing the two-way separated bike lane with a multiuse path from Dairy Pak to Boulevard increases the total project cost by approximately $875,750 and does not provide separation for modes. This could result in an increase in user conflicts, specifically along steep grades (e.g., between Boulevard and Cleveland Avenue).
- Removing a travel lane between Dairy Pak and Loop 10 does provide cost savings. This alternative is the only separated bikeway option that is at street-level and it is recommended that additional width be added due to the vehicle speeds, number of larger trucks, and narrow street buffer.

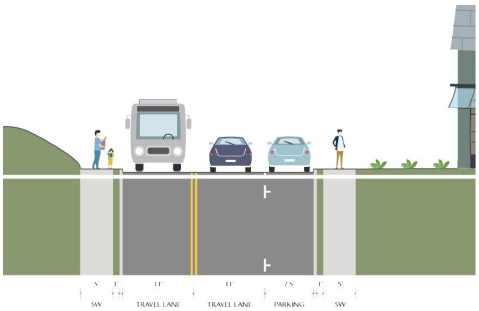
The information above is a detailed overview of a variety of Barber Street alternatives and corresponding cost. While all of these options provide enhanced bicycle and pedestrian facilities, the user experience along the entire corridors should be considered. Based upon the specific context and destinations connected, this corridor may experience high bicyclist and pedestrian volumes once a designated facility is installed. Any future bikeway, phased or not, should be built for the future needs of the community as a long-lasting asset to mobility for people in Athens.

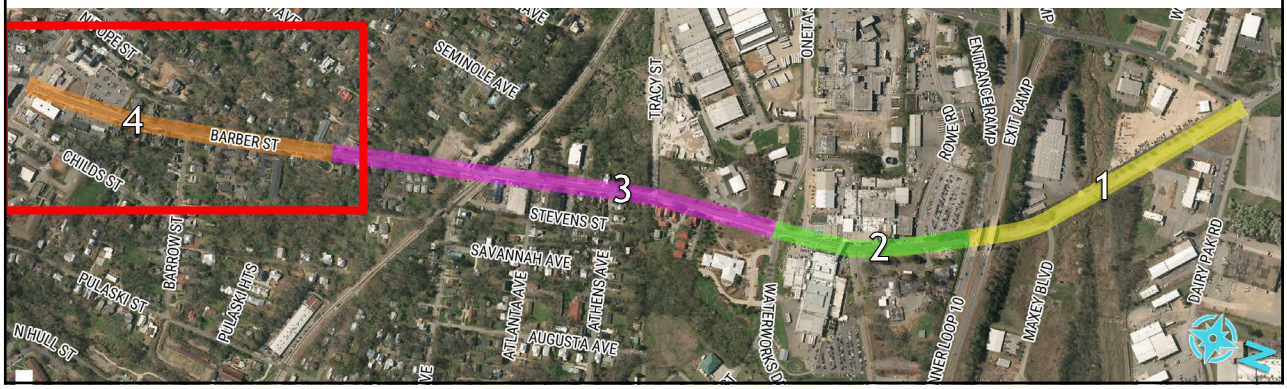
Athens in Motion
Barber Street
Segment 4
Advanced Design Concept

Athens-Clarke County
Athens in Motion Commission Meeting
July 14, 2022

Barber Street Corridor – Segment 4

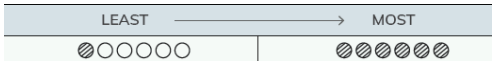
- Segment 4: Boulevard – Prince Avenue





Decision Matrix Overview

- Decision matrix created to analyze tradeoffs of design alternatives
  - Scored from least to most (compared to each other)
  - No weight assigned
  - Broken into Cost and Comfort



Bike/Ped Access

Bike/Ped Comfort

ROW & Property Impacts

Construction Costs

Maintenance Costs

Parking Impacts

Landscape Impacts

Utility Relocation

Drainage Impacts

EXISTING CONDITIONS

NOTES

- The existing section along Barber Street includes two 11' travel lanes, a 7.5' parking lane and 5' sidewalks along both sides of the corridor.
- The existing curb to curb distance is 29.5'.
- The existing ROW typically extends from the back of sidewalk to the back of sidewalk and ranges from 43-45'.
- Existing sidewalk and existing curb to curb distances are shown on all of the following concepts for reference.

TYPICAL SECTION



ALTERNATIVE 1

CURB EXTENSIONS & SHARED-LANE MARKINGS

ALTERNATIVE NOTES

- This alternative repurposes parking spaces as curb extensions to slow vehicle traffic and improve bicycle and pedestrian safety.
- Adding shared-lane markings to the street will make vehicles more aware that the road must be shared with bicyclists.
- This alternative has the lowest construction cost, however it will have the smallest impact on conflcit reduction.
- Cost Estimate: $254,464

TYPICAL SECTION



* Preliminary Alternative - *Not for Construction.*
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT			COST						
Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Parking Impacts	Landscape Impacts	Utility Relocation	Drainage Impacts
◍○○ ○○○	◍○○ ○○○	◍○○ ○○○	◍○○ ○○○	◍○○ ○○○	◍○○ ○○○	◍◍◍ ◍◍◍	◍○○ ○○○	◍◍○ ○○○	◍◍○ ○○○

ALTERNATIVE 1

CURB EXTENSIONS & SHARED-LANE MARKINGS



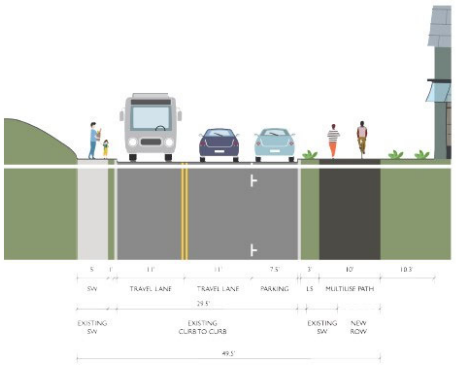
ALTERNATIVE 2A

10' MULTIUSE PATH
(RETAIN PARKING)

ALTERNATIVE NOTES

- This alternative retains 26 parking spaces on the east side of the corridor with the addition of a 10' multiuse path.
- Multiuse paths provide a shared space for all non-motorized users and can be marked with a centerline to designate two-way travel.
- A 10' multiuse path (as opposed to 12') may reduce ROW acquisition needs, but the narrower width can increase potential conflicts between users.
- This alternative includes a 3' landscaped buffer between street parking and the multiuse path that also serves as a door zone.
- Cost Estimate: $820,000

TYPICAL SECTION



* Preliminary Alternative - *Not for Construction.*
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT			COST						
Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Parking Impacts	Landscape Impacts	Utility Relocation	Drainage Impacts
◍◍○ ○○○	◍◍○ ○○○	◍◍○ ○○○	◍◍○ ○○○	◍◍○ ○○○	◍◍◍ ○○○	◍○○ ○○○	◍◍◍ ○○○	◍○○ ○○○	◍○○ ○○○

ALTERNATIVE 2A

10' MULTIUSE PATH
(RETAIN PARKING)



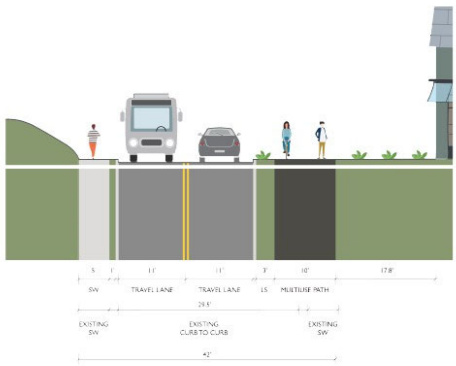
ALTERNATIVE 2B

10' MULTIUSE PATH
(REMOVE PARKING)

ALTERNATIVE NOTES

- This alternative repurposes street parking on the east side of the corridor for the addition of a 10' multiuse path.
- Multiuse paths provide a shared space for all non-motorized users and can be marked with a centerline to designate two-way travel.
- A 10' multiuse path (as opposed to 12') may reduce ROW acquisition needs, but the narrower width can increase potential conflicts between users.
- This alternative includes a 3' landscaped buffer between vehicles and the multiuse path that also serves as a door zone.
- Cost Estimate: $1,076,600

TYPICAL SECTION



* Preliminary Alternative - *Not for Construction.*
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT			COST						
Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Parking Impacts	Landscape Impacts	Utility Relocation	Drainage Impacts
◍◍◍ ○○○	◍◍○ ○○○	◍◍○ ○○○	◍○○ ○○○	◍◍○ ○○○	◍◍○ ○○○	◍◍◍ ◍◍◍	◍○○ ○○○	◍◍◍ ◍○○	◍◍◍ ◍◍◍

ALTERNATIVE 2B

10' MULTIUSE PATH
(REMOVE PARKING)



ALTERNATIVE 3A

12' MULTIUSE PATH (RETAIN PARKING)

ALTERNATIVE NOTES

- This alternative retains 26 parking spaces on the east side of the corridor with the addition of a 12' multiuse path.
- Multiuse paths provide a shared space for all non-motorized users and can be marked with a centerline to designate two-way travel.
- A 12' multiuse path (as opposed to 10') may increase ROW acquisition needs but the additional width can reduce potential conflicts between users.
- This alternative includes a 3' landscaped buffer between street parking and the multiuse path that also serves as a door zone.
- Cost Estimate: $850,700

TYPICAL SECTION



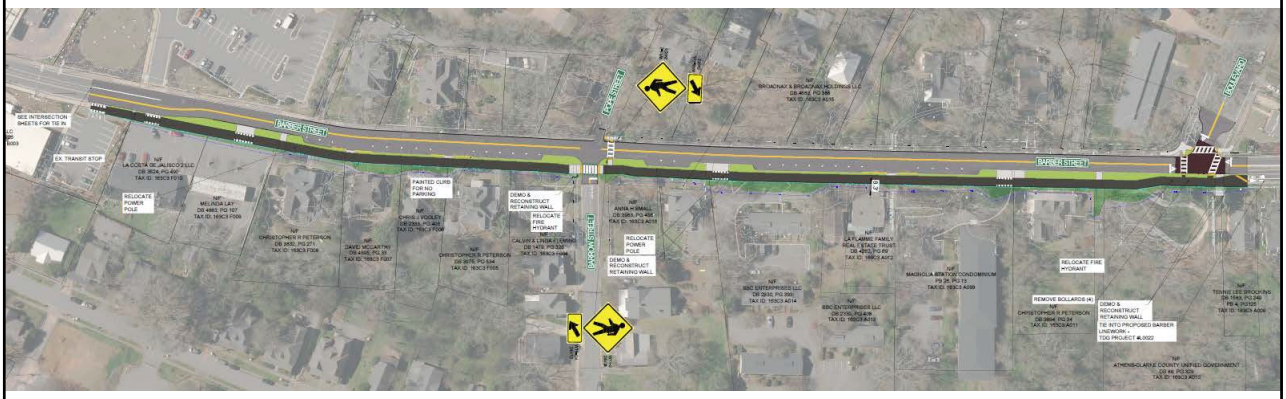
* Preliminary Alternative - *Not for Construction.*
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT			COST						
Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Parking Impacts	Landscape Impacts	Utility Relocation	Drainage Impacts
●●○ ○○○	●●● ○○○	●●● ●○○	●●● ●○○	●●● ○○○	●●● ○○○	●○○ ○○○	●●● ●○○	●●○ ○○○	●○○ ○○○

ALTERNATIVE 3A

12' MULTIUSE PATH (RETAIN PARKING)



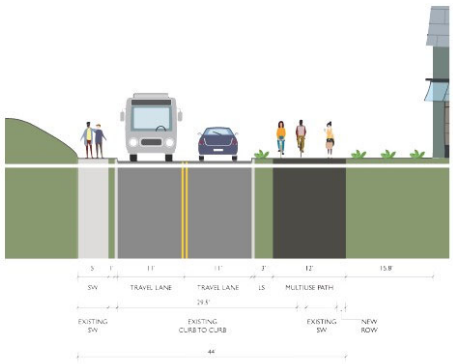
ALTERNATIVE 3B

12' MULTIUSE PATH
(REMOVE PARKING)

ALTERNATIVE NOTES

- This alternative repurposes street parking on the east side of the corridor with the addition of a 12' multiuse path.
- Multiuse paths provide a shared space for all non-motorized users and can be marked with a centerline to designate two-way travel.
- A 12' multiuse path (as opposed to 10') may increase ROW acquisition needs but the additional width can reduce potential conflicts between users.
- This alternative includes a 3' landscaped buffer between vehicles and the multiuse path that also serves as a door zone.
- Cost Estimate: $1,101,300

TYPICAL SECTION



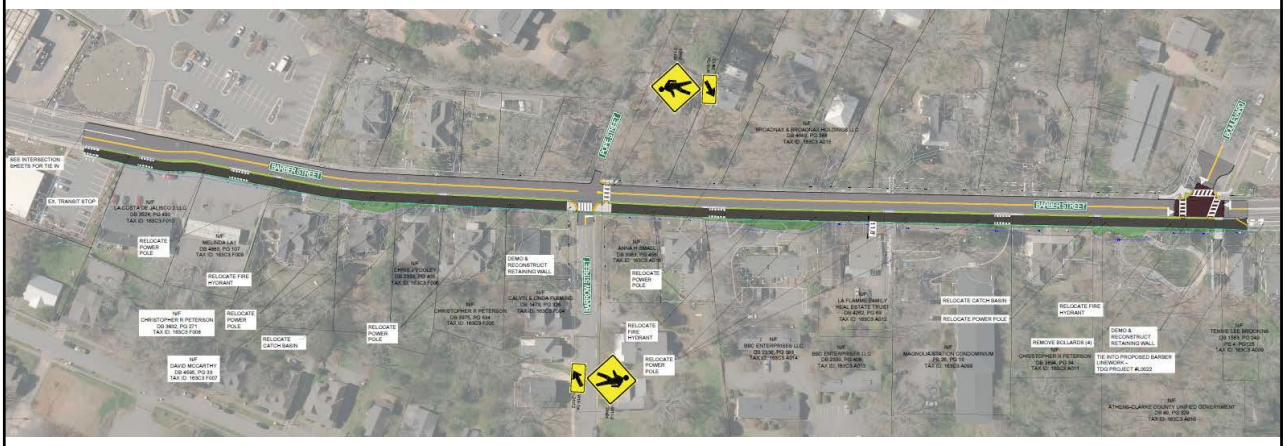
* **Preliminary Alternative** - ***Not for Construction.***
** **Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.**

DECISION MATRIX

COMFORT			COST						
Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Parking Impacts	Landscape Impacts	Utility Relocation	Drainage Impacts
●●●○○○	●●●○○○	●●●○○○	●●●○○○	●●●○○○	●●○○○○	●●●●●○	●●○○○○	●●●●●○	●●●●●○

ALTERNATIVE 3B

12' MULTIUSE PATH
(REMOVE PARKING)



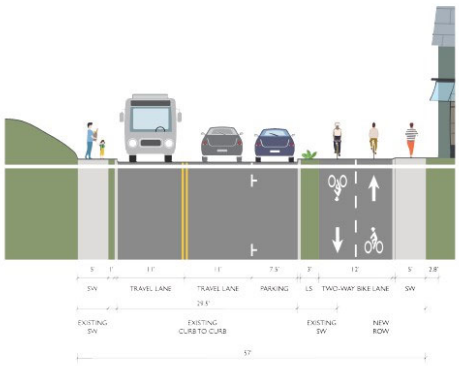
ALTERNATIVE 4A

12' TWO-WAY BIKE LANE WITH SIDEWALK (RETAIN PARKING)

ALTERNATIVE NOTES

- This alternative retains 26 parking spaces on the east side of the corridor with the addition of a two-way separated bike lane and 5' sidewalk.
- Two-way separated bike lanes provide an exclusive space for bicycles along the roadway that is vertically and horizontally separated from vehicles and pedestrians.
- This alternative includes a 3' landscaped buffer between street parking and the two-way separated bike lane that also serves as a door zone.
- Cost Estimate: $1,213,500

TYPICAL SECTION



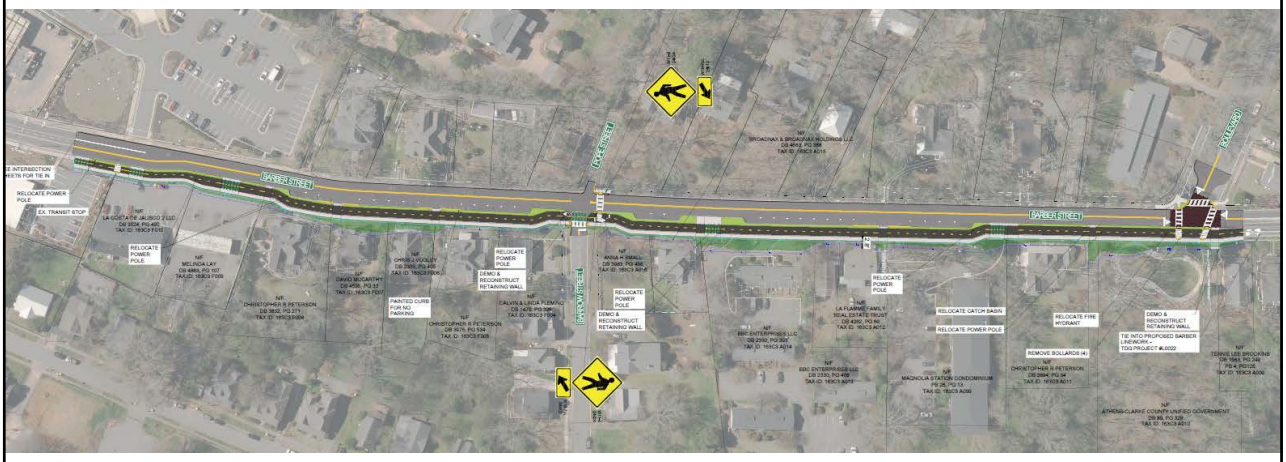
* Preliminary Alternative - *Not for Construction.*
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT			COST						
Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Parking Impacts	Landscape Impacts	Utility Relocation	Drainage Impacts
●●● ●●○	●●● ●●●	●●● ●●●	●●● ●●●	●●● ●●●	●●● ●●●	●○○ ○○○	●●● ●●●	●●● ○○○	●●● ●●●

ALTERNATIVE 4A

12' TWO-WAY BIKE LANE WITH SIDEWALK (RETAIN PARKING)



Alternative recommended by Athens in Motion Commission by unanimous vote on July 14, 2022

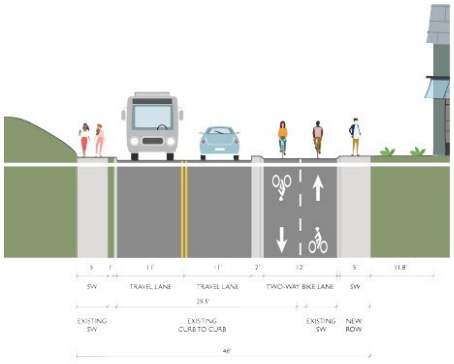
ALTERNATIVE 4B

12' TWO-WAY BIKE LANE WITH SIDEWALK (REMOVE PARKING)

ALTERNATIVE NOTES

- This alternative repurposes existing street parking on the east side of the corridor for a two-way separated bike lane and 5' sidewalk.
- Two-way separated bike lanes provide an exclusive space for bicycles along the roadway that is vertically and horizontally separated from vehicles and pedestrians.
- This alternative includes a 2' buffer between vehicles and the two-way separated bike lanes that also serves as a door zone.
- Cost Estimate: $1,158,900

TYPICAL SECTION



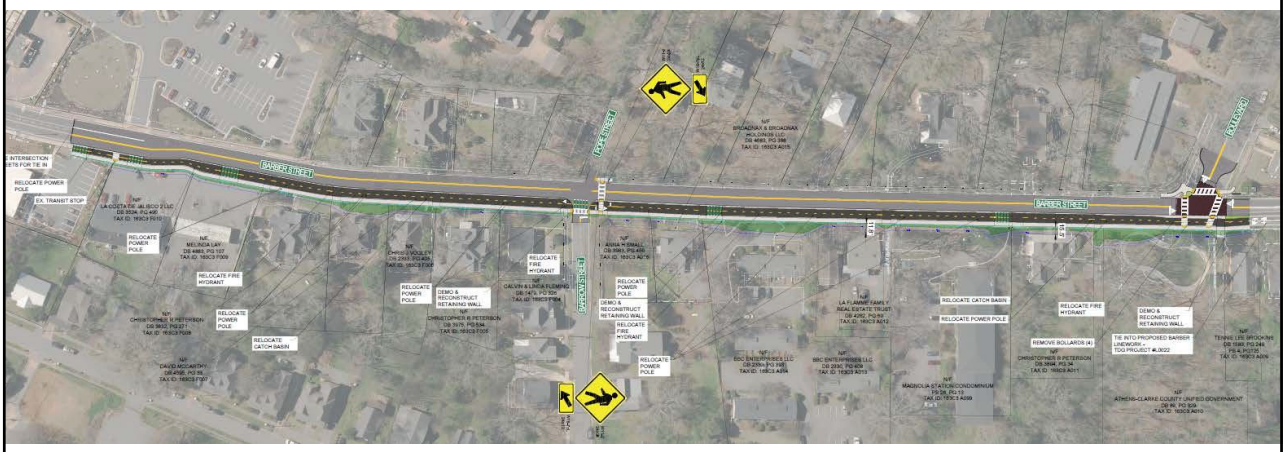
* Preliminary Alternative - *Not for Construction.*
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

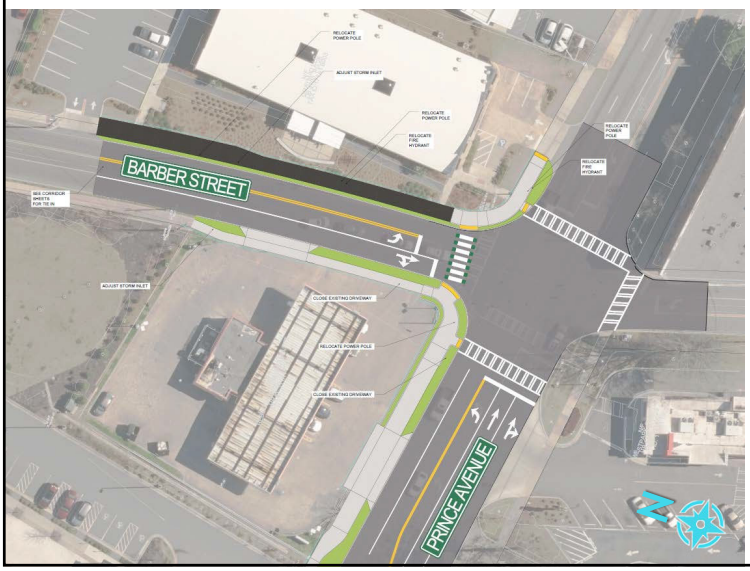
COMFORT			COST						
Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Parking Impacts	Landscape Impacts	Utility Relocation	Drainage Impacts
●●● ●●●	●●● ●●●	●●● ●●●	●●● ●●○	●●● ●●●	●●● ●●○	●●● ●●●	●●● ●●○	●●● ●●●	●●● ○○○

ALTERNATIVE 4B

12' TWO-WAY BIKE LANE WITH SIDEWALK (REMOVE PARKING)

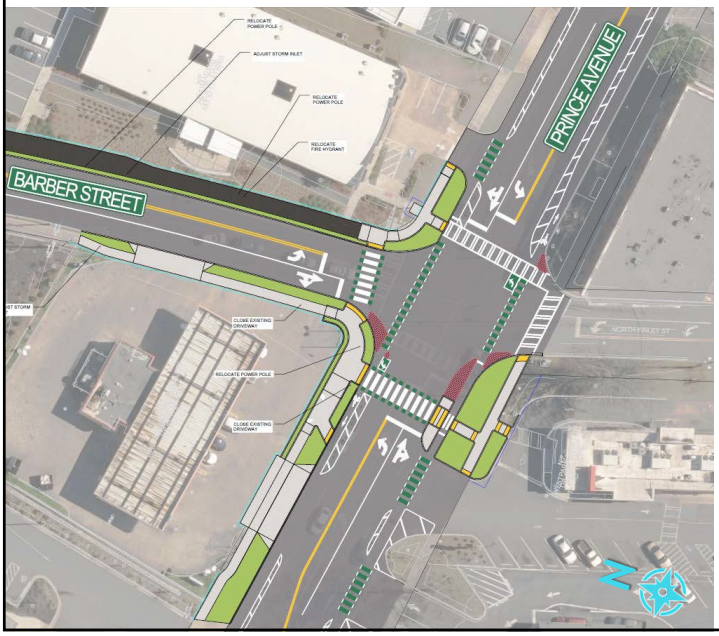


Intersection Alternate 1:



- Multiuse paths on Barber Street and Prince Avenue
- Cost: $431,200

Intersection Alternate 2:



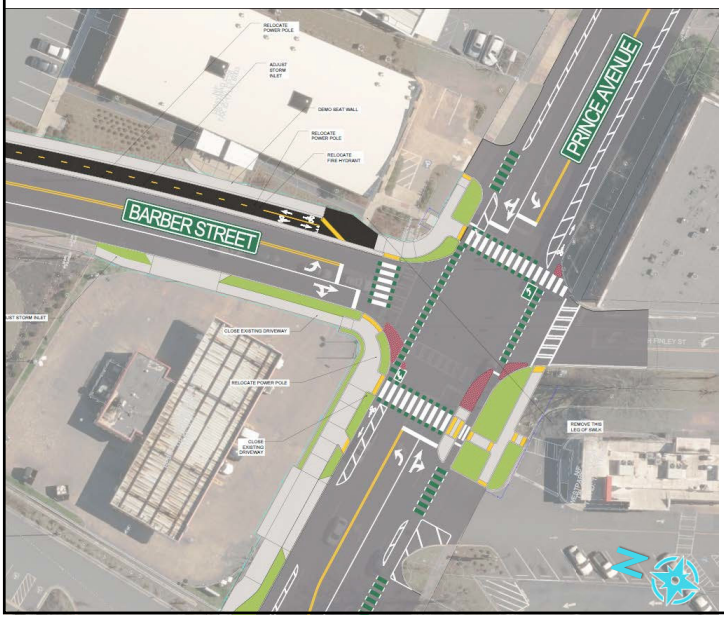
- Multiuse path on Barber Street and Directional Separated Bike Lanes on Prince Avenue
- Cost: $651,730

Intersection Alternate 3:



- Two-way Separated Bike Lanes on Barber Street and Multiuse Path on Prince Avenue
- Cost: $469,700

Intersection Alternate 4:



- Two-way Separated Bike Lane on Barber Street and Directional Separated Bike Lanes on Prince Avenue
- Cost: $681,500

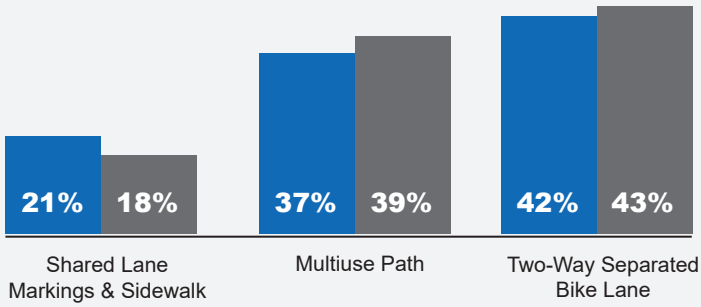
Barber Street: Bike & Pedestrian Design Alternatives

Boulevard - Prince Avenue: Survey Results Summary

The Barber Street survey was available October 5 - November 25, 2022 through the project **StoryMap**. A summary of the results from the 103 responses is shown below.

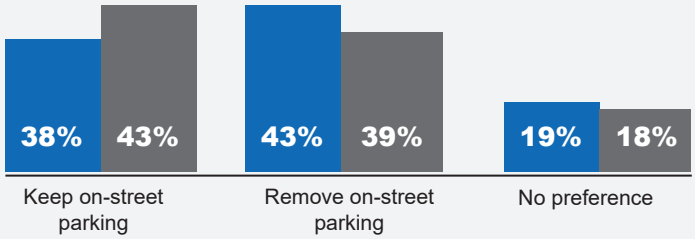
PREFERRED DESIGN

- Overall Survey
- People who use bicycle infrastructure in Athens (70% of respondents)

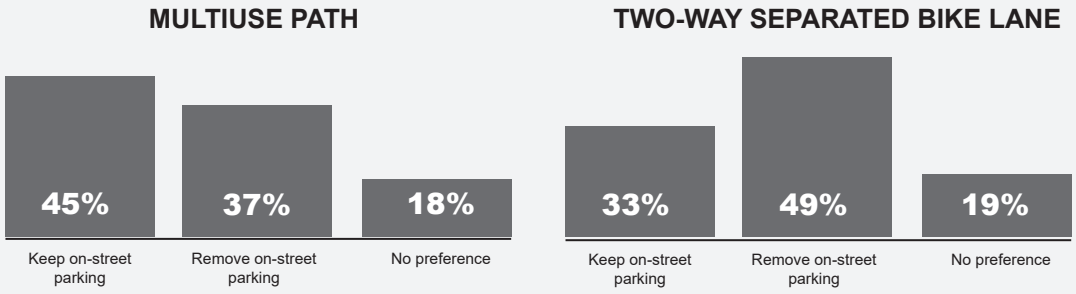


PARKING PREFERENCE

- Overall Survey
- People who live and work on the corridor (27% of respondents)



PARKING PREFERENCE BY FACILITY



KEY THEMES FROM OPEN-ENDED RESPONSES

- Existing on-street parking feels dangerous for both bicyclists and motorists.
- Parking is a perceived right. A couple homes may not have off-street parking.
- Separation of modes is the most common concern, but property/parking impacts are highest for those who feel this segment of Barber Street is already safe for bicyclists
- Safety at the Barrow Street/Pope Street intersection is a concern, and there is desire for an all-way stop.
- For many people who bicycle, sharrows do not provide sufficient protection/separation.
- Integration into nearby bike/ped projects is a must and traffic calming is desired.

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY GEORGIA, PART II (SPECIAL AND RELATED LAWS), TITLE 3 (PUBLIC SAFETY), CHAPTER 3-7 (FIRE), TO CREATE A NEW **SECTION 3-7-11** ENTITLED "**FIREFIGHTER'S MEDIATION ACT**"; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to the Charter, the Unified Government of Athens-Clarke County, Georgia ("ACCGov") is deemed to be both a municipal corporation and a county duly organized and existing under the laws of the State of Georgia; and

WHEREAS, O.C.G.A. § 25-5-1, *et seq.* ("Firefighter's Mediation Act") provides an exception for firefighters to the general prohibition against public employees engaging in collective bargaining and specifically allows them the right to bargain collectively with their respective corporate authorities, which are defined to include only municipalities, and to be represented by a labor organization or other properly recognized bargaining agent to collectively bargain for such things as wages, rates of pay, hours, working conditions, and all other terms and conditions of employment; and

WHEREAS, the Firefighter's Mediation Act provides that for ACCGov firefighters to be eligible to participate in collective bargaining, Athens-Clarke County ("ACC") must have a population of 20,000 or more, and "the governing authority of the municipality must agree by ordinance that the municipality will be so covered"; and

WHEREAS, the population of ACC is greater than 20,000; and

WHEREAS, the governing authority of ACCGov desires for ACCGov firefighters to be covered under the Firefighter's Mediation Act; and

WHEREAS, the Professional Firefighters of Athens-Clarke County Local 2795 ("Local 2795") is a formally registered chapter of the International Association of Fire Fighters and employees have been organizing as Local 2795 for approximately fifteen years; and

WHEREAS, Local 2795 desires to begin the collective bargaining process; and

WHEREAS, Local 2795 would be eligible to serve as the bargaining agent for ACCGov firefighters if it were to be selected by a majority vote of all ACCGov firefighters to act in that capacity; and

WHEREAS, allowing ACCGov firefighters to participate in collective bargaining by ordinance will benefit the health and general welfare of ACC, its citizens, and the general public; and

WHEREAS, this Ordinance will benefit the labor relations between ACCGov and ACCGov's firefighters; and

WHEREAS, ACCGov seeks to recruit and retain top-tier employees; and

WHEREAS, ACCGov has been experiencing difficulty in recruitment and retention, particularly in public safety departments, including the ACC Fire Department; and

WHEREAS, the Mayor and Commission believe in the value of ACCGov employees having the right to engage in collective bargaining, both for their own benefit and for the benefit of the community at large; and

WHEREAS, the Mayor and Commission seek for the ACC community to become a thriving economic hub rooted in a worker-friendly economy, which necessarily includes employers having a friendly disposition toward employee organizations and institutions supporting cooperatively and/or democratically organized workplaces;

NOW, THEREFORE, the Commission of Athens-Clarke County, Georgia, hereby ordains as follows:

SECTION 1: Chapter 3-7, Fire, of Title 3, Public Safety, of the Code of Athens-Clarke County, Georgia shall be amended by inserting a new Section 3-7-11 entitled "Firefighter's Mediation Act", as follows:

"Sec. 3-7-11. Firefighters Mediation Act.

(a) The State Firefighter's Mediation Act (O.C.G. A. § 25-5-1, *et seq.*) and all rights and privileges provided therein shall be applicable within Athens-Clarke County.
(b) Pursuant to O.C.G.A. §§ 25-5-12 and 36-30-3, employees receiving benefits resulting from the adoption of this Section 3-7-11 do not receive them as vested rights.
(c) Pursuant to O.C.G.A. § 25-5-12, Section 3-7-11 shall not be construed as granting ACCGov employees the authority to engage in a strike, work stoppage, or work slowdown of any kind.
(d) The Manager, or the Manager's designee(s), shall be designated to act on behalf of ACCGov for the purposes of collective bargaining with ACCGov firefighters' selected bargaining agent pursuant to O.C.G.A. § 25-5-1, *et seq.*
(e) To be effective, any collective bargaining agreement negotiated by the Manager and the bargaining agent selected by the firefighters must be approved by the governing authority."

SECTION 2: Should any provision, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, paragraphs, sentences, or words of this Ordinance as hereby issued shall remain in full force and effect. All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed or set aside.

SECTION 3: The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

SECTION 4: The Commission adopts and makes the findings discussed in the "Whereas" paragraphs the factual findings of the Commission.

SECTION 5: This Ordinance shall become effective upon its approval by the Mayor or upon it adoption into law by the Commission without the Mayor's approval.

SO ORDERED AND ORDAINED this ___ day of _____, 2022.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

APPROVED:_____
Kelly Girtz, Mayor

ATTEST:_____
Gloria J. Spratlin, Clerk of Commission

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Community Energy Fund: Potential Projects and Initiatives; Franchise Fee Allocation; and Proposed Policy Revision

DATE: April 27, 2023

BUDGET INFORMATION:

REVENUES: Variable

EXPENSES: N/A
ANNUAL:
CAPITAL:
OTHER:

FUNDING SOURCE: A Portion of the Electric and Gas Utility Franchise Fees

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Accept the proposed list (**Attachment 1 - Community Energy Fund (CEF) Potential Projects and Initiatives**) as potential Community Energy Fund Projects.
b. In accordance with Section D.3 of the CEF Policy/Procedure, Number SUST-001 **(Attachment 2)**, allocate the CEF portion of the FY22 franchise fee revenues, approximately $334,542, to a Special Revenue Fund in order to fund potential projects listed in CEF Potential Projects and Initiatives **(Attachment 1),** and
c. Accept revisions to the Community Energy Fund Policy as indicated in SUST-001/6.2023 Update (**Attachment 3**).

HISTORY:

1. On February 4, 1992, the Mayor and Commission (M&C) passed an ordinance granting Georgia Power Company an electric utility franchise and requiring franchise fee payments of 4% on gross sales. The term of the agreement is for a period of 50 years, ending February 4, 2042.

2. On February 4, 1992, the M&C passed an ordinance granting exclusive franchise rights to Atlanta Gas Light Company for a period of 30 years. The agreement expires in 2022. The M&C passed an amendment to modify the franchise fee calculation provisions on September 1, 1998 but left the term of the 1992 agreement in place.

3. On June 23, 1995, the M&C passed an ordinance granting Jackson EMC, Rayle EMC, and Walton EMC an electric utility franchise and requiring franchise fee payments of 4% on gross sales. The term of the agreement is for a period of 50 years, ending June 30, 2045.

4. On April 5, 2016, the M&C passed a resolution calling for the increased use of renewable energy to support operations of ACCGov.

5. In December 2017, the Envision Athens Action Agenda was published. The Action Agenda included an action to "Increase energy efficiency, sources, and use of renewables", and specifically set a target to reduce the amount of energy derived from fossil fuels by 30%.

6. On July 3, 2018, the M&C adopted the 2018 Comprehensive Plan that was informed by the Envision Athens Action Agenda that included an environmental implementation strategy to "Increase energy efficiency, sources, and use of renewables."

7. On January 23, 2019, the Sustainability Office issued a solicitation known as RFP #00940 Energy Resource Coordination to identified consultants capable of providing energy related consulting and project management services

8. On February 4, 2019, Mayor Girtz signed onto the Sierra Club's Mayors for 100% Clean Energy Initiative as a first step to committing Athens-Clarke County to 100% clean energy by 2035.

9. On April 2, 2019, the M&C adopted the FY20 Strategic Commitments and Goals. These included the goal "*ACCGOV to aim for 100% clean and renewable energy by 2035 and develop and implement equitable strategies to do so by April 2020*".

10. In April 2019, the Sustainability Office worked with partners from 100% Athens, the Georgia Climate Change Coalition, Environment Georgia, and Athens for Everyone to develop draft resolution language to establish what specific goals Athens-Clarke County should adopt to achieve 100% clean and renewable energy by 2035.

11. On April 30, 2019, Mayor Girtz released the FY20 Mayor Recommended Budget. This budget proposed to add $70,000 across all funds to create a renewable energy plan.

12. On May 21, 2019, the M&C passed a resolution to adopt 100% Clean and Renewable Energy Goals including efforts to redress historical inequities in the Athens-Clarke community through workforce development in marginalized communities and by facilitating clean energy in low-income communities.

13. On May 22, 2019, staff executed an on-call agreement with The Southface Energy Institute--and its listed subcontractors, 2KB Energy and The Greenlink Group--to provide energy related consulting and project management services. This agreement is available to be renewed for four additional one-year terms.

14. On August 14, 2019, staff issued a purchase order to the Southface Energy Institute for Phase I of the Clean Energy Action Plan. This phase develops a community energy model from which we can evaluate the costs and benefits of various energy-related actions and policies.

15. On December 17, 2019, the Georgia Public Service Commission approved the 2020-2022 Rate Case for the Georgia Power Company.

16. On January 29, 2020, staff issued a purchase order to the Southface Energy Institute for Phase II of the Clean Energy Action Plan. This phase initiates the broader public engagement for the plan development.

17. The four electric utilities that serve the Athens-Clarke County (ACC) community pay the Unified Government of Athens-Clarke County (ACCGov) 4% of gross sales from local energy sales. The franchise fee payment calculation for Atlanta Gas Light uses a formula that includes natural gas capacity demands by ACC customers, inflation adjustments, and Georgia Public Service Commission designated adjustments. These fees are directed into the General Fund to support public purposes.

18. On March 3, 2020 the Mayor and Commission approved the Community Energy Program Policy (**Attachment 2**). This policy established parameters under which a portion of annual franchise fees are allocated to a Special Revenue Account.

19. The goals of the Policy are to create a fund that will
    a. Make meaningful progress towards achieving ACCGov's 2050 community-wide 100% Clean and Renewable Energy Goal;
    b. Create a feedback mechanism where increases in utility energy costs and/or energy consumption result in a funding source that is available to use energy efficiency improvements and renewable energy installations to reduce energy burdens for the residents and businesses most impacted by these increases;
    c. Support energy-related economic development incentives used to recruit and expand businesses in the community;
    d. Create a funding source that is available to support the non-profit community in a transition to renewable energy through energy conservation and renewable energy projects, and by funding programs that address local poverty by supporting jobs in the clean energy economy;
    e. Amplify existing conservation programs provided by energy utilities and identify other community programs that can leverage funds for existing work with residents most vulnerable to increasing energy costs; and,
    f. Achieve these goals by creating a sustainable financial mechanism which responsibly maximizes the funds already available to this Unified Government.

20. On August 2, 2022 the Mayor and Commission accepted the Athens-Clarke County Clean and

Renewable Energy Plan. This plan included pathways and priorities, set up in Tiers, guiding ACCGov toward a clean energy transition to meet 100% Clean Energy goals.

21. In August 2022 the Finance Department identified approximately $334,542 out of the approximately $7,175,000 received in franchise fees as available for allocation as per the formula outlined in the CEF Policy approved by the Mayor and Commission (**Attachment 2**).

22. In September 2022, staff began evaluating potential programs that would best achieve Clean and Renewable Energy Plan goals and priorities.

FACTS AND ISSUES

1. Article III, Section VI, Paragraph VI of the Georgia Constitution (i.e. the "Gratuities Clause") prohibits the use of local and state tax dollars or property in the compensation of private entities or individuals. The ACCGov Attorney's Office has determined that this restriction applies to the allocation of funds generated through franchise fees.

2. Sustainability, Central Services, and the ACCGov Attorney's Office developed a list of potential projects and project areas in which franchise fees can be used to provide community benefit within the limits of the gratuities clause (**Attachment 1 – CEF Potential Projects and Initiatives**).

3. Setting up these projects and initiatives takes time and potentially will require the services of specialized legal counsel. Thus, there is a desire to ensure that the potential projects/initiatives identified are ones the Mayor and Commission would direct the Manager to pursue should the Mayor and Commission decide to dedicate FY22 franchise fees to a Special Revenue Account. The staff is requesting feedback and confirmation that the projects listed in **Attachment 1, CEF Potential Projects and Initiatives,** are indeed Mayor and Commission desire to pursue.

4. Projects funded by franchise fees provide benefits and cost savings to the community, focusing on Low and Moderate Income populations (LMI), small businesses, and community resilience hubs. Projects that provide such benefits cannot be pursued until funding is provided via the CEF policy.

5. Section D.1 and D.2 of the current policy (**Attachment 2 – CEF Policy**) states that franchise fee allocations are suspended when the economy experiences a recession. As per the policy:

   D.1: In any ACCGov fiscal year with two or more fiscal quarters of ≤ 0% growth in national gross domestic product (GDP), the procedures outlined in Section C of this Policy shall be suspended for the current and following ACCGov fiscal year.

   D.2: In any time where two consecutive fiscal quarters of ≤ 0% growth in national GDP bridges an ACCGov fiscal year (Q4-Q1), the procedures outlined in Section C

of this Policy shall automatically be suspended only for the fiscal year in which the Q1 national GDP is ≤ 0%.

Note: as per section D.4: *For the purposes of this Policy, annual economic growth will be determined by utilizing the most recent quarterly estimates of GDP available from the U.S. Bureau of Economic Analysis.*

6. While the criteria for a national recession was met in the first two quarters of 2022, there was no apparent corresponding impact on the local economy.

7. Section D.3 of the current policy (**Attachment 2)** states:
   D.3 When Section D provisions are triggered, there will be no upper limits on undesignated franchise fee revenues for use by the General Fund and no revenues will be directed to the CEF unless directed by the Mayor and Commission.

8. As per section D.3, this agenda item request provides an opportunity for the M&C to direct funding to the CEF.

9. Attached are proposed revisions to the current Community Energy Fund (**Attachment 3**). The purposes of the revisions include:
   a. To provide a consistent and dependable funding source for projects that result in benefits to the community, especially LMI populations, by removing section D of the policy.
   b. To include ACCGov facilities as eligible for funding so that projects such as community resilience hubs and energy related changes to ACCGov facilities which are heavily used by the public can be considered. These projects would also help ACCGov meet the Mayor and Commission goal of 100% Clean and Renewable ACCGov facilities by 2035.
   c. To reduce the time lag between the ACCGov Finance Department's determination of available funds and the time these funds are available to the program.

10. Investing a portion of ACCGov revenue paid by electric utilities into community and business-related projects for the purpose of reducing energy costs and addressing health and safety issues aligns with existing goals identified in the Envision Athens and Comprehensive plans, the M&C FY20 Strategic Commitments and Goals, the 100% Clean and Renewable Energy Goals resolution, and the August 2022 Clean and Renewable Energy Action Plan, Tier I priorities.

11. These recommendations support the following FY20 Mayor and Commission Strategic Commitments:
    - Healthy, Livable, Sustainable Athens-Clarke County
    - Economic Prosperity
    - Safe and Prepared Communities
    - Accountable and Responsive Government

12. These recommendations also support the Athens-Clarke County Mayor and Commission FY23-25 Strategic Plan Goals, Strategies, and Initiatives:
    a. Goal #6.D - Built and Natural Infrastructure, Follow Through on Commitment to 100% Clean and Renewable Energy Resolution
    b. Goal #6.E – Built and Natural Infrastructure, Address Ecosystem Health, Infrastructure Sustainability and Resilience.

OPTIONS:

1. To request that the Mayor and Commission:
    a. Accept the proposed list (**Attachment 1 - Community Energy Fund (CEF) Potential Projects and Initiatives**) as potential Community Energy Fund Projects.
    b. In accordance with Section D.3 of the CEF Policy/Procedure, Number SUST-001 **(Attachment 2)**, allocate the CEF portion of the FY22 franchise fee revenues, approximately $334,542, to a Special Revenue Fund in order to fund potential projects listed in CEF Potential Projects and Initiatives **(Attachment 1),** and
    c. Accept revisions to the Community Energy Fund Policy as indicated in SUST-001/6.2023 Update (**Attachment 3**).
2. Mayor and Commission decline to adopt the proposed policy to establish the Community Energy Fund.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION:

Option #1: a, b, and c

DEPARTMENT: Managers Office/Sustainability Office

Prepared by: Mike Wharton

J. Michael Wharton

4/27/2023

J. Michael Wharton Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1: a, b, and c

May 10, 2023

Manager Date:

ATTACHMENTS:

Attachment 1-Community Energy Fund - Potential Projects and Initiativess-4.24.2023
Attachment 2 - Community Energy Fund Policy - 3.3.2020
Attachment 3 Community Energy Fund Proposed Revision - 4.28.2023

Community Energy Fund (CEF)
Potential Projects and Initiatives

Overview

As per the Mayor and Commission approved Policy and Procedure Statement for the Community Energy Fund, the intent of the use of revenues designated for use by the plan is as follows:

> *In support of a transition to 100% clean and renewable energy, the CEF will be used to improve building performance and reduce energy cost burdens in Athens-Clarke County for the benefit of low and moderate income residents, businesses, and non-profit organizations. The distribution of CEF funds back into the community shall be directed by a CEF utilization policy approved by the Mayor and Commission. The utilization policy will be informed by the Clean Energy Action Plan*

Limitations and Challenges:

As per the Gratuities Clause in the Georgia Constitutional (Article III, Section VI, Paragraph VI):

> *The General Assembly shall not have the power to grant any donation or gratuity or to forgive any debt or obligation owing to the public, and (2) the General Assembly shall not grant or authorize extra compensation to any public officer, agent, or contractor after the service has been rendered or the contract entered into.* Note: This limits the use of local and state funds for community projects.

Programs and Projects Potentially Eligible for Funding

1. **Any eligible project involving** ACCGov properties or activities; Examples of potential projects includes the creation of resilience hubs, solar arrays, battery storage projects, transportation electrification, and building efficiency initiatives.

2. **Authorities and Government Entities:**
    - Each project would need to be evaluated on an individual basis and the funds would need to be tied directly to the purpose of the organization; would need to engage with the organizations leadership and attorneys; the action/project must be tied to the legal authorization of the organization. Examples of potential projects include:
        i. Funds can be used in conjunction with such organizations as the Downtown Development Authority, City of Winterville, City of Bogart, Industrial Authority
        ii. Funds could be used to help business and industry transition to clean energy
        iii. Funds can be used to as part of economic development package to fund solar, battery storage, energy efficiency, etc.
        iv. Consider initially focusing on small businesses, including incubator, minority/women owned, and those located in at-risk communities

3. **Athens Housing Authority**
    - Potential projects would need to be individually assessed and the funds would need to be tied directly to the purpose of the organization; would need to engage with the

organizations leadership and attorneys; the action must be tied to the legal authorization of the organization. Examples of potential projects include

i. Solar and Solar + Storage projects on public housing and/or qualifying Section 8 housing.
ii. Potential to also include the use of such systems as Allume Energy's SolShare product to allocate solar energy use equally among tenants in multifamily units. This product can be used to "reward" those who use less energy.
iii. Energy cost can be negotiated so that tenants realize savings (less maintenance and replacement costs
iv. Potential to negotiate with the Authority to have savings (or at least a percentage) allocated to an account to be used exclusively for maintenance and long-term replacement

4. **CPACE (Commercial Property Assessed Clean Energy) Program**
   - C-Pace (Commercial PACE) is legal in GA (legislation passed in 2010)
   - May require additional, local legislation
   - Target Recipient: Business and Industry
   - ACCGov "floats" loan; repayments are added to property tax bill
   - Potential to partner with the Economic Development Department and the Development Authority to complete projects.
   - Brief explanation:
     Commercial Property Assessed Clean Energy (C-PACE) is a financing mechanism used by local governments that allows commercial, industrial, and multi-family property owners to finance energy efficiency and renewable energy improvements through their property tax payment. The repayment of qualified energy improvements is done via a voluntary property tax assessment collected by local governments, just as other public infrastructure investments are financed. The financing for PACE projects may be provided by municipal bonds or third party capital secured by the property assessment payments. Repayment responsibility transfers to the next owner if the property is sold. .

5. **Expenditures within a TAD to Fund Clean Energy Projects**
   - Fund solar, solar + battery, electric chargers, energy efficiency and other projects relevant to clean energy goals

6. **Community Habitat and Forest Enhancement** on both public and private tracts –
   - Fund green infrastructure, greenspace in urban areas, and/or restore habitat on public property so as to mitigate heat or reduce the need to use energy (ex: cooling buildings or vehicles).

7. **Other, similar projects and initiatives** that meet the goals of the Community Energy Fund and are determined by the Attorney's Office to fall within the scope of projects that can utilize these public funds.

POLICY AND/OR PROCEDURE STATEMENT

SUSTAINABILITY OFFICE
UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

I. POLICY SUBJECT: Standards and procedures to be followed in the partial reallocation of future utility franchise fee revenue from the General Fund to a unique Project within the Special Programs Fund for the purpose of community energy projects.

FUNCTIONAL AREA: Manager's Office/Sustainability Office & Finance Department

POLICY/PROCEDURE NUMBER: SUST-001

II. POLICY STATEMENT:

As defined by this Policy, upper revenue targets are established for fees collected by the administration of utility franchise fees to energy providers--including, but not limited to Georgia Power Company, Jackson Electric Membership Corporation, Walton Electric Membership Corporation, Rayle Electric Membership Corporation, and Atlanta Gas Light Company—so as to constrain the amount directed into the Athens-Clarke County Unified Government (ACCGov) General Fund with the remainder redirected to unique Project within the Special Programs Fund known as the Community Energy Fund project (CEF). This undesignated revenue target will increase in future fiscal years at an annual rate not to exceed 1%, and will be suspended during times of national economic recession. In support of a transition to 100% clean and renewable energy, the CEF will be used to improve building performance and reduce energy cost burdens in Athens-Clarke County for the benefit of low and moderate income residents, businesses, and non-profit organizations. The distribution of CEF funds back into the community shall be directed by a CEF utilization policy approved by the Mayor and Commission. The utilization policy will be informed by the Clean Energy Action Plan.

III. POLICY TERMS:

A. Policy Goals:

The goals of this Policy are to create a fund that will:

1. Make meaningful progress towards achieving ACCGov's 2050 community-wide 100% Clean and Renewable Energy Goal;
2. Create a feedback mechanism where increases in utility energy costs and/or energy consumption result in a funding source that is available to use energy efficiency improvements and renewable energy installations to reduce energy burdens for the residents and businesses most impacted by these increases;
3. Support energy-related economic development incentives used to recruit and expand businesses in the community;
4. Create a funding source that is available to support the non-profit community in a transition to renewable energy through energy conservation and renewable energy projects, and by funding programs that address local poverty by supporting jobs in the clean energy economy;

5. Amplify existing conservation programs provided by energy utilities and identify other community programs that can leverage funds for existing work with residents most vulnerable to increasing energy costs; and,
6. Achieve these goals by creating a sustainable financial mechanism which responsibly maximizes the funds already available to this Unified Government.

B. Definitions:

1. Fiscal Year: The 12 month budgetary year used by ACCGov, ending on June 30 of each year.
2. General Fund: The primary fund used by ACCGov to record budget revenues and expenses not associated with special purpose funds.
3. Special Programs Fund: An account established by ACCGov to provide an extra level of transparency and accountability to residents by collecting funding for designated purposes. When annual revenues exceed expenses, a special programs fund carries funding forward across fiscal years.
4. Franchise Fee: An annual fee paid by privately held utilities to offset the impacts their services have on the community. The fee is typically based on the amount of utility services sold and is established in franchise agreement between each utility and ACCGov.
5. Energy Burden: The proportion of household income spent on energy services.

C. Community Energy Fund Procedures:

The following budget allocation procedures will be followed to ensure ACCGov utility franchise fee revenue is expended in a manner that meets the aforementioned goals of this policy while ensuring transparency and accountability.

1. The ACCGov Manager (Manager) shall create a unique Project within the Special Programs Fund, which shall be funded as directed in this policy.
2. With each budget adoption, the Mayor and Commission will set the limit for undesignated franchise fee revenues and estimates for contributions into the Special Programs Fund, to the Community Energy Fund project. If energy-related franchise fees come in below the budget forecasts, a lesser amount will be allocated to the Community Energy Fund. If energy-related franchise fees come in above budget forecasts, a budget amendment will be used to allocate the additional revenue into the Community Energy Fund.
3. In the first two fiscal years of this policy, the annual upper limit on utility franchise fee General Fund receives for undesignated purposes will be held steady with the FY21 projections identified in the budgeting process.
4. Each fiscal year thereafter, the amount of utility franchise fee funds utilized in the General Fund for undesignated purposes should increase by 1% annually. The next ten years of proposed upper limits for the undesignated use of electric and natural gas franchise fees are as follows:

Fiscal Year	Undesignated Electric & Gas Franchise Fee Revenues
2021	$7,175,000
2022	$7,175,000
2023	$7,247,000
2024	$7,319,000
2025	$7,392,000
2026	$7,466,000
2027	$7,541,000
2028	$7,616,000
2029	$7,693,000
2030	$7,770,000

5. Aside from the recessional policy suspension outlined in Section D, any increase or decrease in the upper limit on franchise fee revenue going into the General Fund shall require Mayor and Commission approval.
6. As CEF revenues accumulate, the use of these funds shall be guided by the future utilization policy to be adopted by the Mayor and Commission and developed in alignment with the Clean Energy Action Plan.
7. Once a utilization policy is adopted, the Sustainability Office will be responsible for the administration of the CEF, with oversight provided by the Finance Department and Attorney's Office.
8. This policy shall take effect in the 2021 fiscal year budget beginning July 1, 2020.
9. At the end of each fiscal year, the Finance Department will implement a revenue reclassification to reallocate energy utility franchise fees in excess of the upper limited established in the budget process (targets listed in Section C), from the General Fund to the Special Programs Fund revenue specifically for this project.

D. Suspension of Policy in the Event of National Economic Recession:

1. In any ACCGov fiscal year with two or more fiscal quarters of $\leq 0\%$ growth in national gross domestic product (GDP), the procedures outlined in Section C of this Policy shall be suspended for the current and following ACCGov fiscal year.
2. In any time where two consecutive fiscal quarters of $\leq 0\%$ growth in national GDP bridges an ACCGov fiscal year (Q4-Q1), the procedures outlined in Section C of this Policy shall automatically be suspended only for the fiscal year in which the Q1 national GDP is $\leq 0\%$.

3. When Section D provisions are triggered, there will be no upper limits on undesignated franchise fee revenues for use by the General Fund and no revenues will be directed to the CEF unless directed by the Mayor and Commission.
4. For the purposes of this Policy, annual economic growth will be determined by utilizing the most recent quarterly estimates of GDP available from the U.S. Bureau of Economic Analysis.

Attachment 3
Note: Revisions highlighted in YELLOW
or have been struck through

JUNE 2, 2023 Update and Revision

POLICY AND/OR PROCEDURE STATEMENT

SUSTAINABILITY OFFICE
UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

I. POLICY SUBJECT: Standards and procedures to be followed in the partial reallocation of future utility franchise fee revenue from the General Fund to a unique Project within the Special Programs Fund for the purpose of community energy projects.

FUNCTIONAL AREA: Manager's Office/Sustainability Office & Finance Department

POLICY/PROCEDURE NUMBER: SUST-001/6.2023 Update

II. POLICY STATEMENT:

As defined by this Policy, upper revenue targets are established for fees collected by the administration of utility franchise fees to energy providers--including, but not limited to Georgia Power Company, Jackson Electric Membership Corporation, Walton Electric Membership Corporation, Rayle Electric Membership Corporation, and Atlanta Gas Light Company—so as to constrain the amount directed into the Athens-Clarke County Unified Government (ACCGov) General Fund with the remainder redirected to unique Project within the Special Programs Fund known as the Community Energy Fund project (CEF). This undesignated revenue target will increase in future fiscal years at an annual rate not to exceed 1%. ~~and will be suspended during times of national economic recession.~~ In support of a transition to 100% clean and renewable energy, the CEF will be used to improve building performance and reduce energy cost burdens in Athens-Clarke County for the benefit of low and moderate income residents, businesses, and ACCGov facilities, and non-profit organizations. The distribution of CEF funds back into the community shall be directed by a CEF ~~utilization policy~~ Funding Allocation Initiatives approved by the Mayor and Commission. ~~The utilization policy~~ Funding Allocation Initiatives will be informed by the Clean and Renewable Energy ~~Action~~ Plan.

III. POLICY TERMS:

A. Policy Goals:

The goals of this Policy are to create a fund that will:

1. Make meaningful progress towards achieving ACCGov's 2035 and 2050 community-wide 100% Clean and Renewable Energy Goal;
2. Create a feedback mechanism where increases in utility energy costs and/or energy consumption result in a funding source that is available to use energy efficiency improvements and renewable energy installations to reduce energy burdens for the residents and businesses most impacted by these increases;
3. Support energy-related economic development incentives used to recruit and expand businesses in the community;

4. Create a funding source that is available to support the non-profit community in a transition to renewable energy through energy conservation and renewable energy projects, and by funding programs that address local poverty by supporting jobs in the clean energy economy;
5. Amplify existing conservation programs provided by energy utilities and identify other community programs that can leverage funds for existing work with residents most vulnerable to increasing energy costs;
6. Provide funding for Community Energy Fund, Funding Allocation Initiatives
7. Improve the efficiency of ACCGov buildings and facilities utilized extensively by the public with a goal of establishing community resiliency hubs and buffers against increasingly extreme weather events;
8. Support green infrastructure development targeting heat mitigation, reducing of the need to use energy to cool structures or vehicles (ex: shade) so as to be of benefit to the community, and
9. Achieve these goals by creating a sustainable financial mechanism which responsibly maximizes the funds already available to this Unified Government.

B. Definitions:

1. Fiscal Year: The 12 month budgetary year used by ACCGov, ending on June 30 of each year.
2. General Fund: The primary fund used by ACCGov to record budget revenues and expenses not associated with special purpose funds.
3. Special Programs Fund: An account established by ACCGov to provide an extra level of transparency and accountability to residents by collecting funding for designated purposes. When annual revenues exceed expenses, a special programs fund carries funding forward across fiscal years.
4. Franchise Fee: An annual fee paid by privately held utilities to offset the impacts their services have on the community. The fee is typically based on the amount of utility services sold and is established in franchise agreement between each utility and ACCGov.
5. Energy Burden: The proportion of household income spent on energy services.
6. Resiliency Hubs: Community-serving facilities augmented to support residents, coordinate communication and resource distribution, reduce greenhouse gas production and carbon pollution, and mitigate extreme weather and the impacts of climate change.

C. Community Energy Fund Procedures:

The following budget allocation procedures will be followed to ensure ACCGov utility franchise fee revenue is expended in a manner that meets the aforementioned goals of this policy while ensuring transparency and accountability.

1. The ACCGov Manager (Manager) shall create a unique Project within the Special Programs Fund, which shall be funded as directed in this policy.
2. With each budget adoption, the Mayor and Commission will set the limit for undesignated franchise fee revenues and estimates for contributions into the Special Programs Fund, to the Community Energy Fund project. If energy-related franchise fees come in below the budget forecasts, a lesser amount will be allocated to the Community Energy Fund. If energy-related franchise fees come in above budget forecasts, a budget amendment will be used to allocate the additional revenue into the Community Energy Fund.

3. In the first two fiscal years of this policy, the annual upper limit on utility franchise fee General Fund receives for undesignated purposes will be held steady with the FY21 projections identified in the budgeting process.
4. Each fiscal year thereafter, the amount of utility franchise fee funds utilized in the General Fund for undesignated purposes should increase by 1% annually. The next ten years of proposed upper limits for the undesignated use of electric and natural gas franchise fees are as follows:

Fiscal Year	Undesignated Electric & Gas Franchise Fee Revenues
2021	$7,175,000
2022	$7,175,000
2023	$7,247,000
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2026	$7,466,000
2027	$7,541,000
2028	$7,616,000
2029	$7,693,000
2030	$7,770,000

5. Aside from the recessional policy suspension outlined in Section D, any increase or decrease in the upper limit on franchise fee revenue going into the General Fund shall require Mayor and Commission approval.
6. As CEF revenues accumulate, the use of these funds shall be guided by the future utilization policy to be adopted by the Mayor and Commission and developed in alignment with the Clean Energy Action Plan.
7. Once a utilization policy is adopted, the Sustainability Office will be responsible for the administration of the CEF, with oversight provided by the Finance Department and Attorney's Office.
8. This policy shall take effect in the 2021 fiscal year budget beginning July 1, 2020.
9. At the end of each fiscal year, the Finance Department will implement a revenue reclassification to reallocate energy utility franchise fees in excess of the upper limited established in the budget

process (targets listed in Section C), from the General Fund to the Special Programs Fund revenue specifically for this project.

D. ~~Suspension of Policy in the Event of National Economic Recession~~:

1. ~~In any ACCGov fiscal year with two or more fiscal quarters of ≤ 0% growth in national gross domestic product (GDP), the procedures outlined in Section C of this Policy shall be suspended for the current and following ACCGov fiscal year.~~
2. ~~In any time where two consecutive fiscal quarters of ≤ 0% growth in national GDP bridges an ACCGov fiscal year (Q4-Q1), the procedures outlined in Section C of this Policy shall automatically be suspended only for the fiscal year in which the Q1 national GDP is ≤ 0%.~~
3. ~~When Section D provisions are triggered, there will be no upper limits on undesignated franchise fee revenues for use by the General Fund and no revenues will be directed to the CEF unless directed by the Mayor and Commission.~~
4. ~~For the purposes of this Policy, annual economic growth will be determined by utilizing the most recent quarterly estimates of GDP available from the U.S. Bureau of Economic Analysis~~.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 19, Bishop Park Improvements – Award of Construction Services

DATE: ~~April 25, 2023~~ June 1, 2023

BUDGET INFORMATION:

REVENUES:	$ 218,000	FY23 Capital Fund Balance
	$ 282,000	SPLOST 2011 - Project 16, Park Improvements
	$ 15,000	SPLOST 2011 - Project 21, Public Art Program
	$ 4,900,000	SPLOST 2020 - Project 19, Bishop Park Improvements
	$ 5,415,000	Total Revenue Available
EXPENSES:		
CAPITAL:	$ 487,714	Expensed & Encumbered (Includes Design Fee)
	$ 45,000	Available for Public Art
	$ 200,802	Designated Misc./ PM Fees/ Testing Permitting
	$ 100,000	Designated Furniture, Fixtures, & Equipment (FF&E)
	$ 781,484	Designated Contingency
	$ 3,800,000	Available for Construction

OPERATIONAL: $0/yr

FUNDING SOURCES:
CAPITAL: SPLOST 2020 Project 19, Bishop Park Improvements, SPLOST 2020 ~~2011~~ Project 19 ~~16~~, Park Improvements, SPLOST 2011 - Project 21, Public Art Program, General Fund (FY23 Capital Fund Balance)
OPERATIONAL: General Fund

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:
To request that the Mayor and Commission:

a. Reject Astra Group bid of $7,600,000 for Bid #01124 for Bishop Park Improvement Construction Services (SPLOST 2020 Project 19); ~~Approve a designation of *(To Be Determined)* as the lowest responsive bidder and Construction Services of the Bishop Park Improvements (SPLOST 2020 Project 19);~~

b. Authorize staff to develop alternative project approaches to allow the project to be constructed within the approved project budget. ~~Authorize the Manager and staff to negotiate with *(To Be Determined)* to develop a final Scope of Services and Fees for a not-to-exceed contract amount of *(To Be Determined);* and,~~

~~c. Authorize the Mayor and appropriate staff to execute all related documents.~~

HISTORY:

1. On January 1, 1972, Athens Mayor Julius Bishop announced a purchase agreement for the Athens Fairground property for the development of a recreational park. The initial 23-acre property on Hawthorne Avenue was held by the Athens Fairgrounds Association, who at the time used the property for the annual county fair.

2. In December 1973, the City of Athens began construction of the park. The first phase included site preparation and grading, two basketball courts, three softball fields, six lighted tennis courts, picnic tables, and parking for 275 cars.

3. In 1974, the Athens City Council voted to name the park, originally conceived as the Athens Fairgrounds Park, in honor of Mayor Bishop for his pivotal role in its development.

4. In 1975, construction of the Bishop Park gymnasium began and was completed the following year.

5. In summer 1977, the park's swimming pool opened.

6. In 1984, the parking area was expanded using additional land acquired along Sunset Drive.

7. In 1989, three tennis courts were constructed in the park near Sunset Drive.

8. In 1996, SPLOST IV Project #27 provided for the construction of two covered tennis courts.

9. In Fall 2013, nine tennis courts were reconditioned as a part of SPLOST 2011 Project #16, Sub-Project #3, Park Facilities Improvements.

10. In 1998, Bishop Park Pool shell and equipment received a significant overhaul.

11. On August 7, 2012, the Mayor and Commission (M&C) approved the Project Concept for the Bishop Park Pool Resurfacing as SPLOST 2011, Project, 16, Sub-Project #4 to the Bid and Award Phase in accordance with the approved Project Concepts.

12. On August 6, 2013, M&C approved a construction contract with Paddock Pools to resurface the pool liner, replace pool equipment, rework the pool gutters, and increase the pool depth under the diving blocks to meet competitive swimming safety regulations.

13. In May 2014, Paddock Pools completed the repairs and resurfacing of the pool. After the repairs, Bishop Park Pool began to experience significant water loss. Extensive efforts to stop the water loss have been unsuccessful. It has been determined that the water loss is an unintended consequence of raising the water depth and the original pool construction.

14. From September 27 to October 10, 2014, Leisure Services Department staff, with assistance from the University of Georgia (UGA) Masters of Environmental Planning & Design (MEPD) students, conducted an on-line and field survey of park users, staff received 502 responses.

15. On October 6, 2014, approximately 40 people attended a public input session led by UGA's Center for Community Design & Preservation (CCDP) with Leisure Services Department staff to gather input and ideas on park improvements. The session included an overview of the project and facilitated round-table discussions.

16. From October 17-19, 2014, CCDP staff conducted a three-day design charrette with UGA students to generate design concepts for the park based on public input.

17. On October 27, 2014, CCDP presented concepts produced during the charrette and gathered public feedback on elements of those alternatives at a public meeting. Approximately 40 people attended.

18. Between November 4 and November 19, 2014, Leisure Services Department staff conducted stakeholder interviews with contracted/permitted park users, including representatives from the Athens Farmer's Market, Downtown Falcons Football program, Dolphins Swim Team, and WOW Boot Camp.

19. On March 25, 2015 and April 4, 2015, Leisure Services Department staff held open houses at the Athens Farmer's Market to gather feedback for the proposed master plan concepts. Citizens were able to view the concepts and respond via an on-line survey from March 9 to April 13, 2015. 153 responses were received to the preliminary concept survey in person or on-line.

20. On August 11, 2015, the Draft Master Plan was presented to the Mayor and Commission at their August work session.

21. In August 2015, the Mayor withdrew the Draft Master Plan from the Mayor and Commission meeting agenda.

22. On March 14, 2017, staff presented an updated Draft Master Plan to the Mayor and Commission at their March work session.

23. Between June 7 and June 12 of 2017, staff solicited public input on the updated Master Plan with three open house sessions and online comments. Fifty people attended the open houses and 57 comments were received online and in person.

24. On July 10, 2018, staff presented the draft master plan revision to Mayor and Commission at their July work session.

25. On August 7, 2018, M&C approved the Bishop Park Master Plan. To view this document please go to the following link: https://www.accgov.com/DocumentCenter/View/52453/Bishop-Park-Master-Plan-2018---reduced

26. On November 5, 2019, Athens-Clarke County (ACC) voters approved the SPLOST 2020 Program Referendum. This Referendum included the Bishop Park Improvements (SPLOST 2020 Project 19).

27. On May 12, 2021, the ACAC recommended that SPLOST 2020 Project 19, Sub-Project #1 Bishop Park Improvements be designated as appropriate for public art with a budget amount of 1% of the proposed construction budget.

28. On June 1, 2021, the M&C approved the Master Implementation Plan and Funding Schedule for the SPLOST 2020 Program. The SPLOST 2020 Project 19, Bishop Park Improvements, included funding programmed for Tiers #1, #2, & #3.

29. On July 4, 2021, Leisure Services opened the online public input for initial visioning for Bishop Park Improvements.

30. On July 10, & 12, 2021 Leisure Services held in-person public input sessions for initial visioning for Bishop Park Improvements.

31. On July 15, 2021 Leisure Service held a virtual Public Input Session for initial visioning for Bishop Park Improvements.

32. On August 1, 2021, the public input on-line survey for the initial visioning for Bishop Park Improvements was completed. In total, 173 responses were received from all of the public input.

33. On August 16, 2021, a User Group, consisting of Emily Mann, Eric Eleton, Mel Cochran Davis, Johnathan Foggin, Sybilla Beckmann, Usha Rodriques, was established for the project.

34. On September 30, 2021, the Unified Government of Athens-Clarke County (ACCGov) advertised a Request for Proposal (RFP) #01055 for Professional Design Services for the Bishop Park Improvements.

35. On October 28, 2021, the User Group recommended to proceed with moving the Proposed Project Concept list for consideration by the M&C during the November/December voting cycle.

36. On November 9, 2021, during the regularly scheduled work session, the SPLOST 2020 Project 19, Sub-Project #1-Bishop Park Improvements Project Concept was presented to the M&C.

37. On November 15, 2021, the SPLOST 2020 Oversight Committee unanimously agreed that the Proposed Project Concept List is in alignment with the goals set forth within the Bishop Park Improvements Initial Project Statement.

38. On December 7, 2021, the M&C approved the Project Concept and designated Lose Design as the Professional Design and Construction Administration Services for Bishop Park Improvements.

39. On February 7, 2022, a contract was executed with Lose Design to provide services for developing a schematic design.

40. On February 22, 2022, Geohydro has completed the interior building material assessment and identified no hazardous materials to be abated prior to refurbishing the building.

41. On May 10, 2022, the User Group approved recommending the Proposed Schematic Design and put the design out for public input.

42. On May 16, 2022, the Bishop Park Pool Schematic Design online survey was opened to the public for comment. The online survey will end June 5, 2022. In-person public input session were held May 24th, May 29th, and June 5th. A total of 149responses were received in total.

43. On August 2, 2022, M&C approved a CDO for the Proposed Schematic design with the inclusion of an additional $500,000 (LS FY23 Capital Fund & SPLOST 2011 Project 16) to fund 2 additional swim lanes, 2 diving boards, water features at the zero entry pool section, and provide infrastructure for a future splash pad.

44. Winter 2022-2023, with the anticipation of the replacement project and the ongoing water leaks staff began removing all of the equipment that could be salvaged for uses at other pools. Pumps and motors that are not working were not replaced during the winter maintenance cycle that the other pools received.

45. On March 9, 2023, an RFP for Construction Contract Services for the proposed replacement of the Bishop Park Pool was released.

46. On April 14, 2023, the due date for proposals from the RFP issue March 9, 2023, ACCGov did not receive any proposals for the Construction Contract Services for the pool replacement. Firms that had shown interest, during the RFP advertisement period, in the project reported that they would likely bid on the work, if it was put out as a competitive bid but were too busy to spend the time putting a proposal and a price together for the work.

47. On April 25, 2023, ACCGov released the Bishop Park Pool Replacement Project as a competitive bid for the Construction Services. Bids are due and will be publicly opened on May 23, 2023.

48. On May 23, 2023, ACCGov received a single bid from Astra Group with a total base bid of $7,600,000 which is $3,300,000 over the approved construction budget. ~~The agenda report will be updated with the Bid Results and recommendation, after the opening, prior to the June 6, 2023 voting meeting.~~

49. On May 26, 2023, Staff and Astra Group reviewed the submitted bid to determine if there were areas within the project that could be adjusted to bring the bid down to meet the available construction funds.

FACTS & ISSUES:

1. The Initial Project Statement of SPLOST 2020 Project 19 reads as follows;

   Bishop Park Improvements, *will provide funding for the most critical improvement needs as identified in the Bishop Park Master Plan, as may be amended by the Mayor and Commission from time to time. Depending upon costs and funding availability,*

examples of eligible subprojects may include, but not be limited to, reconstruction of the aquatics area, including replacement of the pool and ancillary structures, new splash pad, pool house with restrooms, new playground with an adjacent pavilion and restrooms. To the extent available, remaining funds may be used to target the pedestrian improvement and fence project along Hawthorne Avenue. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

2. Bishop Park's infrastructure dates back to the original fairgrounds construction in the 1950's with most of the remaining infrastructure added during the park's construction in the 1970's. This infrastructure has exceeded its useful life and is in need of replacement. Water, sewer, and electrical failures are regular issues throughout the park. All of the original infrastructure and structures predate modern building codes and fail to meet accessibility standards. The approved master plan reconfigures portions of Bishop Park's infrastructure as part of the needed renovations.

3. Bishop Park Pool is the largest of the ACCGov Leisure Services pools. It is the most heavily used pool and the only pool available for swim team activities. Bishop Park Pool and equipment received significant enlargement and overhauls between its opening and 2014 (History #10-14). The existing pool liner had exceeded is estimated 10-year useful life and is in need of resurfacing as the pool bottom and sides have become rough and pitted as the plaster liner material has deteriorated. The existing gutter and filtration system which is an integrated system is not functioning properly. Because of the significant on-going water loss to the pool and the constant need to add fresh water to the pool, it has been impossible to maintain the pool's chemistry during swim season.

4. Based on the below schedule, the Bishop Pool has begun being decommissioned with any salvageable materials being removed and saved. Swim teams and other scheduled normal pool users have been notified that the pool will be closed for the Summer 2023 swim season. Most swim programs for kids and lap swim for adults are being recaptured at ACCGov's other aquatic facilities. The only programs that would be lost for the summer would be camp swim for gymnastics (which is a small part of their day). The Dolphins swim team program, which involves approximately 200 kids in competition swimming, was given enough advanced notice, so that the 2023 swim team could be diverted to 5 other programs in the area.

5. The engineer's estimated cost of construction for the facility as shown in the approved Schematic Design and as advertised in the Construction Documents is $4,300,000 ~~$3,800,000~~, including the elements added by the M&C CDO (History #43). The amount of funds shown, above, as "*Available for Construction*" is $4,300,000 ~~$3,800,000~~ to match the engineer's estimate. ~~The agenda report will be adjusted after the bids are received to reflect the amount available as the actual recommended award bid amount. Any differences between the actual recommended amount and the estimated $3.8 million will be taken from or added back into the contingency line item.~~

6. Given the amount of water leakage from the pool over the last 10 years, there is a high probability that there will be wet, unsuitable, soils under the existing pool. Additionally, there is a likelihood of some rock under the deeper sections of the new pool. Every effort was taken

to ~~require~~ minimize excavation below the existing pool depths to reduce the risk of encountering rock within the excavations. In case rock or unsuitable soils are encountered during excavation, unit prices for such work will be obtained from the bidders and included within the awarded contact for such uncertainties.

7. Prior to the bid release, Staff and the Project Designer reached out to six construction companies, that have a history of successful projects of this type, to garner interest in the project. During the bidding phase, there were several pool contractors that were interested in bidding on the project. However, those firms were ultimately unable to bid on the project due to their own backlog of projects or not enough construction bonding capacity, due to the number of projects they have under contract.

8. On May 23, 2023, ACCGov is scheduled to received bids from the following Contractors:

Contractors	Base Bid
Astra Group ~~(*To be Determined*)~~	$7,600,000~~(*To be Determined*)~~

9. On May 26, 2023, (History #49) after Astra submitted their bid, staff met with Astra Group to determine if there were any areas within the project that could be adjusted to bring their bid down closer to the available construction funds. Astra Group was not able to provide any suggestions to significantly reduce their bid, closer to the available funds for construction. Project Designer's assessment is that the extremely high bid price for the project is due to there being a single bidder. Further, the reason for the single bidder is attributed to large volume of similar work that is already under contract by the limited number of bidders available for this specialty work. ~~Staff has reviewed the bidders submitted documents and had determined that (*To be Determined*) is the lowest responsible and responsive bidder with a Base Bid amount of *(To Be Determined)*. Therefore, staff recommends the Bishop Park Pool Replacement Project be awarded to (*To be Determined*) and that staff be authorized to negotiate with (*To be Determined*) to determine a final scope of services and contract in an amount not to exceed (*To be Determined*).~~

10. As a path forward, staff will proceed with obtaining a third-party independent cost estimate to confirm that the Project Designer's estimate is accurate and in keeping with the available budget. If the independent cost estimate indicates that the current design may be over budget, in a competitive market, then staff and the Project Designer will look at opportunities to revise the design to bring the project within budget. If those design changes result in changes to previously approved Schematic Design then those revisions will be brought back to M&C for review. If needed and if changes in design can be made by value engineering materials, methods, or other items that do not change the approved Schematic Design, then those will be implemented before repricing.

11. If the independent cost estimate substantiates the Project Designer's estimate, indicating that the high price is not design related, then staff proceed with getting a proposal from the Georgia State Contractor or ACCGov on-call construction contractor (Structural Resources, Inc.) with them getting pricing from qualified and interested pool contractors. Proceeding in this manner would allow those qualified pool contractors, with limited bonding capacity, a mechanism for pricing the project. Obtaining pricing in this manner meets all of the state Public Work Bidding requirements and the ACCGov Procurement Policies and allows the

opportunity for award of a contract much quicker. If the pricing received from the State Contractor is within the construction budget, then staff will bring that a recommendation back to M&C for award of a construction contract.

12. This proposed path forward will close the pool for both the 2023 and 2024 seasons, assuming major redesign efforts are not required. Accommodation for the swim lessons have been relocated to other ACCGov pool facilities. Leisure Services has begun looking for opportunities to make further accommodations for the swimming programs at other designated pools during the 2024 season. Because some equipment has already been salvaged out of the existing pool for the other pools, there is not a quick solution to re-opening the existing pool for the 2023 swim season. Staff is investigating the cost and viability of re-opening the existing pool for the 2024 swim season, even if it is in some reduced capacity.

13. The proposed final schedule, assuming approval of the Project Concept Design, is as follows:
    - Pool Equipment Decommissioning – Winter 2022/2023
    - Bidding Construction Contract – April 25, 2023 – May 23, 2023
    - Independent Estimate – July 2023
    - Request State Contractor Bid – August 2023
    - Construction Contract Award – ~~June 6, 2023~~October 2023
    - Construction Notice to Proceed – ~~July 1, 2023~~ January 2023
    - Pool Closure – Summer of 2023/2024
    - Project Completion – May ~~2024~~ 2025

14. This recommendation supports the following Mayor and Commission Strategic Commitment:
    - Support and promote healthy lifestyle choices: moving, eating, forming healthy relationships, physical and psychological care.

OPTIONS:

1) Mayor and Commission:

   a. Reject Astra Group bid of $7,600,000 for Bid #01124 for Bishop Park Improvement Construction Services (SPLOST 2020 Project 19); ~~Approve a designation of *(To Be Determined)* as the lowest responsive bidder and Construction Services of the Bishop Park Improvements (SPLOST 2020 Project 19);~~

   b. Authorize staff to develop alternative project approaches to allow the project to be constructed within the approved project budget. ~~Authorize the Manager and staff to negotiate with *(To Be Determined)* to develop a final Scope of Services and Fees for a not-to-exceed contract amount of *(To Be Determined);* and,~~

   ~~c. Authorize the Mayor and appropriate staff to execute all related documents.~~

~~2) Mayor and Commission deny approval of the proposed Award for Construction Services~~

~~3)~~ 2) Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b, ~~& c~~

DEPARTMENT: Department of the Manager – SPLOST Program Management
Prepared by: Keith Sanders for



~~5/10/2023~~ June 1, 2023

~~Robert Cheshire, Capital Projects Director~~
Joseph D'Angelo, Interim Capital Projects Director

Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b, ~~& c~~



~~May 10, 2023~~ June 1, 2023

Manager

Date:

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Neighborhood Leaders Contract Renewal

DATE: May 24, 2023

BUDGET INFORMATION:

REVENUES: N/A

EXPENSES:

ANNUAL:	$1,032,661	Neighborhood Leaders Program
	$1,032,661	Total
CAPITAL:		
OTHER:		

FUNDING SOURCE: FY24 HCD General Fund Operating Budget (proposed)

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Approve contract renewal with Family Connection-Communities in Schools (FC-CIS) for the Neighborhood Leaders Program at the same funding level as FY23; and,
b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On June 4, 2019, the Mayor and Commission (M&C) approved the FY20 Operating and Capital Budgets for ACCGov, which included $4 million of General Fund, Fund Balance for the creation of a "Prosperity Package".

2. On June 13, 2019, the M&C held a retreat to discuss potential focus areas for the Prosperity Package. A presentation regarding early childhood education and workforce development opportunities was given. By general consensus, the M&C asked for further concept development.

3. On August 22, 2019, the M&C held a follow up meeting to the June retreat and received follow up information regarding the June concept. By general consensus, the M&C did not want to pursue the concept any further.

4. On September 19, 2019, the M&C held a second retreat to discuss the Prosperity Package. By general consensus, the M&C directed staff to develop a job description for a grant

coordinator, develop a draft scope for a Neighborhood Leaders Program, as well as identified additional topic areas for further discussion.

5. On October 8, 2019, at their regularly scheduled work session regarding the Prosperity Package, the M&C reviewed the proposed job description for the grant coordinator positions, a draft scope for a Neighborhood Leaders Program, and discussed other potential areas of focus for the Prosperity Package. The M&C directed that the Neighborhood Leaders Program should progress as quickly as possible to cover the sixteen school empowerment zones. They further directed that a poverty simulation should be organized for the group.

6. On December 3, 2019, the M&C approved initial actions for the Prosperity Package, which included an $800,000 allocation to initiate the Neighborhood Leaders Program. This initial allocation included approximately $50,000 in start-up expenses.

7. On December 13, 2019, Athens-Clarke County executed a contract with Family Connections-Communities in Schools (FC-CIS) for the Neighborhood Leaders Program.

8. On July 7, 2020, under suspension of rules, the M&C approved the "Resiliency Package" to support COVID-19 response in our community. This action reallocated the undesignated $3 million allocation from the "Prosperity Package"

9. On June 15, 2021, the M&C adopted the FY22 Annual Budget, which included one-time funding to continue the Neighborhood Leaders Program.

10. Since 2022, FC-CIS received a grant from the Georgia Division of Family and Children Services (DFCS) to expand the Neighborhood Leaders Program with an emphasis on increasing SNAP and WIC benefit utilization in Athens-Clarke County. This additional funding added two new Neighborhood Leaders and increased all the salaries of the Neighborhood Leaders.

11. On April 29, 2022, the Mayor released the FY23 Mayor Recommended Budget, which proposed to provide a $750,000 allocation to sustain the Neighborhood Leaders Program on an annual basis.

12. On June 7, 2022, the Mayor and Commission approved the FY23 contract renewal with FC-CIS for the Neighborhood Leaders Program. The FY23 contract with FC-CIS is in sync with the ACCGov fiscal year and was established as a one-year contract renewable for up to four additional one-year terms.

13. On June 7, 2022, the Mayor and Commission approved an ordinance to amend the Housing and Community Development annual operating and capital budget to provide a $79,000 supplemental increase for cost-of-living wage increases for the Neighborhood Leaders contract budget. Approval increased the FY22 Neighborhood Leaders budget and future contract budgets from $750,000 to $1,032,661.

14. In May 2023, FC-CIS submitted to staff an overview of FY23 successes (**Attachment #1**), updated scope of services and goals for FY24 (**Attachment #2**), as well as three funding levels for M&C's consideration (**Attachment #3**).

FACTS & ISSUES:

1. The Neighborhood Leaders Program employs sixteen individuals serving each of the sixteen elementary school attendance zones to help residents access services and resources (education, employment opportunities, early care & learning, SNAP and WIC access, physical and behavioral health services, civic engagement, and other).

2. Neighborhood Leaders also engage residents in community-building: providing input into community planning and their needs and aspirations (including family and neighborhood), responding to the Census, registering to vote, voting, engaging in neighborhood and other community organizations, and related civic activities.

3. The FY23 contract included a number of updates that will continue to improve the program. These include:
   a) Maintaining contract term dates with the ACCGov fiscal year.
   b) Maintaining the contract as a one-year contract renewable for up to four additional one-year terms (ending in FY27);
   c) Maintaining the current contract of monthly draw payments instead of pre-reimbursements so program funding is steady so long as expenses and work meet the minimum commitments.
   d) Incorporating a performance matrix to update and improve monthly reporting; and,
   e) Maintaining language that permits the Manager to increase or decrease the annual scope of work to match any change in funding from the M&C.

4. Some of the key outputs from the Neighborhood Leaders program in FY23, as reported by FC-CIS in monthly indicator reports and in Attachment #1, include:
   - Neighborhood leaders provided case management for 5,542 residents, helping to address needs around housing, food assistance, assistance obtaining public benefits (e.g., SNAP), childcare, healthcare, employment, civic engagement and more.
   - 955 SNAP applications were completed for Athens-Clarke County households in FY23, at an annual value of $7,086,096.
   - 176 community needs identified and reported to ACCGov, 73% of which were addressed.
   - Collaborations with 200+ agencies, programs and departments, including: DFCS, Athens Area Diaper Bank, Ga Department of Public Health, Goodwill, Clarke County Library, Brightpaths, ACCGov Fire Department, and ACCGov Housing & Community Development, among others

5. The data that Neighborhood Leaders continuously collect through their daily interactions with residents sheds important light into the status of our community's wellbeing. For example, resident's needs greatly outweigh the availability of local resources:

- 5% of households assisted with finding housing were able to find housing
- 8% of households pre-screened for SNAP were deemed eligible for the public benefit
- 20% of households looking for childcare are able to find it
- 19% of households assisted with finding healthcare were able to find it

6. The FY24 Neighborhood Leaders scope of work (**Attachment #2**) includes measurable performance goals based on key indicators captured during FY23. These goals, set by FC-CIS, will help facilitate the evaluation of the program on an annual basis, and include:
   - Neighborhood Leaders managed 5,542 cases in FY23. In FY24, the goal is for Neighborhood Leaders to manage 6,000 cases, an increase of 8.2% from the previous year.
   - Neighborhood Leaders collaborated with 208 agencies, programs, and departments in FY23. The goal in FY24 is for Neighborhood Leaders to continue those and to establish 100 new partnerships, an additional 48%.
   - Neighborhood Leaders completed 955 SNAP applications for residents they had screened as eligible, including enrollment and retention. In FY24, Neighborhood Leaders' goal is to pre-screen 12,000 potential applicants, and to enroll and/or re-enroll 1,000, an increase of 4.7%. In addition, NLs will work with those enrolled to assure that they continue to fulfill all requirements.
   - In FY24, Neighborhood Leaders will assist 1000 residents with situations surrounding housing needs: education, referrals, security, etc.

7. Even with the DFCS supplemental grant, FC-CIS reports that the Neighborhood Leaders Program costs more to operate than ACCGov provides in annual funding. This results in FC-CIS having to raise outside funding to sustain the program. If no changes are implemented in FY24, the overall program will have the following fiscal position:

$ 1,032,661	Contribution from ACCGov
$ 500,000	In-kind Donations (printing and supplies, and items distributed by NLs)
$ 175,881	DFCS SNAP Outreach Grant
$ 38,172	Total Required from Fund Raising or Program Reductions
$ 1,746,714	Annual Operating Expenses for the Neighborhood Leaders Program

8. FC-CIS reports that they have asked DFCS for a continuation and increase in funding for the SNAP Outreach initiative (DFCS grant year: Oct 2023 – Sept 2024). While not guaranteed, FC-CIS remains optimistic about this opportunity. Should FC-CIS receive increased DFCS funding and non-DFCS eligible expenses are less than ACCGov funds, FC-CIS remains committed to reimburse ACCGov for the difference.

9. FC-CIS submitted three levels of funding options for FY24 ACCGov funding (History #15, Attachment 3), including:
   a) Level 1 (status quo): $1,032,661
   b) Level 2: $1,100,147

- Includes 4% pay raises and 4% increase in benefit costs for all Neighborhood Leaders and program director and accounts for increased cost in rent, payroll services and other expenses.

c) Level 3: $1,252,510
   - Includes everything in Level 2, as well as a new assistant to the program director and incentive payments for a program lead in each quadrant.
   - Additionally, this level includes funding for a new Youth Neighborhood Leader program still in development, including a full-time Youth Neighborhood Leader program director and incentive payments for Youth Neighborhood Leaders

Based on performance indicators, staff recommends maintaining the current funding level for the Neighborhood Leaders program in FY24 (Level 1: $1,032,661).

10. The FY24 contract is established to automatically renew pending approval of the FY24 Housing and Community Development budget. Program performance is provided for M&C review to determine approval of the budget request and contract renewal (Attachment 2). Should the M&C eliminate proposed funding from the Mayor Recommended Budget, staff will not execute the contract. Should the M&C decrease or increase funding for the Neighborhood Leaders Program in the FY24 – FY27 budgets, staff will work with FC-CIS to modify the program scope.

11. Looking forward to FY25, with the intent to help ensure that M&C better understand the Neighborhood Leaders' activities and impact on community prior to the annual ACCGov budget process, staff will ensure that FC-CIS presents on program accomplishments in the year prior and plans for the upcoming fiscal year during a M&C Work Session no later than March. The first such Work Session presentation would be between January-March 2024.

12. This recommendation is consistent with the following Organizational Strategic Plan Strategies, Goals, and Initiatives
    - Initiative 1-E-1: Target health and nutrition education programming to priority populations.
    - Initiative 1-E-2: Increase SNAP & WIC utilization.
    - Initiative 1-F-2: Extend ACCGov's reach into the community.
    - Initiative 2-B-2: Amplify partnership with Neighborhood Leaders.
    - Initiative 2-C-2: Partner directly with and listen to residents at the neighborhood level.

OPTIONS:

1. To request that the Mayor and Commission:
   a. Approve contract renewal with Family Connection-Communities in Schools for the Neighborhood Leaders Program at the same funding level as FY23; and,
   b. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny the budget contract renewal for the Neighborhood Leaders Program.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1 a & b

DEPARTMENT:
Prepared by: Melinda Lord, Alejandra Calva

Roderick Wallace — 5/26/2023

Roderick Wallace
Director
Housing & Community Development

Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1 a & b

Manager — June 1, 2023

Date:

ATTACHMENTS:

Attachment #1 – FY23 Neighborhood Leaders Accomplishments
Attachment #2 – FY24 Neighborhood Leaders Scope of Services and Performance Measures
Attachment #3 – FY24 Neighborhood Leaders Funding Level Proposal

Attachment 1: Examples of Neighborhood Leaders Successes

The Neighborhood Leaders' partnership with the Athens-Clarke County Unified Government is remarkable. Neighborhood Leaders – of, in, and with the community – are helping address **17 of the strategic goals in the ACCGov Strategic Plan** adopted by the Mayor & Commission. They bring **millions of dollars into the community** to support individuals and families, with **significant community economic impact.** They help residents **address underlying issues for individuals to move out of poverty,** and engage with ACCGov and others to **address system issues contributing to poverty.** They **strengthen the work of other organizations** through those connections and collaboration. And they are **strengthening connections** for residents to feel more a part of the Athens-Clarke County community.

Among their accomplishments:

- In FY 2023, Neighborhood Leaders provided **case management to 5,542 residents.**
- In FY 2023, Neighborhood Leaders **collaborated with more than 200 agencies, programs, and departments**.
- In the first year of a collaboration with DFCS, Neighborhood Leaders **enrolled 1,047 ACC households in SNAP (955 in FY23)**, an **annualized total of $7,086,096** to provide food to our highest need households and freeing money for medicine, school supplies, utilities, rent, and other needs. That is primarily spent locally, adding a significant multiplier effect for our local economy.
- In partnership with the Athens Area Diaper Bank, **Neighborhood Leaders provide more than 100,000 diapers/year** to Athens-Clarke County households.
- Neighborhood Leaders distributed **more than $270,000 in donated goods** from a national partner**,** including coats, gloves, socks, underwear, adult diapers, school supplies, work gear, face masks, kitchen ware, cleaning supplies, and other.
- Neighborhood Leaders are key local leaders in the **Georgia Department of Public Health's CDC-funded PREVAYL youth violence prevention program**.
- Neighborhood Leaders have **Narcan kits and fentanyl testing strips** which were provided with training by the NE Health District's Opioid Public Health Analyst.
- We partner with the **Athens Area Community Foundation and its Resilient Northeast Georgia initiative** for the community to become more trauma-informed, partnered in its **Stronger Together Summit** drawing more than 150 leaders, and are partnering with them for the **Northeast Georgia Teen Summit** scheduled for July 12th.
- Neighborhood Leaders received training from the **Federal Reserve Bank** in the **CLIFF career and benefits tool** which will be helpful in our work with residents struggling to get out of poverty.
- Neighborhood Leaders hosted **thirty-six tiered events – Resource Fairs and similar outreach –in high-poverty neighborhoods** where residents could easily access them. Dozens of community partner agencies joined us in tabling, sharing resources and information, and assisting in accessing benefits and services.
- Our Neighborhood Leader in **Winterville** established a **community assistance center** in space donated by the city, providing enrollment in SNAP and other benefits, workshops, food, and other goods and supports to residents.

- Neighborhood Leaders hosted forums to reduce stigma and connect residents to **mental health services,** with hundreds of live local viewers on virtual sessions on African American mental health.
- A Neighborhood Leader organized a **mental health for high school students** at Cedar Shoals High School that engaged the entire student body.
- Neighborhood Leader-organized **fire safety and smoke detector installation events provide hundreds of residents increased safety,** through partnerships with the **ACC Fire Department, Red Cross, and others.**
- Neighborhood Leaders have been selected for **LEAD Athens** in three consecutive years, and the program director was inducted into the **Athens Rotary Club** this year.
- Neighborhood Leaders work with UGA's **Project EITC** to help residents receive **the Earned Income Tax Credit**, which can bring thousands of dollars to a single household (but only if it is applied for), with significant local economic impact.
- Neighborhood Leaders partner with ACC Solid Waste in the **"cover your load"** education and provide the tarps where needed.
- Neighborhood Leaders have organized multiple **neighborhood cleanups with ACC Clean & Beautiful**, and have publicized and participated in others.
- Seven Neighborhood Leaders and the director received extensive training to facilitate the research-based **Circle of Security parenting framework for families with young children who've suffered trauma.**
- Neighborhood Leaders provide benefits enrollment and other resources through regular tabling with partner organizations, including **Goodwill and the ACC Library.** Their biweekly, bilingual tabling at **Brightpaths** draws long lines of families with young children each session.
- We partner with **Early Head Start/Head Start** to recruit and refer eligible families.
- Neighborhood Leaders recruit potential **foster parents** to help address the severe shortage of foster homes.
- Neighborhood Leaders serve in many local leadership capacities, including **Local School Governance Teams (two chair or co-chair), non-profit boards of directors, ACCGov advisory committees, and others.**
- Neighborhood Leaders provided **fresh produce and other healthy food** to **more than 4,000** households, partnering with Mt. Olive to provide **food distributions to local families**, partnering with Mount Olive Seventh Day Adventist and other faith organizations, Concrete Jungle, UGArden, and others.
- In addition to scores of community presentations, a Neighborhood Leader was an **invited presenter at the southeast region Gulf South Summit**, and the program director was an **invited presenter at the Georgia Family Connection Partnership Biennial Conference.**
- **Many impacts – a sense of connection and community among residents historically disenfranchised, for example – are not easily measured but can.**

In FY 2024, we will build on these successes in our continued partnership with ACCGov, working in and with the community to help transform lives for individuals, neighborhoods, and our entire community.

NEIGHBORHOOD LEADERS: ACCGOV PARTNERS ADDRESSING POVERTY AND RELATED ISSUES

In partnership with the Athens-Clarke County Mayor, Commission, and staff, Neighborhood Leaders are* of *the community,* in *the community, working* with *the community to address poverty, social disparity, and wealth inequality.

Purpose: The partnership utilizes Family Connection-Communities In Schools Neighborhood Leaders to support community engagement and navigation for the Mayor & Commission's initiatives to address poverty, social disparity, and wealth inequality in Athens-Clarke County, and to support implementation of ACCGov's Strategic Plan. (Neighborhood Leaders address 17 of the strategic goals in the plan.)

Neighborhood Leaders Project Director: Full-time position to oversee the project (with Family Connection-Communities In Schools executive director), including recruiting, hiring, and training of Neighborhood Leaders; ongoing supervision; assuring of ongoing data collection and updating; timely reporting; engagement with partners; and related duties.

Neighborhood Leaders: FC-CIS Neighborhood Leaders are *of* the community, *in* the community, working *with* the community to provide ongoing support for the Mayor & Commission's initiative to reduce poverty, social disparity, and wealth inequality in Athens-Clarke County.

The most important qualifications for the role of Neighborhood Leader are knowledge of the community (including services), life experience and cultural background that connects with those with whom they're working, interpersonal skills, and a heart for the work.

FC-CIS Neighborhood Leaders serve in each of 16 Prosperity Zones, working with residents to achieve *their* aspirations.

Neighborhood Leaders provide information, referral, navigation, case management, and community engagement for residents. They also help inform the Mayor & Commission and community partners about systemic barriers to prosperity.

The Neighborhood Leaders primarily serve their 16 zones, with flexibility as needed (for example, a Spanish-speaking Neighborhood Leader crossing zones, expertise on a particular issue, and multi-zone or community-wide events).

Through a federally funded SNAP Outreach Partnership with the Georgia Division of Family & Children Services, two additional FTE Neighborhood Leader positions serve county-wide to enroll eligible households in the federal Supplemental Nutrition Assistance Program. It also supports the 16 zone-specific Neighborhood Leaders. This partnership and others provide significant additional support for the goals of the Prosperity Package.

With an emphasis on removing barriers to economic self-sufficiency, Neighborhood Leaders help residents access services and resources, including but not limited to education (basic adult education, ESL, GED, job training), employment opportunities, early care & learning including quality child care, rent assistance/housing, support for the aging, SNAP and WIC, physical and behavioral health services, needed commodities (child & adult diapers, winter wear, work gloves, food, cell phones, school supplies, other), civic engagement (including Athens Wellbeing Project, voter registration, voting, and engaging in public processes), and other. This is done in two tiers.

- Tier 1 includes group outreach – information-sharing through presentations in neighborhoods and at community gatherings, hosting resource fairs (including at the neighborhood level in neighborhoods long neglected), tabling at community events and venues, and other outreach.
- Tier 2 is individual case management support, working with (not just for) individuals of all ages and families to: identify economic and other goals, connect to needed services, access the services as appropriate (including assistance in filling out application paperwork if needed), and follow up to ascertain the status of their individual plan, if they got the service(s), what if any outcomes resulted, and to offer further assistance.

Neighborhood Leaders also engage residents in community-building. This includes providing in-the-community expertise for the Mayor and Commission, providing input into other community planning (HCD and other Unified Government departments' planning, Athens Wellbeing Project, Envision Athens, Family Connection-CIS Strategic Action Teams, other), engaging in neighborhood and other community organizations, registering to vote, voting, and other civic activities. This is incorporated into both Tier 1 and Tier 2 work.

Neighborhood Leaders receive ongoing professional training.

Time period: The current version of the program launched with the Mayor & Commission funding in January 2020 and went to scale at the beginning of March 2020. When the state of emergency was declared in that same month, Neighborhood Leaders were key respondents. They are fulfilling and exceeding expectations. The partnership has continued, switching to a fiscal year contract in FY 2023, and the intent is for the partnership to continue and expand as long as it continues to be effective.

Outcomes/Reporting: ACCGov has developed and maintains an online case management system for Neighborhood Leaders that includes a dashboard of data for staff and Mayor & Commission. Neighborhood Leaders will continue to utilize this system.

Reporting includes:

- Community presentations, resource fairs (Tier 1): locations, topics, numbers in attendance at each, numbers who requested Tier 2 services or other follow-up
- Resource navigation and case management (Tier 2): Numbers served, services to which referred, assistance provided in applying for services, numbers applying for services, numbers receiving services, follow-up supports, outcomes where applicable (e.g. employment, SNAP enrollment, et al).
- Data and recommendations for consideration related to policy (for example, barriers to access such as location, hours, and language) and follow up (suggested questions for

Athens Wellbeing Project survey, and suggestions for HCD and other departmental planning, Envision Athens, Family Connection-CIS Strategic Action Teams, and others).

FY24 Performance Goals:

1. Neighborhood Leaders managed 5,542 cases in FY23. In FY24, the goal is for Neighborhood Leaders to manage 6,000 cases, an increase of 8.2% from the previous year.
2. Neighborhood Leaders collaborated with 208 agencies, programs, and departments in FY23. The goal in FY24, is for Neighborhood Leaders to continue those and to establish 100 new partnerships, an additional 48%.
3. Neighborhood Leaders completed 955 SNAP applications for residents they had screened as eligible, including enrollment and retention. In FY 24, Neighborhood Leaders' goal is to pre-screen 12,000 potential applicants, and to enroll and/or re-enroll 1,000, an increase of 4.7%. In addition, NLs will work with those we enroll to assure that they continue to fulfill all requirements.
4. In FY 2024, Neighborhood Leaders will assist 1000 residents with situations surrounding housing needs: education, referrals, security, etc.

FY24 ACCGov Funding Request:

Category	**Description**	**Allocation**
Salaries & Benefits	Current Neighborhood Leaders and program director with no pay raises and no increase in benefit costs	$831,783
Communications	Cell phone service	$12,180
Organizational Insurance	Required under ACC contract	$8,568
Payroll Services	Contracted service	$2,652
Supplies, Outreach, and Equipment	Office supplies, events, printing, postage, et al.	$29,600
Travel and Training	Travel (primarily local mileage), training fees	$42,000
Rent	Neighborhood Leaders Hub	$12,000
	Subtotal	*$938,783*
Administrative Costs @10% (standard)	For program share of audit, bookkeeping, and other shared expenses	$93,878
	Total	**$1,032,661**

Annual Operating expenses for Neighborhood Leaders program:

$ 1,032,661	Contribution from ACCGov
$ 500,000	In-kind Donations (printing and supplies, and items distributed by NLs)
$ 175,881	DFCS SNAP Outreach Grant
$ 38,172	Total Required from Fund Raising or Program Reductions
$ 1,746,714	Annual Operating Expenses for the Neighborhood Leaders Program

Neighborhood Leaders Logic Model

As community engagers, the FC-CIS Neighborhood Leaders who are residents OF, IN and WITH the Athens community, serve in each of the Prosperity Zones to help community members connect to resources and opportunities to reach their aspirations and work to address poverty and other challenges using the Bridges Out of Poverty framework. In building trusted relationships with residents in each zone and collaborative relationships with partnering agencies and organizations, Neighborhood Leaders collect and share information specifics regarding opportunities, resources, etc. with residents. Neighborhood Leaders respond to the ongoing emergent needs of residents. Additionally, we provide resident input/feedback to those agencies and organizations.

Goals	Inputs	Activities	Outputs	Tracked Outcomes
Case Management	• 18 Neighborhood Leaders • Director of the Neighborhood Leaders • Materials and supplies from the Hub • Resource lists • Neighborhood Leader training on various resources (SNAP, WIC, unemployment, disability, EITC, housing)	• NLs will submit at least 8 clientele specific case note entries weekly including a follow up contact, information sharing and resource connection • All documentation (SNAP reports, online tool submission, NL indicator measurement template, weekly work schedules) will be submitted to director by 5 PM on Monday of each week • Director will use Google form to track completion of case management • Have a standing agenda item for NL meetings to discuss zone specific details, events and needs • Work with individuals and families to develop action plans	• # of people served • # of referrals made by agency • # of follow ups completed • # of action plans completed	• # of people assisted who found employment • # of people served who secured childcare • # of people served who received health care they needed • # of residents screened who were eligible and whose SNAP, WIC, CAPS and Medicaid applications completed using the Gateway System • # of residents connected to housing resources

Goals	Inputs	Activities	Outputs	Tracked Outcomes
Community Outreach and Information Sharing	• 18 Neighborhood Leaders • Director of the Neighborhood Leaders • Time spent planning • Supplies for meetings • Location for meetings and events • Resource or informational flyers	• Host group outreach zone events (quarterly) • Host monthly community meetings • Collaborate with other agencies to host events • Zone canvassing • Presentations with or for community collaborators	• # of community meetings /neighborhood tiered events held and attended • # of attendees per event/presentation held • # of surveys completed (if participating in data collection) • # of collaborations or partnerships	• % of meetings/events where attendance and agenda goals were reached • % of collaborations result in long-term partnerships
Civic Engagement and Public Input Process	• 18 Neighborhood Leaders • Director of the Neighborhood Leaders • Commissioner for specific zone • NL Strategic Connector Groups: Housing – homelessness, tenant rights, eviction prevention Education – PreK, K-12, College, Post-Secondary Health & Wellness Latina/o Community	• Identify zone specific needs • NLs will meet with their commissioner to discuss zone specific needs quarterly • NLs will share public input with commissioners during their quarterly meetings • Commissioners will be invited in small groups to join NL meetings • NLs will attend various meetings in the community • NL Strategic Connector Group meetings • NLs will plan, develop and implement FC-CIS Family, Community &	• # of voters registered • # of committees/board positions held by NLs • # of meetings held/ attended with policy makers • # of NL full staff meetings with small group of commissioners • # of reports submitted to the Mayor and Commission with recommendations/reporting the needs for each zone • # of connector group meetings • # of solutions carried out from connector meetings • # of EA work groups, FC-CIS SATs, Homeless Coalition committees, other	• # of eligible residents served who newly register to vote • # of identified needs met for each specific zone • # of identified community needs specifically addressed in FC-CIS and other community plans

Goals	Inputs	Activities	Outputs	Tracked Outcomes
	Safety and Community Stability • ACCGov departments and community partners	Neighborhood Engagement Strategic Action Team • If resources are provided, NLs will organize and implement Youth Neighborhood Leadership Program • NLs will engage in Envision Athens work groups, all FC-CIS Strategic Action Teams, Homeless Coalition, Local School Governance Teams, and other strategic planning • NLs will work with ACCGov departments for outreach on services and input on ways to strengthen connection and services	strategic planning with NL engagement • # of ACCGov departments partnering with NLs for outreach/engagement • ACC Mayor & Commission work session presentations from NL program • # of zone specific needs identified • # of ideas for solutions for specific needs • # of collaborations or connections made to help with need	
NL Professional Development	• 18 Neighborhood Leaders • Director of the Neighborhood Leaders	• Attend trainings and educational opportunities pertaining to NL job • Participate on local committees and boards as members and in leadership roles (Committee Chair, President, Vice-President, etc.)	• # of certifications/training certificates NLs receive • # of opportunities presented to NLs because of their training	• % of NLs who obtain training or professional development through the NL program • % of NLs promoted to other positions because of their time and training in the program

Attachment 3 – FY24 Neighborhood Leaders Proposed Budget Levels

Level 1: Funding at current level

Category	Description	Allocation
Salaries & Benefits	Current Neighborhood Leaders and program director with no pay raises and no increase in benefit costs	$831,783
Communications	Cell phone service	$12,180
Organizational Insurance	Required under ACC contract	$8,568
Payroll Services	Contracted service	$2,652
Supplies, Outreach, and Equipment	Office supplies, events, printing, postage, et al.	$29,600
Travel and Training	Travel (primarily local mileage), training fees	$42,000
Rent	Neighborhood Leaders Hub	$12,000
	Subtotal	*$938,783*
Administrative Costs @10% (standard)	For program share of audit, bookkeeping, and other shared expenses	$93,878
	Total	**$1,032,661**

Impacts/Benefits of This Funding Level

- Cost of living has increased significantly. Staff morale would be injured without pay raises.
- The Neighborhood Leaders Hub provides a space for meetings, training and for inventory of extensive donated goods. Owner charges us his direct costs (mortgage, property tax, utilities), which will be $31,200.
- Payroll service and other expenses are similarly increasing.

Level 2: Budget incorporating 4% pay raises and anticipated program costs without expansion from current staffing level

Category	Description	Allocation
Salaries & Benefits	Current Neighborhood Leaders and program director with 4% pay raises and 4% increase in benefit costs	$865,054
Communications	Cell phone service	$12,180
Organizational Insurance	Required under ACC contract	$9,500
Payroll Services	Contracted service	$5,400
Supplies, Outreach, and Equipment	Office supplies, replacement for laptops, supplies for community resource fairs, printing, and similar costs, plus replacement of cell phones.	$38,000
Travel and Training	Travel (primarily local mileage), training fees	$42,000
Rent	Neighborhood Leaders Hub (reimburse owner for cost, less share paid by DFCS)	$28,000
	Subtotal	*$1,000,134*
Administrative Costs @10% (standard)	For program share of audit, bookkeeping, and other shared expenses	$100,013
	Total	**$1,100,147**

Level 3: Budget incorporating 4% pay raises, anticipated actual costs, plus expansion to add an assistant to the program director and incentive payments for a program lead in each quadrant. It also includes funding for a new Youth Neighborhood Leader program still in development including a full-time Youth Neighborhood Leader program director to start in October, and incentive payments for Youth Neighborhood Leaders

Category	Description	Allocation
Salaries & Benefits	Current Neighborhood Leaders and program director with 4% pay raises and 4% increase in benefit costs, full-time assistant to the program director, incentive pay raises for four NLs to serve as quadrant leads, full-time Youth Neighborhood Leaders program director to start in October, and incentive pay for Youth Neighborhood Leaders	$992,633
Communications	Cell phone service (two additional)	$13,462
Organizational Insurance	Required under ACC contract	$9,750
Payroll Services	Contracted service	$5,800
Supplies, Outreach, and Equipment	Office supplies, replacement for laptops, supplies for community resource fairs, printing, and similar costs, plus replacement of cell phones.	$45,000
Travel and Training	Travel (primarily local mileage), training fees	$44,000
Rent	Neighborhood Leaders Hub (reimburse owner for cost, less share paid by DFCS)	$28,000
	Subtotal	*$1,138,645*
Administrative Costs @10% (standard)	For program share of audit, bookkeeping, and other shared expenses	$113,865
	Total	**$1,252,510**

###

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Authorization of Funding Towards Development of Workforce Development Strategic Plan

DATE: May 23, 2023

BUDGET INFORMATION:

REVENUES:	$27,000	General Fund Operating Contingency
EXPENSES:		
ANNUAL:		
CAPITAL:		
OTHER:	$27,000	Workforce Development Strategic Plan Consultant (not to exceed)

FUNDING SOURCE: FY24 General Fund Operating Contingency

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission (M&C):

a. Enter into a Memorandum of Understanding with the Athens Area Chamber of Commerce to hire a third-party to conduct a Workforce Development Strategic Plan as a part of the ARPA strategic planning process,
b. Approve a budget ordinance amendment **(Attachment #1)** that allocates $27,000 towards this effort;
c. Approve the revised language for the Workforce Development and Small Business ARPA allocation **(Attachment #2)** and,
d. Authorize Mayor and relevant staff to execute all agreements and related documents.

HISTORY:

1. In 2019, the Mayor and Commission accepted the Network for Southern Economic Mobility's (NSEM) Pathways to Prosperity plan identifying pathways for economic mobility for Athens-Clarke County residents.

2. In 2019, ACCGov joined the Harvard-Bloomberg's City Leadership Initiative Collaboration Track and identified workforce development as a key area of interest.

3. In December 2019, the M&C voted to approve the creation of a "Workforce Development Coordinator" position to assist with Athens-Clarke County's community workforce development needs.

4. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic.

5. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package was intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

6. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (SLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

7. On January 6, 2022, the U.S. Department of the Treasury released the Final Guidance for ARPA SLFRF.

8. On March 1, 2022, the M&C adopted ACCGov's Organizational Strategic Plan, which includes identifying multiple strategies for internal and external workforce development support.

9. On March 1, 2022, the M&C approved a budget allocating ARPA SLFRF to various programs, including a budget of $4,000,000 to address Business Development and Workforce Support. The M&C approved a Commission-Defined Option for Business Development and Workforce Support that outlined the role for the initial advisory group:
   They will be charged with identifying priority actions needed for small business development and worker empowerment, regardless of funding source. Special consideration should be given to addressing the needs of workers, including, for example, the following:
   - *the need for childcare support for low income families;*
   - *the development of co-operative and worker-owned businesses, including secondary cooperatives (a group of micro-business LLC's);*
   - *high quality labor standards (such as wage floors at $15/hr, paid leave options, paid health care and other benefits, and just cause termination agreements);*
   - *and nonprofit programming designed to assist workers in labor organizing for improved working conditions and/or higher wages.*

10. On April 11-12, 2022, Athens Area Chamber of Commerce President David Bradley visited with the West Alabama Chamber of Commerce, in preparation for the August 31- September 2, 2022 Intercity Visit to Tuscaloosa, AL. During the visit, West Alabama Chamber staff shared information about a number of their workforce development

efforts, called West Alabama Works.

11. On June 2, 2022, the Athens Area Chamber of Commerce hosted a meeting during which West Alabama Chamber of Commerce staff presented information about their workforce development efforts, West Alabama Works. The meeting included community stakeholders representing community organizations including Athens-Clarke County Unified Government, Clarke County School District, Athens Technical College, the University of Georgia, Envision Athens, Athens Boys & Girls Club, local businesses and employers, and local non-profits.

12. From March 13 – April 10, 2023, The Athens Area Chamber of Commerce's Workforce Development Planning Committee discussed the project with six potential firms and received proposals from 4 firms to conduct a community workforce strategic planning process.

13. On April 21, 2023, the Chamber's Workforce Development Planning Committee met with Mayor Girtz to review the four RFP submittals received, and the group unanimously selected Hodge Consulting.

14. On May 4, 2023, the M&C held a strategic planning retreat, during which progress on the ARPA strategic priorities was discussed, and the Athens Area Chamber of Commerce presented updates and a proposal to partner on a collaborative community workforce strategic planning process.

15. On May 23, 2023, the Mayor and Commission had a brief worksession on Workforce Development and drafted new language for the allocation.

FACTS & ISSUES:

1. The U.S. Treasury Department requires that ARPA SLFRF funds be obligated by December 31, 2024 and spent by December 31, 2026. At the March 1, 2022 meeting, the M&C approved five focus areas for the use of SLFRF funding in the community. These include Affordable Housing, Youth Development, Homelessness, Business and Workforce Development, and Behavioral Health.

2. The U.S. Treasury Department strongly encourages communities to guide the implementation of ARPA SLFRF funds through a strategic planning process. This process permits SLFRF utilization be informed by a needs assessment and strategies to enhance community equity and provides a platform by which decision makers can determine priorities for funding based on data and community context.

3. The Athens Area Chamber of Commerce anticipates the strategic planning process will begin in June 2023, and the process will take approximately five months. The process will include:

- Review and research including current major strategic plans of the local education providers;
- Surveys of employers, selected high school students and college students;
- 5 - 7 Focus groups with selected employers and, providers; these may include sectors i.e. health care, manufacturing, digital/information technology, biomedical/science with the intent to learn knowledge and skills desired;
- Direct interviews with selected employers and with education providers;
- 3 facilitated meetings with the Steering Committee or the primary team to learn and create the Plan. The Steering Committee will be comprised of a representative of the primary collaborators in the project. They will help guide and direct the Strategic Plan. There will be a separate working committee (name TBD) that will be more focused on the weekly operational plans.

4. The Athens Area Chamber of Commerce has identified the following groups as important partners and collaborators for the community workforce development strategic planning process:
    - Unified Government of Athens-Clarke County
    - Clarke County School District
    - Athens Technical College
    - University of Georgia
    - Envision Athens
    - Minority Business & Nonprofit Association
    - Business community
    - All local organizations engaged in career/workforce development

5. The Athens Area Chamber of Commerce has identified three deliverables associated with the workforce development strategic planning process:
    - Measurably note the short-, mid-, and long-term workforce development challenges our community faces.
    - Notate the current workforce development programming in our community.
    - Articulate a strategic plan, with implementable programming, that enables us to meet the current and future employment needs of Athenians and local businesses

6. As stated in History Item #15, the Mayor and Commission crafted new language around this working goal, which is found in **Attachment #2.**

7. This recommendation supports the following ACCGov Strategic Plan Goals and Strategies:
    - Identify and Close Gaps in Partnership with the Community Goal, Strategy A: *Partner to develop tools and relationships to increase awareness of and access to Athens workforce and workplace development opportunities.*

- Organizational Improvement Goal, Strategy D: *Increase resident engagement in the decision-making process to give greater emphasis to information and power sharing, mutual respect, and reciprocity between residents and their government.*

OPTIONS:

1. Mayor and Commission:
   a. Enter into a Memorandum of Understanding with the Athens Area Chamber of Commerce to hire a third-party to conduct a Workforce Development Strategic Plan as a part of the ARPA strategic planning process,
   b. Approve a budget ordinance amendment **(Attachment #1)** that allocates $27,000 towards this effort;
   c. Approve the revised language for the Workforce Development and Small Business ARPA allocation **(Attachment #2)** and,
   d. Authorize Mayor and relevant staff to execute all agreements and related documents.

2. Mayor and Commission do not authorize the transfer of funds.

3. Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c & d

DEPARTMENT: Economic Development
Prepared by: Ilka McConnell



Ilka McConnell, Director Date:5/23/23

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c & d



June 1, 2023

Manager Date:

ATTACHMENT #1

AN ORDINANCE TO AMEND THE FY2024 ANNUAL OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE FUNDING TO THE ATHENS AREA CHAMBER OF COMMERCE FOR A WORKFORCE DEVELOPMENT STUDY AND ANALYSIS; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the General Fund Operating Budget to provide funding to the Athens Area Chamber of Commerce for a workforce development study and analysis.

Said Operating and Capital budget is hereby amended as follows:

General Fund:

EXPENDITURES:	
Decrease:	
Other General Administration	
Operating Contingency	($27,000)
Increase:	
Other General Administration	
Other Expenditures	$27,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Amend March 2022 Commission Approved Language to read:

Business Development and Workforce Support
The initial advisory group for Business Development and Workforce Support is to be ~~determined (TBD) following discussion at an upcoming M&C Work Session~~ a Task Force of local stakeholders as indicated below. They will be charged with identifying priority actions needed for *connecting Athens residents with high wage employment*, small business development, and worker empowerment, regardless of funding source. Special consideration should be given to addressing the needs of workers, including, for example, the following:

- the need for childcare support for low income families;
- the development of co-operative and worker-owned businesses, including secondary cooperatives (a group of micro-business LLC's);
- high quality labor standards (such as ~~wage floors at $15/hr~~ work at the living wage as identified by the MIT calculator, paid leave options, paid health care and other benefits, and just cause termination agreements); and
- nonprofit programming designed to assist workers in labor organizing for improved working conditions and/or higher wages.
- identifying links to high wage, high growth industries, and building the local workforce pipeline for positions that public and private employers are struggling to fill.

Business Development and Workforce Support Task Force Composition: Co-chaired by two Commissioners, with representatives sought and named by the Mayor from each of the following entities:

- Athens Community Career Academy or CCSD Superintendent's Designee
- ACCGov Department of Economic Development
- Minority Business and Nonprofit Corporation
- Northeast Georgia Black Chamber of Commerce
- Joint Development Authority of Athens-Clarke County and Winterville
- Athens Area Chamber of Commerce
- Economic Justice Coalition
- Athens Technical College
- Envision Athens
- Family Connection-Communities in Schools of Athens

Charge: Meet approximately twice monthly from August-December 2023 and use a research basis to define optimal and achievable outcomes, with recommendations regarding capital expenditures or programming to come to the Mayor and Commission in January 2024 utilizing the $4MM of American Rescue Plan Act funds allocated for this area, along with potential future activities.

FY24 COMMISSION BUDGET ITEMS: Commission Defined Option- Hamby, Fisher, Culpepper

		Changes to Recommended Budget		Notes
GENERAL FUND				
Revenues	#			
Tax Digest growth			3,700,000	
Millage Rate Change (.75 $6,540,000)		-0.75	(4,905,000)	Adjusted millage rate = 12.35
Increase use of Prior Year Fund Balance			2,646,225	Leaves $145,698 above minimum needed.
Parking Change (on street +.25) (County Portion- 20% ADDA)			200,000	Net Change
Transfer in from Hotel- Motel Fund Balance			159,000	
Total Revenue Changes			**$1,800,225**	
		Fulltime Positions	**Amount**	
Expenditures				
Proposed Items to Add				
Hold employee health ins premiums at current rate			650,000	Est. cost additional ACCGov cost for FY24 = $650k Gen Fund ($875K all funds)
Increase Unified Plan Salary Adjustment and Pay Table			1,020,000	Additional 3% increase in Market and Pay Table (each 1% change to Market & Pay Table = $340K General Fund (615K All Funds)
Increase Public Safety Plan Salary Adjustment			1,100,000	Additional 4% increase in STEP Plan (each 1% change to Public Safety Step Table=$275K ($285K All Funds)
Firefighter Cancer Screening			40,000	
Fully fund Library request			219,215	Requested Inc = $294,215, Mayor Rec = $75K
Superior Ct: Treatment Courts - Svc Admin		1	94,500	
Public Defender Increase			57,615	Requested Inc = $132,615, Mayor Rec = $75K
Solicitor Victim Advocate and Investigator (6 months)		2	43,550	1 Victim Advocate & 1 Investigator (Req = $87.1K)
Neighborhood Leaders Program			70,000	
Athens Tutorial Increase			20,000	
Council On Aging Increase			30,000	
Homeless Street Outreach Positions			100,000	Increase to current contract
Victim Mental Health Counseling (RFP)			100,000	
Attorney Pay Discrepancy			150,000	
DUI Drug Court Participant fees			67,000	
Additional Fleet Replacement			320,800	
Superior Court Judicial AV Administrator			87,000	
Capital Changes (see below)			315,000	Net of additions and decreases
Solicitor Bullet Proof Vests			3,100	
Subtotal			$4,487,780	
Proposed Items to remove/reduce				
Decrease Operating Contingency			(1,000,000)	
Govt affairs professional services (OGA)			(100,000)	
Community Partnership Decrease			(570,000)	
Commission Budget Decrease			(20,000)	
Utilize Pension Fund Credit to assist Contribution			(500,000)	
Community Energy PreFund Decrease			(150,000)	
Shift General Govt Expenses to ARPA Fund			(347,555)	
Subtotal		**0**	($2,687,555)	
Total Expenditure Changes		**3**	**$1,800,225**	
Net General Fund Budget Change		**3**	**$0**	Additional Use of Fund Balance
OTHER FUNDS				
Hotel/Motel Fund (Expenses)				
Corridor Improvement Increase			50,000	Combine w/Mayor Rec $75K
Additional Event funding			130,000	Add to CEP funding with ADDA for total of 250,000
Transfer Fund Balance to General Fund			159,000	Use of Fund Balance
Net Hotel Motel Tax Fund Budget Change			**$339,000**	Use of Fund Balance
General Capital Projects Fund				
Live Stream Pipe Replacement - Stormwater Fund			100,000	Note: Also, $700k in ARPA Fund below for total of $800,000.
Neighborhood Traffic Mgt. Program			120,000	
Planning Department Land Use Economic Analysis			100,000	
Planning Department Historic Designation (RFP)			20,000	
AlleyWay Improvements			100,000	
Sheriff Capital Project Requests			100,000	

FY24 COMMISSION BUDGET ITEMS: Commission Defined Option- Hamby, Fisher, Culpepper

	Changes to Recommended Budget	Notes
Branding Initiative Decrease D-91	(75,000)	
(HCD) Consultant for 5 year plan Decrease D-63	(150,000)	
Net General Capital Projects Fund Budget Change	**$315,000**	Funded by General Fund (noted above)
American Rescue Plan Act - SLFRF Fund		
Affordable Housing Flex Fund	300,000	
ACC Center for Racial Justice and Black Futures	500,000	
Additional IT Capital for PC replacement	480,000	
Live Stream Pipe Replacement	700,000	Note: Also, $100k in Gen Capital Projects Fund above.
Shift General Govt Expenses to ARPA Fund	347,555	(to balance)
Subtotal Additions	**2,327,555**	
Homelessness	(400,000)	
Contingency/Future Needs	(600,000)	
Vaccine Incentives	(221,400)	
Budget Balancing FY22	(149,999)	
Budget Balancing FY23-FY27	(956,156)	
Subtotal Reductions	**($2,327,555)**	
Net ARPA Fund Budget Change	**$0**	

Administrative Corrections:

OTHER FUNDS

Special Programs Fund

Workforce Development	60,000	Expense item was left out of the budget. Funding comes from a Transfer from the General Fund which is included for FY24.

E-911 Fund

Corrected Fleet Repl Charges	1,100	

Water & Sewer Fund

Corrected Fleet Repl Charges	650	

FEE SCHEDULE CORRECTIONS

Solid Waste - Waste Minimization Fee

Small Business (Commercial)	$1.60 per month	incorrectly listed as $1.20 per month
Large Business (Commercial)	$1.60 per month	incorrectly listed as $1.20 per month

POSITION COUNT CORRECTIONS

Manager - Inclusion Office	1	The position count did not include the Marketing & Outreach Analyst approved in mid-FY22

CHANGES TO MAYOR RECOMMENDED BUDGET

Commissioner Hamby CDO

ADDITIONAL POSITIONS

GENERAL FUND

Department	Number	Fulltime Position	Type
Superior Court	1	Judicial Treatment Svcs Administrator	New Initiative
Solicitor	1	Victim Advocate	New Initiative
Solicitor	1	Investigator	New Initiative
Total General Fund	**3**		

FY24 BUDGET

Commission-Defined Option (CDO) - Houle & Myers

Athens-Clarke County Mayor and Commission

June 6, 2023

Final Proposal - Version 5 (Published June 2, 2023)

Proposed FY24 budget remains unchanged from Mayor's proposed budget, except and only as shown on this document.
Blue = Items recommended as additions, subtractions, or adjustments, reflecting changes to the Mayor's proposed FY24 Budget.
Yellow = Notes on Financial Calculations.
Green = Totals and Subtotals.

		Proposed Changes to Recommended Budget	**Notes**
GENERAL FUND			
Revenues			
Tax Digest Growth		3,700,000	Final Figure received after Mayor's FY24 Budget released, exceeding previous estimate.
ARPA Transfer - Revenue Replacement, Homelessness: for Affordable Housing Flex Fund		300,000	M&C Retreat on May 4, 2024 - ARPA Update Spreadsheet: Reallocate to General Fund as Revenue Replacement, covering cost of Affordable Housing Flex Fund. **ARPA Transfer Total: $2,576,561**
ARPA Transfer - Revenue Replacement, Undesignated: for CRJBF & Fleet Replacement Fire Apparatus		605,162	M&C Retreat on May 4, 2024 - ARPA Update Spreadsheet: Currently Designated in ARPA as "Contingency/Future Needs." // Reallocate to General Fund as Revenue Replacement. **ARPA Transfer Total: $2,576,561**
ARPA Transfer - Revenue Replacement, FY22 Budget Balancing - Unspent: for Fleet Replacement Fire Apparatus		149,999	M&C Retreat on May 4, 2024 - ARPA Update Spreadsheet: Currently Designated in ARPA as "Budget Balancing - FY22." // Reallocate to General Fund as Revenue Replacement. **ARPA Transfer Total: $2,576,561**
ARPA Transfer - Revenue Replacement, Vaccines - Unspent: for Fleet Replacement Fire Apparatus & General Expenses		221,400	M&C Retreat on May 4, 2024 - ARPA Update Spreadsheet: Currently Designated in ARPA as "Vaccine Incentives." // Reallocate to General Fund as Revenue Replacement. **ARPA Transfer Total: $2,576,561**
ARPA Transfer - Revenue Replacement, Future Budget Balancing - Unspent: for Fleet Replacement Fire Apparatus		1,300,000	M&C Retreat on May 4, 2024 - ARPA Update Spreadsheet: Currently Designated in ARPA as "Budget Balancing - FY23-FY27." $2.2M shown in report, less the $900K already included in the Mayor's Proposed Budget, leaves $1.3M available to utilize. // Reallocate to General Fund as Revenue Replacement to purchase Fire Apparatus outright. Noting ARPA is one-time revenue, these three transfers combine to cover the expenses for the Center for Racial Justice & Black Futures ($500K) and Fleet Replacement Fire Apparatus, with $76,561 remaining for additional one-time expenses. Per memo June 1, 2023 from Manager Williams: An additional $1.7M for Fleet Replacement in FY24 ensures that ACCgov avoids paying $300K-$600K in interest payments, and positions us to pay cash for Engine 22 in FY28, and also purchase Ladder 343 in FY34 with minimal additional investment. **"It appears to almost fully address our apparatus needs for the foreseeable future." ARPA Transfer Total: $2,576,561**
Transfer Hotel-Motel Fund Balance to General Fund		339,000	E-8.
Increase in On-Street Parking Charges by $0.25/hr.		200,000	Per discussion at Budget Work Session, May 23, 2023. Note: This will raise on-street rate from $1.50/hr. to $1.75/hr. Rates for Parking Decks remain unchanged.
Reduce Fund Balance of General Fund		2,352,944	**This leaves $108,360 in Fund Balance above the minimum needed.** This can go toward funding of unforeseen expenditures and/or salary adjustments after Salary Study is completed. **Per estimate using Finance Dept. Formula: $2,461,304 = maximum available to use.** **ARPA Transfer Total: $2,576,561** E-7: Starting Fund Balance amount from Mayor's Budget: $3,232,961 above minimum required. ACC Policy requires we keep a minimum of 2 months' budget in Fund Balance. This is in accordance with fiscal standards that have major impacts on our borrowing. Any reduction in Fund Balance cannot exceed the result of the following formula: $3,232,961 minus {[(Total Expenditure Changes, Line 66) - (Total ARPA transfers)] / 6} Currently: {[$7,206,505 - $2,576,561 = 4,629,944] / 6 = $771,657} $3,232,961 - $771,657 = **$2,461,304** **Adjusted millage rate = 12.8** Note: a 1 mil adjustment = approx. $6,540,000 in revenue loss or gain.
Millage Rate Change	-0.3	(1,962,000)	
Total Revenue Changes		**$7,206,505**	

FY24 BUDGET

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	Fulltime Positions	Amount	
Expenditures			
Proposed Items to Add			
Increase Employer Contributions to Healthcare Benefits		960,000	Funding is to be administered in a fashion that ensures employees see no further increase in their current healthcare rate, while also initiating a plan to decrease the cost burden on employees for healthcare by increasing ACCgov's employer contribution over the next three fiscal years. Per staff FY24 Budget Follow-Up Report May 17, 2023 (pg. 2) and subsquent discussion, inc. memo from Manager Williams via email June 2, 2023: This reflects the General Fund expense to accomplish the goals as stated. $329K from other funds (ie: applicable Special Revenue Funds and/or Enterprise Funds such as Water & Sewer, Airport, Solid Waste, Landfill, etc.) will be applied to fully fund this for all employees. Additional funds will be needed in the years ahead to cover the $2.6M total cost over three years to rightsize employee share of health premiums.
Increase Unified Plan Salary Adjustment		680,000	2% increase in Market and Pay Table increase for ALL employees in the ACCgov Unified Plan, part-time and full-time, regardless of position. **This results in a 6% total increase for Unified Plan employees AND positions to exceed inflation (which is 5.8% in GA), and retains the *additional* 1% Performance Pay increase already reflected in the Mayor's Proposed Budget.** $550K from other funds (ie: applicable Special Revenue Funds and/or Enterprise Funds such as Water & Sewer, Airport, Solid Waste, Landfill, etc.) will be applied to fully fund this for all employees, per staff memo May 17th and fund balances reflected in Mayor's Proposed Budget.
Increase Public Safety Plan Salary Adjustment		825,000	Figures are per staff FY24 Budget Follow-Up Report May 17, 2023 (pg. 2-3). 3% increase for all employees under the STEP Plan, in addition to the existing 3% increase already reflected in the Mayor's Proposed Budget. **This ensures a 6% total increase to exceed inflation (which is 5.8% in GA) and match Market/Pay Table increase in Unified Plan.** $30K from other funds to be applied to fully fund this for all STEP Plan positions.
Increase Wage Floor to $16.07/hr.		60,000	Figures are per staff FY24 Budget Follow-Up Report May 17, 2023 (pg. 3). As noted above, existing employees will see a 6-7% increase in their wages, which is more than double this increase to the wage floor, alleviating some of the compression caused by wage floor impelentation. An existing employee making $15.60/hr. will go to at least $16.38/hr. (or the equivalent in FT salary) with the Market increase, and may go to approx. $16.54/hr. (or FT salary equivalent) based on the average Performance Pay increase of 1%, as noted above. Anyone hired into any entry level positions, inc. Part-Time (PT) or Seasonal, will be paid at least $16.07/hr. (PT) or $33,426/yr. (FT). This represents a 3% increase to the existing wage floor of $15.60 (half as much as is being given to existing staff), and sets ACCgov's wage floor closer to alignment with the MIT Living Wage Calculator for a single adult without children in ACC.
Attorney Pay Enhancement		150,000	Figures are per staff FY24 Budget Follow-Up Report May 17, 2023 (pg. 2). Per memo June 1, 2023 from Manager Williams: For increases in attorney salaries as expected from forthcoming Pay Study. Additional funding may be needed to fully address results of study.
Fire Fighter Cancer Blood Tests		40,000	Per memo June 1, 2023 from Manager Williams.
FC-CIS Neighborhood Leaders - Salary/Wage Adjustments		70,000	C-54 & per memo June 1, 2023 from Manager Williams: For salary/wage increases for existing employees of the Neighborhood Leaders Program in partnership with Family Connection - Communities in Schools (FC-CIS).
Sheriff: Jail Meals & Meal Preparation	0	78,703	C-119.
Solicitor General: 2 New Positions; Half-year each	2	43,550	C-124 & discussion at Work Session on May 11, 2023: $87,100 total requested for two additional positions - a victim advocate and an investigator. Half-year funding for both.
DUI-Drug Court: Transfer Participant Fees to General Fund		67,000	C-133 & discussion at Work Session on May 11, 2023 w/ Superior & State Court Judges.
Superior Court: Treatment Services Administrator	1	94,500	C-137 & discussion at Work Session on May 11, 2023 & detailed Proposal from Judge Auslander: includes salary + $7,500 in associated Operating expenses.
Superior Court: Judicial A/V Administrator	1	87,000	C-137 & discussion at Work Session on May 11, 2023.
Superior Court: Probation Billing Coordinator	1	50,000	C-137 & discussion at Work Session on May 11, 2023.

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ACC Library - Fully Fund Salaries/Wages		156,715	F-2 & F-3: Increase is in addition to Mayor's proposed $75K, to fully fund all requested Library staff salary increases, and base pay adjustments, totaling $231,715: $15,120 Base pay adjustments for MLIS Degreed Librarians. $21,050 - Base pay adjustments for Information Technology staff. $37,813 - Salary adjustments for market increases and performance reviews. $157,732 - 4% salary increase for all staff.
ACC Library - Security		62,500	F-2 & F-3: "Security Services" - $62,500 total request.
Increase Funding for Athens Community Council on Aging (ACCA) to offset CDBG Requests		30,000	F-3: in lieu of CDBG funding (See March 14, 2023 Work Session and Agenda Item #22 of April 4, 2023 Voting Mtg for ACCA CDBG request). Brings total FY24 funding to $342,300.
Public Defender - Fully Fund Salaries/Rent		57,615	F-4 & discussion at Work Session on May 11, 2023: Fully fund request for Salary Adjustments, Rent Increases, and Office Space Expansion.
Increase Funding for Athens Tutorial		20,000	F-4 & F-5 & per discussion at M&C Work Session with Independent Agencies - February 23, 2023: brings total FY24 funding to $23,500.
ACC Center for Racial Justice & Black Futures (CRJBF)		500,000	M&C Voting Mtg on December 6, 2022 (Item #24 approved unanimously): Portion of $1.25M total recommended allocation accepted by Resolution, to begin work on project in partnership with the ACC Center for Racial Justice and Black Futures at the Classic Center. Seek use of other ACCgov funds in near future to fully fund the remaining $750,000. Note: ARPA funds correspond with this line item.
Increase Community Events Program (CEP) Funding		130,000	C-92: Increase from Mayor's proposed $120K to $250K total to better align with comparable regional cities' investments in public events.
Affordable Housing Flex Fund		300,000	Program details TBD, to be initiated after studies from Cloudburst and HR&A are completed and related recommendations finalized. Note: ARPA funds dedicated for Homelessness correspond with this line item.
Increase Funding for ABHS Street Outreach		100,000	C-54 & F-2 & memo from Evan Mills via email May 31, 2023: for Advantage Behavioral Health Systems (ABHS) - Homeless Street Outreach Team, ensuring 2 new FT positions with ABHS.
RFP for Mental Health Counseling for Victims of Gun Violence		100,000	Per request of Comm. Thornton to assist low-income ACC residents in getting access to counseling resources to heal from trauma resulting from incidents of gun violence.
Fleet Replacement Correction		320,800	Per staff FY24 Budget Follow-Up Report May 17, 2023 (pg. 3) [Central Services] & staff recommendation on original version of this spreadsheet: to cover escalating costs and increase in fleet size, and keep ACCgov on pace for full funding within the next 10 years.
Increase for new Capital items (see below)		3,473,122	
Subtotal		$8,456,505	
Proposed Items to Remove/Reduce			
Decrease Operating Contingency to FY23 level		(1,000,000)	A-1, C-92 & E-5: Mayor increased from $1.2M to $2.2M in his FY24 Proposed Budget, noting it as $1M left "unallocated for the Commission to program into the budget…"
Remove $100K for Government Affairs Professional Services		(100,000)	C-92: Listed under Other General Administration as Governmental Affairs Professional Services. // Referred to as a "lobbyist" in previous budget proposals and discussions. If desired, M&C can utilize fund balance to approve this expense before the 2024 Legislative Session.
Community Energy Fund Correction (Pending Policy)		(150,000)	D-96: Pending approval of policy revision as proposed in Agenda Item #20 at the May 16, 2023 Agenda Setting Mtg.
Subtotal	**5**	($1,250,000)	
Total Expenditure Changes	**5**	**$7,206,505**	
Net General Fund Budget Change	**5**	**$0**	**This provides a balanced budget, as required by law.**
OTHER FUNDS			
Various Funds (Expenses)			
Administrative Correction - Workforce Development		60,000	C-44: Special Programs Fund should show $60K Requested & Recommended to match FY23.
Administrative Correction - Emergency Telephone Fund		1,100	C-107: Emergency Telephone Fund should show $1100 more in expenses.
Administrative Correction - Water & Sewer Fund		650	C-114: Water & Sewer Fund should show $650 more in expenses.
Total		**$61,750**	
General Capital Projects Fund			
IT: Additional Information Technology (IT) Capital funding for PC replacement		480,000	C-62 & per staff FY24 Budget Follow-Up Report May 17, 2023 (pg. 3-4): Replacements needed due to Windows 11 = $480K. Note: ARPA funds correspond with this line item.
Sheriff's Office: Capital Projects Funding Increase		100,000	C-119-120 & D-132-138: $703,500 in capital requests not in Mayor's budget, although $50K provided in Mayor's budget without specification. This brings total to $150K.
Planning Department: Land Use Economic Analysis		100,000	D-98: Add $100K to existing $50K for $150K total. RFP for Economic Analysis to be done by a consultant and completed in time to inform the Future Growth Concept Map and Future Land Use Map updates. Note: Additional funding may be needed in FY25 or after (amount TBD) for consulting re: Comp Plan 2028 update.

FY24 BUDGET

Commission-Defined Option (CDO) - Houle & Myers

Athens-Clarke County Mayor and Commission

June 6, 2023

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TPW: Live Stream Pipe Replacement - Stormwater Fund	800,000	D-176 & per staff FY24 Budget Follow-Up Report May 17, 2023 (pg. 1-2): TPW estimates $1M capacity for FY24. This adds $800K to Mayor's Proposed budget of $200K. This provides $1M total and $200K more than FY23, to help catch up on massive backlog.
TPW: Neighborhood Traffic Management Program (NTMP)	120,000	D-178 & per staff FY24 Budget Follow-Up Report May 17, 2023 (pg. 1): $120K increase includes $92,500 to fully fund the existing FY24 program, per staff's estimate, and adds an additional $27,500 for potential additional projects that are not yet fully approved and/or yet under consideration, in accordance with policies described in the agenda item and CDO/Resolution that passed on May 2, 2023 (Agenda Item #15).
Planning Department: RFP for New Historic Districts	20,000	Per request of Comm. Hamby to fund a study of potential new historic district designations.
TPW: Alleyway Improvements	100,000	Per request of Comms. Hamby & Wright to fund the project list associated with Public Pedestrian Connector Acquisition Policy, passed by M&C as part of the Consent Agenda on April 4, 2023.
Solicitor General: Bulletproof Vests	3,122	Total for 4 vests. Per discussion at Work Session on May 11, 2023 & memo from Solicitor General Fleenor via email May 26, 2023.
Central Services: Fleet Replacement Funding for Fire Apparatus	1,700,000	Funded with ARPA funds previously designated as Future Budget Balancing. Note that this ensures greater ability to balance future budgets and more immediately meets pressing fleet needs. Per memo June 1, 2023 from Manager Williams: This additional $1.7 million in FY24 ensures that ACCgov avoids paying $300K-$600K in interest payments, and positions us to pay cash for Engine 22 in FY28, and also purchase Ladder 343 in FY34 with minimal additional investment. **"It appears to almost fully address our apparatus needs for the foreseeable future."**
Corridor Improvements	50,000	Specifics TBD (e.g. Welcome signage celebrating Dawgs championships on major corridor entrances into Athens; Plantings along Prince Ave in conjunction with three-laning).
	$3,473,122	

<u>Fee Schedule Adjustments & Corrections</u>

Solid Waste: Waste Minimization Fee Small Business (Commercial)	$1.60/month	G-28, Line 41: incorrectly listed as $1.20/month --> Kept in per staff recommendation on original version of this spreadsheet, May 17, 2023.
Solid Waste: Waste Minimization Fee Large Business (Commercial)	$1.60/month	G-28, Line 42: incorrectly listed as $1.20/month --> Kept in per staff recommendation on original version of this spreadsheet, May 17, 2023.
Solid Waste: Landfill Tip Fee	$60.00/ton	G-28, Line 61 & per presentation at M&C Work Session on March 14, 2023: Increase from proposed $55 to $60 in accordance with Regional Average Tip Fee of $62/ton.

FY24 COMMISSION BUDGET ITEMS
Commission-Defined Option (CDO) - Houle & Myers

	Changes to Recommended Budget		Notes
GENERAL FUND			
Revenues			
Tax Digest Growth		3,700,000	
Transfer Hotel-Motel Fund Balance to General Fund		339,000	
Increase in On-Street Parking Charges by $0.25/hr.		200,000	Net Change
Increase use of Prior Year Fund Balance		2,352,944	
Millage Rate Change	-0.3	(1,962,000)	Adjusted millage rate = 12.8
Total Revenue Changes		**$4,629,944**	
	Fulltime Positions	**Amount**	
Expenditures			
Proposed Items to Add			
Hold employee health ins premiums at current rate		650,000	Estimated cost additional ACCGov cost for FY24 = $650k Gen Fund ($875K all funds)
Rightsize ACCGov/Employee share of health ins premiums		310,000	FY24 cost for yr 1 of 3yr plan = $415K (Total 3yr cost = $2.66M); $310K for General Fund
Increase Unified Plan Salary Adjustment		680,000	Additional 2% increase in Market and Pay Table (each 1% change to Market & Pay Table = $340K General Fund ($615K all funds)
Increase Public Safety Plan Salary Adjustment		825,000	Additional 3% increase in STEP Plan (each 1% change to Public Safety Step Table = $275K ($285K all funds).
Increase Wage Floor to $16.07/hr.		60,000	
Attorney Pay Enhancement		150,000	
Fire Fighter Cancer Blood Tests		40,000	
FC-CIS Neighborhood Leaders - Salary/Wage Adjustments		70,000	
Sheriff: Jail Meals & Meal Preparation		78,703	
Solicitor General: 2 New Positions; Half-year each	2	43,550	$87,100 total requested for two additional positions - a victim advocate and an investigator. Half-year funding for both.
DUI-Drug Court: Transfer Participant Fees to General		67,000	
Superior Court: Treatment Services Administrator	1	94,500	
Superior Court: Judicial A/V Administrator	1	87,000	
Superior Court: Probation Billing Coordinator	1	50,000	
ACC Library - Fully Fund Salaries/Wages		156,715	
ACC Library - Security		62,500	
Increase Funding for Athens Community Council on Aging (ACCA) to offset CDBG Requests		30,000	
Public Defender - Fully Fund Salaries/Rent		57,615	
Increase Funding for Athens Tutorial		20,000	
Increase Community Events Program (CEP) Funding		130,000	
Increase Funding for ABHS Street Outreach		100,000	
Victim Mental Health Counseling (RFP)		100,000	
Fleet Replacement Correction		320,800	
Increase for new Capital items (see below)		1,770,000	
Solicitor General: Bulletproof Vests		3,122	
Subtotal		$5,956,505	
Proposed Items to Remove/Reduce			
Decrease Operating Contingency to FY23 level		(1,000,000)	
Remove $100K for Government Affairs Professional Services		(100,000)	
Community Energy Fund Correction (Pending Policy)		(150,000)	
Shift General Govt Expenses to ARPA Fund		(76,561)	
Subtotal	**5**	($1,326,561)	
Total Expenditure Changes	**5**	**$4,629,944**	
Net General Fund Budget Change	**5**	**$0**	
OTHER FUNDS			
Hotel/Motel Fund (Expenses)			
Transfer Fund Balance to General Fund		339,000	
Net Hotel Motel Tax Fund Budget Change		**$339,000**	
General Capital Projects Fund			
Additional IT Capital for PC replacement		480,000	
Sheriff Capital Project Requests		100,000	Adds to $50K provided in Mayor's budget.
Planning Department: Land Use Economic Analysis		100,000	
Live Stream Pipe Replacement - Stormwater Fund		800,000	
Neighborhood Traffic Management Program (NTMP)		120,000	
Planning Department Historic Designation (RFP)		20,000	

Commission-Defined Option (CDO) - Houle & Myers

	Changes to Recommended Budget	Notes
AlleyWay Improvements	100,000	
Corridor Improvements	50,000	
Net General Capital Projects Fund Budget Change	**$1,770,000**	Funded by General Fund (noted above)
American Rescue Plan Act - SLFRF Fund		
Affordable Housing Flex Fund	300,000	
ACC Center for Racial Justice and Black Futures	500,000	
Fleet Replacement Funding for Fire Apparatus	1,700,000	
Shift General Govt Expenses to ARPA Fund	76,561	(to balance)
Subtotal Additions	**2,576,561**	
Homelessness	(300,000)	
Vaccine Incentives	(221,400)	
Budget Balancing FY22	(149,999)	
Budget Balancing FY23-FY27	(1,300,000)	
Contingency/Future Needs	(605,162)	
Subtotal Reductions	**($2,576,561)**	
Net ARPA Fund Budget Change	**$0**	
Fee Schedule Adjustments		
Solid Waste: Landfill Tip Fee	$60.00/ton	G-28, Line 61 & per presentation at M&C Work Session on March 14, 2023: Increase from proposed $55 to $60 in accordance with Regional Average Tip Fee of $62/ton.
Administrative Corrections:		
OTHER FUNDS		
Special Programs Fund		
Workforce Development	60,000	Expense item was left out of the budget. Funding comes from a Transfer from the General Fund which is included for FY24.
E-911 Fund		
Corrected Fleet Repl Charges	1,100	
Water & Sewer Fund		
Corrected Fleet Repl Charges	650	
FEE SCHEDULE CORRECTIONS		
Solid Waste - Waste Minimization Fee		
Small Business (Commercial)	$1.60 per month	incorrectly listed as $1.20 per month
Large Business (Commercial)	$1.60 per month	incorrectly listed as $1.20 per month
POSITION COUNT CORRECTIONS		
Manager - Inclusion Office	1	The position count did not include the Marketing & Outreach Analyst approved in mid-FY22

CHANGES TO MAYOR RECOMMENDED BUDGET

Commissioner Houle CDO

ADDITIONAL POSITIONS

GENERAL FUND

Department	Number	Fulltime Position	Type
Superior Court	1	Judicial Treatment Svcs Administrator	New Initiative
Superior Court	1	Judicial A/V Administrator	New Initiative
Superior Court (Probation)	1	Billing Coordinator	New Initiative
Solicitor	1	Victim Advocate	New Initiative
Solicitor	1	Investigator	New Initiative
Total General Fund	**5**		

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Adoption of the FY24 Operating and Capital Budgets; Establishment of 2023 Property Tax Rates; Approve Schedule of Fees and Charges for FY24 and Other Purposes

DATE: May 26, 2023

BUDGET INFORMATION:

REVENUES: $335.4 Million (Mayor Recommended Budget)

EXPENSES:
ANNUAL: $276.3 Million (Mayor Recommended Budget)
CAPITAL: $ 59.1 Million (Mayor Recommended Budget)
OTHER:
TOTAL: $335.4 Million (Mayor Recommended Budget)

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:
To request that the Mayor and Commission:

a. Adopt an Ordinance **(Attachment #1)** that will accomplish the below listed actions:
   (1) Establish the Operating and Capital Budgets for the Fiscal Year beginning July 1, 2023 and ending June 30, 2024 (FY24); and
   (2) Establish the 2023 property tax (millage) rate for the Unified Government of Athens-Clarke County (ACCGov) at 13.10 mills and the Athens Downtown Development Authority at 1.0 mill; and
   (3) Establish the annual compensation for the Manager, Attorney and Internal Auditor as set by the Mayor and Commission for FY24; and
   (4) Establish the rates and structure of the FY24 Health Insurance Program for Employees and Retirees; and
   (5) Adopt the Schedule of Fees and Charges for FY24 **(Attachment #5).**
b. Authorize the Manager or his designee to transfer budget amounts from the Other General Administration Pay Adjustment and Vacancy/Overtime Adjustment Budget Accounts to Departmental Budgets to fund approved pay adjustments for employees and fund departmental budget needs related to filled vacancies and/or overtime.
c. Authorize the balances of appropriations from the COVID-19 Resiliency Package and American Rescue Plan Act – SLFRF programs be designated at fiscal yearend and re-appropriated in the following fiscal year until the programs are complete or they are amended by the Mayor and Commission.
d. Approve the annual contract **(Attachment #4)** with the Georgia Public Defender Standards Council (GPDSC) to provide indigent defense services in specified courts of the Unified

Government of Athens-Clarke County for FY24 (July 1, 2023 through June 30, 2024) and authorize Mayor and appropriate staff to execute all required documents associated with the annual contract.

e. Approve the renewal of and authorize Mayor and appropriate staff to execute all required documents associated with the annual intergovernmental agreement between the Georgia Department of Corrections and ACCGov to house state offenders **(Attachment #2).**

f. Approve and authorize Mayor and appropriate staff to execute all required documents associated with a Memorandum of Understanding and annual financial agreement between the Board of Regents of the University of Georgia Cooperative Extension and ACCGov for support and provision of Cooperative Extension services in Athens-Clarke County (**Attachment #3**).

HISTORY:

1. On March 1, 2022, the Commission adopted a Strategic Plan for ACCGov covering FY23-FY25.

2. During October and November 2022 Departments, Constitutional & Elected Offices and Other Agencies received budget request packages for the FY24 Operating and Capital Budget.

3. On January 6, 2023, the Manager provided a FY24 Budget Development Guidelines document to the Mayor and Commission. The purpose of this document was to provide early insights into the development of FY24 budget including contextual information to be used during budget discussions and prior to formal recommendations.

4. During February and March 2023, the Mayor and Manager met with and reviewed FY24 Budget requests from Elected and Constitutional Officials. Also, during February and March of 2023, the Manager's Office reviewed the FY24 Budget requests from departments that report to the Manager.

5. On February 22 and 23, 2023, the Mayor and Commission met with and reviewed FY24 Budget requests from Other Agencies.

6. On March 21, 2023, the Manager provided a Budget Update to the Mayor and Commission on FY24 budget development, highlighting major expenditure and/or revenue challenges and changes potentially impacting the FY24 Budget.

7. On April 11, 2023, the Human Resources Department presented recommendations to the Mayor and Commission related to employee compensation and benefits.

8. On April 28, 2023, the Mayor's Recommended FY24 Budget was submitted to the Commission per ACCGov Charter Section 7-404 and made available to the public (FY24 Mayor Recommended Budget).

9. On May 09, 11, 18 and 23, 2023, the Commission reviewed the Mayor's Recommended FY24 Operating and Capital Budget. During these meetings, the Commission discussed changes to the Mayor's Recommended Budget, but a final list of changes was not agreed upon.

10. On May 16, 2023, a Public Hearing on the FY24 Budget was held in accordance with Georgia Law. Also, in accordance with Georgia law, required public hearings to comply with the "Tax Payer Bill of Rights" were held on May 11, 16 and June 6, 2023.

FACTS & ISSUES:

1. FY24 Budget Review and Adoption:
   a. ACCGov Charter Section 7-405 requires the Commission to adopt an Operating and Capital Budget "for the ensuing fiscal year no later than the thirtieth (30th) day of June of each year."

2. 2023 Property Tax Rates:
   a. The Mayor and Commission are required to annually establish by Ordinance the property tax (millage) rates for the Unified Government of Athens-Clarke County and the Athens Downtown Development Authority.

   b. The preliminary 2023 Property Tax Digest has been completed. Based on the information supplied by the Tax Commissioner and the Chief Tax Appraiser the projected 2023 Tax Digest for Maintenance and Operations (M&O) is $6.9 billion as outlined below:

   2023 PRELIMINARY DIGEST (in thousands)

Real & Personal Property	$7,448,242
Motor Vehicles	19,327
Mobile Homes	6,252
Public Utilities	110,709
Other Property	25
Total Gross Digest	$7,584,555
Less: Exemptions	(660,355)
Net M&O Digest (Thousands)	$6,924,200

   c. The property tax (millage) rate as noted below should raise sufficient revenues to meet the revenue requirements of the General Fund as included in the FY24 Budget. The property tax (millage) rate for 2023 is:

   Maintenance and Operations
   (General Fund) 13.10 mills

   d. On April 13, 2023, the Athens Downtown Development Authority recommended a 2023 property tax (millage) rate of 1.0 mill. This levy is anticipated to generate revenue of

approximately $450,000 in FY24.

3. Amendments to the Programs for Health Insurance Benefits for Employees and Retirees: The FY24 Budget includes funding for the programs for health insurance and health benefits for employees and retirees in accordance with Section 1-9-19 of the Code of Ordinances of ACCGov as noted in Section 16 of the Ordinance included as **Attachment #1** to this report.

4. Approve annual contract with the Georgia Public Defender Standards Council (GPDSC) for Indigent Defense: Since October 2004, ACCGov has contracted through the state GPDSC and the Western Judicial Circuit's Public Defender's Office to provide indigent defense services as outlined in **Attachment #4**.

5. Approve the annual intergovernmental agreement with the Georgia Department of Corrections (GDOC) and ACCGov: **Attachment #2** is the annual intergovernmental agreement with the GDOC to house state offenders in the ACCGov Corrections Institution and Diversion/Transition Center. In the FY24 agreement, ACCGov Corrections agrees to provide complete care and custody of up to 170 state offenders daily, the same level as FY23 and GDOC agrees to pay ACCGov $22.00 per day per offender, the same rate as FY23.

6. Approve the annual financial agreement between the Board of Regents of the University of Georgia Cooperative Extension and ACCGov for support and provision of Cooperative Extension services in Athens-Clarke County: For over 100 years, UGA Cooperative Extension has offered services in all 159 counties in the state. Services include information and programing in the areas of agriculture, food, families, the environment and 4-H youth development. In accordance with the Memorandum of Understanding, an annual financial agreement must be approved with each fiscal year budget. **Attachment #3** is the annual financial agreement with the University of Georgia Cooperative Extension for the provision of Cooperative Extension services and personnel in Athens-Clarke County, Georgia. Under this agreement, ACCGov will continue to provide sufficient funds to pay for necessary operational expenses, fully fund one administrative assistant position and reimburse the travel expenses of County Extension personnel for official travel in the county or on behalf of the County. The compensation methods detailed within the financial agreement are the same as have been used historically; however, the percentages associated with the salary table have been updated.

OPTIONS:

1. Mayor and Commission:

   a. Adopt an Ordinance **(Attachment #1)** that will accomplish the below listed actions:
      (1) Establish the Operating and Capital Budgets for the Fiscal Year beginning July 1, 2023 and ending June 30, 2024 (FY24); and

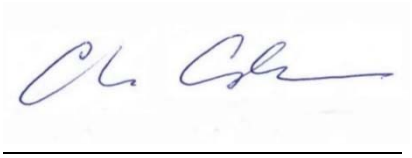
(2) Establish the 2023 property tax (millage) rate for the Unified Government of Athens-Clarke County (ACCGov) at 13.10 mills and the Athens Downtown Development Authority at 1.0 mill; and
(3) Establish the annual compensation for the Manager, Attorney and Internal Auditor as set by the Mayor and Commission for FY24; and
(4) Establish the rates and structure of the FY24 Health Insurance Program for Employees and Retirees; and
(5) Adopt the Schedule of Fees and Charges for FY24 **(Attachment #5)**.

b. Authorize the Manager or his designee to transfer budget amounts from the Other General Administration Pay Adjustment and Vacancy/Overtime Adjustment Budget Accounts to Departmental Budgets to fund approved pay adjustments for employees and fund departmental budget needs related to filled vacancies and/or overtime.
c. Authorize the balances of appropriations from the COVID-19 Resiliency Package and American Rescue Plan Act – SLFRF programs be designated at fiscal yearend and re-appropriated in the following fiscal year until the programs are complete or they are amended by the Mayor and Commission.
d. Approve the annual contract **(Attachment #4)** with the Georgia Public Defender Standards Council (GPDSC) to provide indigent defense services in specified courts of the Unified Government of Athens-Clarke County for FY24 (July 1, 2023 through June 30, 2024) and authorize Mayor and appropriate staff to execute all required documents associated with the annual contract.
e. Approve the renewal of and authorize Mayor and appropriate staff to execute all required documents associated with the annual intergovernmental agreement between the Georgia Department of Corrections and ACCGov to house state offenders **(Attachment #2).**
f. Approve and authorize Mayor and appropriate staff to execute all required documents associated with a Memorandum of Understanding and annual financial agreement between the Board of Regents of the University of Georgia Cooperative Extension and ACCGov for support and provision of Cooperative Extension services in Athens-Clarke County (**Attachment #3**).

2. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, d, e and f

DEPARTMENT:
Prepared by: Chris Caldwell



Chris Caldwell

05/26/2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d, e and f



Manager

June 1, 2023
Date:

ATTACHMENTS:

Attachment #1 – Budget Ordinance
Attachment #2 – IGA w/Ga Dept of Corrections
Attachment #3 – MOU Financial Agreement Coop Ext
Attachment #4 – Contract with the Georgia Public Defender's Council
Attachment #5 – FY24 Schedule of Fees and Charges

AN ORDINANCE TO PROVIDE FOR THE RAISING OF REVENUES AND THE APPROPRIATION OF FUNDS FOR ATHENS-CLARKE COUNTY, GEORGIA, FOR THE FISCAL YEAR 2024 BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024 TO PROVIDE FOR THE OPERATIONS OF GOVERNMENT DEPARTMENTS, BOARDS, AGENCIES, ELECTED OFFICES, AND OTHER GOVERNMENTAL ACTIVITIES; TO PROVIDE FOR THE LEVEL OF PERSONNEL AUTHORIZED FOR THE VARIOUS DEPARTMENTS AND AGENCIES; TO PROVIDE FOR A CAPITAL BUDGET; TO ESTABLISH 2023 PROPERTY TAX RATES; TO ESTABLISH COMPENSATION FOR THE CHARTER OFFICERS; TO ESTABLISH RATES AND STRUCTURE OF FISCAL YEAR 2024 HEALTH INSURANCE PROGRAMS; TO ESTABLISH FEES AND CHARGES; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE EFFECTIVE DATES; AND FOR OTHER PURPOSES.

THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Pursuant to Section 7-405 of the Charter, the sums of money as summarized in Exhibit A attached hereto and made a part of this Ordinance, shall be and are hereby adopted as the Operating Budget and the Capital Budget for Athens-Clarke County for Fiscal Year 2024 (FY24), beginning July 1, 2023 and ending June 30, 2024.

SECTION 2. The appropriation of funds for all departments and agencies shall be as provided for in Exhibit A and supporting schedules.

SECTION 3. Each of the Enterprise and Internal Service Funds shall be operated in accordance with Proprietary Fund accounting standards and procedures and shall not be governed by the Governmental Fund budgetary accounting principles; however, the budgetary estimates upon which such budgets are adopted shall be retained in memorandum form for budget control purposes and utilized in the preparation of comparative operating statements.

SECTION 4. The personnel levels provided for in the Personnel Authorization Schedule for all departments and agencies, as provided in the budget document entitled "FY2024 Annual Operating and Capital Budget: The Unified Government of Athens-Clarke County July 1, 2023–June 30, 2024" are hereby adopted as the maximum employment levels for such departments and agencies and shall not be increased without the approval of the Mayor and Commission.

SECTION 5. All financial operations shall be accounted for in accordance with Generally Accepted Accounting Principles and Standards.

SECTION 6. In accordance with the Official Code of Georgia Annotated Sections 33-8-8.1 and 33-8-8.2, the proceeds from the tax on insurance premiums, estimated to be $10,479,000 for FY24, shall be used for the provision of services to all residents of Athens-Clarke County.

SECTION 7. In accordance with the Official Code of Georgia Annotated Section 46-5-133, 46-5-134, and 46-5-134.2; the monthly "9-1-1 charge" of $1.50 per exchange access facility, the $1.50 per month “wireless enhanced 9-1-1 charge”, and the $1.50 per retail transaction for the “pre-paid wireless charge” are reaffirmed for the period July 1, 2023 – June

30, 2024.

SECTION 8. The Manager is further authorized to transfer sums up to $25,000 from the General Fund Contingency to meet unbudgeted obligations of the Government. The Manager is required to notify the Mayor and Commission of each of these transfers from Contingency at the next scheduled regular meeting under the provisions of Section 7-408 of the Charter of the Unified Government of Athens-Clarke County, Georgia.

SECTION 9. The Manager is further authorized to transfer sums within each fund's capital budget among projects and accounts up to $100,000 to meet project obligations of the government. The Manager is required to notify the Mayor and Commission of each of these transfers at the next scheduled regular meeting under the provisions of Section 7-408 of the Charter of the Unified Government of Athens-Clarke County, Georgia.

SECTION 10. The Manager is further authorized to approve the application for grants and accept grants on behalf of the government up to $50,000 and to amend the Operating or Capital Budget for the grants as needed. This authority is permitted if the grant meets all of the following conditions: (1) matching funds are appropriated or the grant does not require matching funds; (2) the government will not be required to otherwise commit resources or maintain any services after the end of the grant period; (3) no positions will be added with the grant; and (4) no vehicles will be added to the government's Fleet Replacement Program as a result of acceptance of the grant.

The Manager is required to notify the Mayor and Commission of approval or acceptance of each grant at the next scheduled regular meeting under the provisions of Section 7-400 of the Charter of the Unified Government of Athens-Clarke County, Georgia. The Manager and appropriate staff are authorized to execute all required documents associated with grants accepted under this provision.

SECTION 11. The budget document, entitled "FY2024 Annual Operating and Capital Budget: The Unified Government of Athens-Clarke County July 1, 2023–June 30, 2024" shall be maintained on file in the Office of the Clerk of Commission and posted on the government's website.

SECTION 12. The ad valorem tax rate for Athens-Clarke County is hereby levied for the year 2023 upon all real and personal property within the government not exempt from taxation under law as follows:

Maintenance and Operations (General Fund) 13.10 mills

SECTION 13. Under authority of the Act creating the Downtown Athens Development Authority, 1977 Ga. Laws 3533-3538, there is hereby levied and assessed for the year 2023 on the real property in the downtown Athens area (said downtown area most recently defined in House Bill No. 590, 2017 Ga. Laws 3900-3903), a tax of one (1) mill upon the value of said real estate as fixed by the Tax Digest of Athens-Clarke County.

SECTION 14. Pursuant to Sections 4-101, 4-103, and 4-104 of the Charter of the Unified Government of Athens-Clarke County, the annual compensation of the charter officers, as provided for by ordinance and contract for FY24, shall be $217,085 plus a $6,000 car allowance for the Manager, shall be $179,384 plus a $4,800 car allowance for the Attorney and shall be $113,333 plus a $4,800 car allowance for the Internal Auditor.

SECTION 15. Pursuant to Official Code of Georgia Annotated Section 48-13-93(a)-(2), the proceeds of the excise tax on the rental charge for motor vehicles, projected to be $257,000 during FY24, shall be used for promoting industry, trade, commerce, and tourism. The proceeds from this tax in FY24 shall be used to support the Athens-Clarke County Economic Development Department, with an estimated budget of $895,100.

SECTION 16. Pursuant to Section 1-9-19 of the Code of Ordinances of the Unified Government of Athens-Clarke County, the Benefits Summary of the Health Insurance and Health Benefits Program and the premiums or contributions for employees and retirees, as applicable, shall be as follows:

(a) Pursuant to Athens-Clarke County Code Section 1-9-19(a), the government shall provide as an option to employees the plans of health insurance coverage as described in the Summary Plan Document entitled "Consumer Healthy Solutions (CHS) Plan with a Health Savings Account (HSA) Medical Benefit Booklet for the Unified Government of Athens-Clarke County," effective January 1, 2022, and prepared by Anthem for the Unified Government of Athens-Clarke County. This booklet is on file and available for public inspection in the office of the Clerk of Commission, Room 204, City Hall, 301 College Avenue, Athens, Georgia and on file and available for public inspection in the office of the Human Resources Department, 375 Satula Ave., Athens, Georgia. Any plan changes effective January 1, 2024, may result in new summary plan documents, which will be available for public inspection in the office of the Clerk of Commission in or around January, 2024. This Section 16 shall be subject to amendment by the Commission to incorporate any such plan changes prior to the effective date of such changes.

(b) During the first open enrollment period, employees have the option to select from among the following health insurance coverage: the option described in the preceding paragraph or the plans of health insurance coverage as described in the Summary Plan Document entitled "BlueChoice Option Point of Service Open Access January 1, 2022 – Conventional Plan Benefit Booklet for the Unified Government of Athens-Clarke County," administered by Anthem, incorporated herein by reference. This booklet is on file and available for public inspection in the office of the Clerk of Commission, Room 204, City Hall, 301 College Avenue, Athens, Georgia and on file and available for public inspection in the office of the Human Resources Department, 375 Satula Ave., Athens, Georgia. Any plan changes effective January 1, 2024, may result in new summary plan documents, which will be available for public inspection in the office of the Clerk of Commission in or around January, 2024. This Section 16 shall be subject to amendment by the Commission to incorporate any such plan changes prior to the effective date of such changes.

(c) Pursuant to Athens-Clarke County Code Section 1-9-19(b), the Designated Plan

for retirees not yet 65 years of age and the Designated Dependent Plan for spouses of retirees not yet 65 years of age, and eligible dependent children, shall be that plan described as the BlueChoice Point of Service (POS) Open Access Plan of health insurance coverage as further described in the Summary Plan Document entitled "BlueChoice Option Point of Service Open Access January 1, 2022 – Traditional Plan Benefit Booklet for the Unified Government of Athens-Clarke County," administered by Anthem, incorporated herein by reference. This booklet is on file and available for public inspection in the office of the Clerk of Commission, Room 204, City Hall, 301 College Avenue, Athens, Georgia and on file and available for public inspection in the office of the Human Resources Department, 375 Satula Ave., Athens, Georgia. The Plan Option for retirees and for retiree dependent coverage shall be any other health insurance coverage plans offered to employees in (a) and (b) above. Any plan changes effective January 1, 2024, may result in new summary plan documents, which will be available for public inspection in the office of the Clerk of Commission in or around January, 2024. This Section 16 shall be subject to amendment by the Commission to incorporate any such plan changes prior to the effective date of such changes.

(d) Those retirees not yet 65 years of age who are eligible for PPO shall be provided the plan of health insurance coverage as described in the Summary Plan Document entitled "Blue Choice PPO Benefit Booklet for the Unified Government of Athens-Clarke County," administered by BlueCross Blue Shield of Georgia, dated January 1, 2022, incorporated herein by reference. This booklet is on file and available for public inspection in the office of the Clerk of Commission, Room 204, City Hall, 301 College Avenue, Athens, Georgia and on file and available for public inspection in the office of the Human Resources Department, 375 Satula Ave., Athens, Georgia. Any plan changes effective January 1, 2024, may result in new summary plan documents, which will be available for public inspection in the office of the Clerk of Commission in or around January, 2024. This Section 16 shall be subject to amendment by the Commission to incorporate any such plan changes prior to the effective date of such changes.

(e) The premiums to be paid for the programs of health insurance for employees are set forth in the document entitled "The Unified Government of Athens-Clarke County 2023 Benefits Guide: Enhancing Your Total Reward as a Valuable Resource for Our Community," incorporated herein by reference and on file and available for public inspection in the office of the Clerk of Commission, Room 204, City Hall, 301 College Avenue, Athens, Georgia and on file and available for public inspection in the office of the Human Resources Department, 375 Satula Ave., Athens, Georgia. The premiums to be paid for plans effective January 1, 2024, will be set forth in the document entitled "The Unified Government of Athens-Clarke County 2024 Benefits Guide," which will be made available for public inspection in the office of the Clerk of Commission in or around January, 2024. This Section 16 shall be subject to amendment by the Commission to incorporate any such changes in premiums.

(f) The premiums to be paid for the programs of health insurance for those retirees, under age 65, subject to such insurance as described in paragraphs (c) and (d) hereof are set forth in the document entitled "The Unified Government of Athens-Clarke County Pre-65 Retiree Rate Sheet – Effective January 1, 2023 – December 31, 2023," incorporated herein by reference and on file and available for public inspection in the office of the Clerk of Commission, Room 204, City Hall, 301 College Avenue, Athens, Georgia and on file and available

for public inspection in the office of the Human Resources Department, 375 Satula Ave., Athens, Georgia. The premiums to be paid for plans effective January 1, 2024, will be set forth in the document entitled "The Unified Government of Athens-Clarke County Pre-65 Retiree Rate Sheet – Effective January 1, 2024 – December 31, 2024," which will be made available for public inspection in the office of the Clerk of Commission in or around January, 2024. This Section 16 shall be subject to amendment by the Commission to incorporate any such changes in premiums.

(g) Pursuant to Athens-Clarke County Code Section 1-9-19(c) the government shall provide to retirees who are age 65 or older those health benefits as described in the "Via Benefits: Introducing Via Benefits, Prepare for Your Medicare Coverage Enrollment" and "Via Benefits Reimbursement Guide: The Unified Government of Athens-Clarke County Health Reimbursement Arrangement HRA," and incorporated herein by reference. Such documents are on file and available for public inspection in the office of the Clerk of Commission, Room 204, City Hall, 301 College Avenue, Athens, Georgia and on file and available for public inspection in the office of the Human Resources Department, 375 Satula Ave., Athens, Georgia.

SECTION 17. Pursuant to the Code of Athens-Clarke County, Georgia, Section 2-6-2 "Schedule of Fees to be adopted annually", the Schedule of Fees and Charges as provided for in the budget document entitled "FY2024 Annual Operating and Capital Budget: The Unified Government of Athens-Clarke County July 1, 2023–June 30, 2024" are hereby adopted.

SECTION 18. The effective date of this ordinance shall be July 1, 2023.

SECTION 19. All Ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Exhibit A

GENERAL FUND

SUMMARY FY24 ANNUAL OPERATING AND CAPITAL BUDGET
FOR THE YEAR ENDING JUNE 30, 2024

	FY23 Approved Budget		FY24 Recommended Budget		$▲	%▲
Revenues:						
Property Taxes	82,925,250		89,052,650		6,127,400	7.4%
Sales Tax	29,900,000		33,731,000		3,831,000	12.8%
Other Taxes	24,159,000		25,458,000		1,299,000	5.4%
Licenses & Permits	916,000		916,000		0	0.0%
Intergovernmental Revenues	1,234,360		1,314,360		80,000	6.5%
Charges for Services	12,729,182		13,216,671		487,489	3.8%
Fines & Forfeitures	2,095,000		1,620,000		(475,000)	-22.7%
Other Revenues	918,792		3,868,097		2,949,305	321.0%
Other Financing Sources	4,154,638		4,834,186		679,548	16.4%
Total Revenues	**$159,032,222**		**$174,010,964**		**$14,978,742**	**9.4%**
Prior Year Fund Balance - Oper.	0		2,625,000		2,625,000	--
Prior Year Fund Balance - Capital	7,400,000		8,216,000		816,000	11.0%
Total Revenues & Other Sources	**$166,432,222**		**$184,851,964**		**$18,419,742**	**11.1%**
Expenditures:						
General Government	37,021,292		41,583,319		4,562,027	12.3%
Judicial	11,431,662		12,076,917		645,255	5.6%
Public Safety	63,154,544		69,070,307		5,915,763	9.4%
Public Works	17,552,325		19,217,403		1,665,078	9.5%
Cultural And Recreation	9,425,097		9,807,940		382,843	4.1%
Housing And Development	5,119,244		5,378,304		259,060	5.1%
Other Agencies	6,564,986		6,641,486		76,500	1.2%
Debt Service	1,316,453		1,317,622		1,169	0.1%
Total Operating Expenditures	**$151,585,603**		**$165,093,298**		**$13,507,695**	**8.9%**
Other Financing Uses - Oper.	1,488,136		4,141,166		2,653,030	178.3%
Total Operating Expenditures & Other Financing Uses	**$153,073,739**		**$169,234,464**		**$16,160,725**	**10.6%**
Other Financing Uses - Capital	13,358,483		15,617,500		2,259,017	16.9%
Total Operating & Capital Expenditures	**$166,432,222**		**$184,851,964**		**$18,419,742**	**11.1%**

ALL FUNDS

SUMMARY FY24 ANNUAL OPERATING AND CAPITAL BUDGET
FOR THE YEAR ENDING JUNE 30, 2024

	FY24 Operating Budget		FY24 Capital Budget		FY24 Recommended Budget
Revenues:					
Property Taxes	82,872,150		7,401,500		90,273,650
Sales Tax	33,731,000				33,731,000
Other Taxes	30,604,220		53,780		30,658,000
Licenses & Permits	2,836,000				2,836,000
Intergovernmental Revenues	8,684,954				8,684,954
Charges for Services	114,756,770		15,631,712		130,388,482
Fines & Forfeitures	1,866,000				1,866,000
Other Revenues	4,900,404				4,900,404
Other Financing Sources	30,098,652		15,617,500		45,716,152
Total Revenues	**$310,350,150**		**$38,704,492**		**$349,054,642**
Prior Year Fund Balance	3,413,345		8,452,220		11,865,565
Use of Unrestricted Net Position	2,184,327		27,605,471		29,789,798
Total Revenues & Other Sources	**$315,947,822**		**$74,762,183**		**$390,710,005**
Less Interfund Transfers & Charges	(39,687,175)		(15,617,500)		(55,304,675)
Total Revenues	**$276,260,647**		**$59,144,683**		**$335,405,330**
Expenditures:					
General Government	92,203,221		1,525,000		93,728,221
Judicial	13,452,861		50,000		13,502,861
Public Safety	73,034,952		1,556,500		74,591,452
Public Works	58,427,765		53,178,183		111,605,948
Cultural And Recreation	9,842,940		2,275,000		12,117,940
Housing And Development	20,777,343		560,000		21,337,343
Other Agencies	11,129,406				11,129,406
Debt Service	26,023,804				26,023,804
Total Operating Expenditures	**$304,892,292**		**$59,144,683**		**$364,036,975**
Other Financing Uses	9,090,352		15,617,500		24,707,852
Total Expenditures & Other Financing Uses	**$313,982,644**		**$74,762,183**		**$388,744,827**
Less Interfund Transfers & Charges	(39,687,175)		(15,617,500)		(55,304,675)
Total Expenditures	**$274,295,469**		**$59,144,683**		**$333,440,152**
Designated for Future Capital Improvements & Debt Service Requirements	1,965,178				1,965,178
Total Expenditures & Designations	**$276,260,647**		**$59,144,683**		**$335,405,330**

INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
GEORGIA DEPARTMENT OF CORRECTIONS
AND
UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COUNTY CAPACITY

THIS AGREEMENT is entered into the 1st day of July, 2023, by and between the GEORGIA DEPARTMENT OF CORRECTIONS, an agency of the State of Georgia ("Department"), and UNIFIED COVERNMENT OF ATHENS-CLARKE COUNTY, a political subdivision of the State of Georgia ("County"), acting by and through its Board of County Commissioners, referred to individually as "Party" or together as "Parties."

WHEREAS, Department desires to contract with County for appropriate care and custody of certain offenders for which Department is responsible, ("State Offenders"); and

County desires to provide appropriate care and custody of State Offenders at a correctional institution operated by County ("Services").

NOW, THEREFORE, in consideration of these premises and the mutual promises and agreements hereinafter set forth, the parties hereby agree as follows:

1. Care and Custody. County agrees to provide complete care and custody of up to 170 State Offenders daily, for the Term of this Agreement and in accordance with all applicable state and federal laws, rules, and regulations. Without limiting the generality of the foregoing, County specifically agrees that no State Offender labor shall benefit private persons or corporations.

2. Recording Offender Movement in SCRIBE. County agrees to record any and all movement of State Offenders transferred in and out of the County facility by entering the movement in Department's SCRIBE system on the same day the movement occurs. Movements that are not entered in SCRIBE on the day the movement occurs will not show as an adjustment and result in an inaccurate daily count. County is solely responsible for implementing procedures to ensure that SCRIBE entries are made accurately and in a timely manner. County is responsible for verifying the State Offender count and all movements in and out of the County facility in SCRIBE on a daily basis to ensure that the count is accurate. County understands that the count reflected in SCRIBE is the official count for purposes of calculating payment under this Agreement. Late documentation, lack of documentation, or inaccurate documentation may result in delayed payment or non-payment under this Agreement. County agrees to grant Department access to County's records, documentation procedure, and personnel for purposes of auditing SCRIBE entries and verifying State Offender count at any time upon Department's request.

3. Notification of Medical Treatment. County shall notify Department of any State Offender that the County transfers to a hospital for treatment that will require an overnight stay or for whom treatment is likely to cost in excess of One Thousand Dollars ($1,000.00). Said notification shall be provided via telephone contact within Twenty-Four (24) hours of offender being admitted for treatment on an outpatient or inpatient basis. County shall notify Department pursuant to this paragraph by calling the Department's "On Call Utilization Management Nurse" at 404-863-3079 at any time of day or night.

4. Employee or Offender Misconduct. The County agrees that it will notify the Department within ten (10) business days after terminating an employee of the County correctional institution for misconduct or of the resignation of any employee in connection with an allegation or investigation of misconduct. The County further agrees that it will notify the Department within ten (10) business days if it, one of its employees, or any other law enforcement officer secures a criminal warrant for the arrest or otherwise pursues the prosecution of an offender being housed at the County CI for criminal conduct allegedly committed at the County CI. County agrees that it will not hire any employee terminated by Department for misconduct or who resigns from Department in connection with an allegation or investigation of misconduct.

5. Compensation. Department agrees to pay County the sum of Twenty-Two Dollars ($22.00) per State Offender per day for the duration of this Agreement. County agrees that upon receipt of documentation from the Department showing inmate dates and total amount of payment, County shall validate the accuracy of the documentation in a manner as prescribed by the Department and return the validation of the same to the Business Management Unit within seven (7) business days of receiving the documentation. Department shall endeavor to pay County for Services within Forty-Five (45) days of invoice receipt in approved form. County acknowledges and agrees that the Commissioner of Corrections shall have sole authority with respect to the transfer of State Offenders to and from the County correctional institution and Department shall not incur charges for State Offenders not under the care and custody of County. A State Offender is not under the care and custody of County when a State Offender is not housed at the County facility including when a State Offender is out to court or sent to a Department facility for medical or mental health evaluation.

6. Term of Agreement. The term of this Agreement shall be from July 1, 2023, until 11:59 p.m. on June 30, 2024 (the "Term"). The Parties may, by mutual agreement in writing, extend the Term for additional time periods.

7. Termination. Department may at any time and for any reason terminate this Agreement by providing written notice in advance of such termination to County. In the event of termination under this paragraph, Department shall pay County for Services performed prior to the effective date of termination; provided, however, that payments otherwise due County may be applied by Department against amounts due or claimed to be due to Department. In the event that County fails to comply with the provisions of this Agreement, Department may terminate this Agreement for cause and without notice. If

termination is for cause, payments may be withheld by Department on account of the Services being deemed deficient and not remedied by County prior to the effective date of termination. County shall be liable to Department for any additional cost incurred by Department as a result of deficiencies in the Services to be provided hereunder.

8. Prison Rape Elimination Act. County agrees that it will adopt and comply with 28 C.F.R. 115, entitled the Prison Rape Elimination Act ("PREA"). As required in 28 C.F.R. 155.12, County further agrees to cooperate with Department in any audit, inspection, or investigation by Department or other entity relating to County's compliance with PREA. Department shall monitor the County's compliance with PREA and shall have the right to inspect any documents or records relating to such audit, inspection or investigation, and County will provide such documents or records at Department's request. County acknowledges that any violation of PREA is a material breach of this Agreement, is cause for termination of this Agreement and may lead to administrative and criminal sanctions. The County shall acknowledge in writing that the Department has advised the County of these matters.

9. Notices. Any notice under this Agreement, other than those referenced in Paragraph 3, "Notification of Medical Treatment," shall be deemed duly given if delivered by hand (against receipt) or if sent by registered or certified mail, return receipt requested, to a Party hereto at the address set forth below or to such other address as the Parties may designate by notice from time to time in accordance with this Agreement.

If to the County:	Unified Govt. of Athens-Clarke County Manager, Blaine Williams PO Box 1868 Athens, GA 30603
With a copy to:	Athens-Clarke County Prison Warden, Ray Covington 2825 County Farm Road Athens, GA 30605
If to the Department:	Jennifer Ammons General Counsel Georgia Department of Corrections State Office South, Gibson Hall, 3rd Floor P.O. Box 1529 Forsyth, Georgia 31029
With a copy to:	Robert Toole Facilities Director Georgia Department of Corrections State Office South, Gibson Hall, 1st Floor P.O. Box 1529 Forsyth, Georgia 31029

10. Reimbursement of Medical Costs.

a. Department agrees to reimburse County for certain costs of medical services required for medical conditions which: (1) pose an immediate threat to life or limb, and (2) occur under circumstances in which the State Offender cannot reasonably be placed in a state institution for the receipt of this care ("Emergency Medical Services"). Department's obligation to reimburse County for the cost of any medical services, to include Emergency Medical Services, arises only when the cost per State Offender per incident exceeds One Thousand Dollars ($1,000.00), and Department shall only be liable for the amount in excess of One Thousand Dollars ($1,000.00), subject to the limitations of this paragraph and other applicable laws and regulations.

b. County agrees to invoice Department monthly for the actual cost of Emergency Medical Services paid by County. If there existed any rate agreement between County and the hospital or hospital authority at the time Emergency Medical Services were rendered, the invoice must reflect such rate. All invoices from County must include an invoice or receipt from the hospital that clearly shows the actual cost of Emergency Medical Services paid by County.

c. Department is not liable to County for any late fees or charges imposed by the hospital, hospital authority (collectively, "Late Fees"), or other service provider, for late or nonpayment by the County. County agrees to exclude Late Fees from its invoices to Department.

d. If Department reasonably determines that there is a difference between the actual cost incurred by County and the invoice sent to Department, Department may assess an administrative fee of one-half (1/2) of the difference to cover the administrative costs incurred by the Department. Department shall send County written notice of any administrative fees, and County shall have Thirty (30) days to make payment or to dispute the fee in writing. If County does not make payment of undisputed administrative fees by the due date, Department is entitled to a setoff of the same amount against future payments owing to County.

e. Pursuant to O.C.G.A. § 42-5-2(c), Department shall reimburse County no more than the applicable Georgia Medicaid Rate for Emergency Medical Services provided to a State Offender by a hospital, hospital authority, or other service provider. Department shall not be liable to County for any amount paid by County to a hospital, hospital authority, or other service provider, in excess of the Medicaid Rate for emergency services provided to a State Offender.

11. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties hereto and replaces, cancels and supersedes any prior agreements and understandings relating to the subject matter hereof, and all

prior representations, agreements, understandings and undertakings between the parties hereto with respect to the subject matter hereof are merged herein.

12. Sole Benefit. Department and County enter into this Agreement for their sole benefit. Department and County do not intend to give any rights pursuant to this Agreement to any other parties.

13. Choice of Law and Venue. The Contract shall be governed in all respects by the laws of the State of Georgia. Any lawsuit or other action brought against the Department and the State based upon or arising from this Agreement shall be brought in the Superior Court of Fulton County, Georgia.

14. Amendment. The Parties recognize and agree that it may be necessary or convenient for the Parties to amend this Agreement and the Parties agree to cooperate fully in connection with such amendments if and as necessary. However, no change, modification or amendment to this Agreement shall be effective unless the same is reduced to writing and signed by the Parties.

15. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute one agreement. No Party shall be bound by this Agreement until all Parties have executed it.

IN WITNESS WHEREOF, the parties have caused the authorized representatives of each to execute this Agreement on the day and year first above written.

GEORGIA DEPARTMENT OF CORRECTIONS:

By: _____
Jennifer Ammons
General Counsel

COUNTY:

By: _____

Print Name: _____

Title:_____

FACILITY WARDEN/SUPERINTENDENT

By: _____

Print Name: _____

UNIVERSITY OF GEORGIA
EXTENSION

May, 2023

Mayor Kelly Girtz

301 College Ave.

Suite 300

Athens, GA 30601

Dear Mayor Girtz,

This letter is to clarify the specifics and annual budget changes associated with the Memorandum of Understanding (MOU) between the Unified Government of Athens-Clarke County and The University of Georgia as it applies to the Athens-Clarke County Extension Office.

The MOU was most recently executed in 2021, and, at the request of the Athens-Clarke County Unified Government, included reference to a separate financial agreement that will be updated annually and submitted for Mayor & Commission authorization through the budget process. The annual financial agreement for FY24 between the Unified Government of Athens-Clarke County and The University of Georgia, as it applies to the Athens-Clarke County Extension Office, is provided in Attachment #1.

The details included in this agreement are the same that have been used historically. No changes to the existing structure or cost sharing arrangement have been recommended.

Thank you,

Elizabeth Conway

Elizabeth Conway

County Extension Coordinator – Athens-Clarke County Extension

275 Cleveland Road

Bogart, GA 30622

ebarber@uga.edu

706-613-3640

Attachment #1: Cooperative Extension Financial Agreement

The mission of UGA Cooperative Extension is to extend lifelong learning to the people of Georgia through unbiased, research-based education in agriculture, the environment, communities, youth and families. Cooperative Extension provides education and information for all citizens of Athens-Clarke County in the areas of families, food and nutrition, agricultures, horticultures and the environment and youth development.

Agreed Details of Financial Agreement:

The County agrees to the following:

1. *The County shall provide a suitable County Extension office with the suitability of the office to be agreed on by all parties. As a part of the County's budgeting process, the County further agrees to provide sufficient funds to pay for all necessary office supplies, office equipment, telephone, utilities, data communication/networking (including broadband internet connectivity), postage, demonstration materials, janitorial service and other items necessary for the operation of an effective Extension education program.*

Cooperative Extension moved into a new facility (funded by SPLOST 2011) in September 2019. The above items are provided through the below funding in the FY 2023 Adopted Budget:

Appropriation Summary

(All figures in $1,000s)	FY22	FY23	FY24	FY24		
Appropriations by Type	**Actual**	**Budget**	**Requested**	**Mayor Rec.**	**$▲**	**%▲**
Salary & Benefits	$162.9	$175.8	$188.3	$188.3	$12.5	7.1%
Operating	$62.6	$76.0	$76.5	$76.5	$0.5	0.7%
Total	$225.5	$251.8	$264.8	$264.8	$13.0	5.2%

2. The County shall furnish a county government vehicle or reimburse the travel expenses of County Extension personnel for official travel in the county or on behalf of the County. The reimbursement shall be paid by the County directly to County Extension personnel unless some other method is agreed upon in writing by UGA Extension and the County. *This expense is included in the appropriation summary figures shown above under Operating.*

3. The County shall evaluate financial support to the operations of UGA Extension annually, including compensation of personnel, make adjustments as necessary for continued effective support, and shall notify the UGA Extension of these adjustments. The County Extension Coordinator will prepare and submit for approval an annual operating budget to the County according to standards set by the Mayor & Commission for all Unified Government departments.

4. The County shall pay its share of the annual leave payment in accordance with University of Georgia and UGA Extension leave policy when an employee that is only partially funded by the

County terminates employment through resignation or retirement and chooses to take a lump-sum payment for accumulated annual leave. Such County share shall be based solely on the individual's time serving the County in his or her capacity as part of the County Extension office. The maximum amount of annual leave that an employee can carryover from one year to the next is 360 hours. Therefore, the only obligation for the leave payout is a maximum of 360 hours. When an Extension employee terminates employment, UGA will bill the County for accrued leave based upon the portion of salary that the county contributes to the employee.

Please find the breakdown of staff and cost sharing between the County and UGA Extension:

Employee Name	Title	% of Salary Contribution			% of Benefits Contribution	ACCGov Travel Allowance
		ACCGov	UGA	Federal		
Elizabeth Conway	County Extension Coordinator & 4-H County Extension Agent	26%	74%	0%	UGA- 100%	$175 monthly; $2,100 annually
Brad Averill	Family and Consumer Sciences Agent	28%	72%	0%	UGA- 100%	$140 monthly; $1,680 annually
Laura Ney	Agriculture & Natural Resources County Agent	32%	68%	0%	UGA- 100%	$300 monthly; $3,600 annually
Victoria Clendenning	ANR Educator	42%	58%	0%	UGA- 100%	N/A
Natalie Stanley	4-H Program Assistant	46%	54%	0%	UGA- 100%	N/A
Judie McAllister	Administrative Assistant III	100%	0%	0%	ACCGov- 100%	N/A
Vacant	SNAP-ED Program Assistant	0%	0%	100%	UGA- 100%	N/A
Barbara Iliff	SNAP-ED Program Assistant	0%	0%	100%	UGA- 100%	N/A
Vacant	SNAP-ED Program Assistant	0%	0%	100%	UGA-100%	N/A
Mary Kurtz	4-H Program Assistant (part-time)	0%	100%	0%	N/A	N/A

II. AGREEMENT

1. The term of this Agreement shall be from July 1, 2023 until 11:59 p.m. on June 30, 2024 (the "Term"). The parties may, by mutual agreement in writing, extend the Term for additional time periods.

2. This Agreement may be modified by written agreement of the parties hereto.

3. This Agreement may be renewed annually by letter of agreement signed by the parties hereto.

4. Either party may at any time and for any reason terminate this Agreement by written notice of such intent provided ninety (90) days in advance.

5. Neither party to this Agreement will discriminate against any employee or applicant for employment because of race, color, sex (including sexual harassment and pregnancy), sexual orientation, gender identity, ethnicity or national origin, religion, age, genetic information, disability, or veteran status.

6. All notices provided for or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served by personal delivery or by depositing in the United States Mail, postpaid and registered or certified mail, return receipt requested, and addressed to the addresses set forth below. By giving written notice hereunder, either party hereto shall have the right from time to time and at any time during the term of this Agreement to change their respective addresses. For the purposes of this Agreement:

The address of UGA Extension is:

275 Cleveland Road

Bogart, GA 30622

The address of County is:

301 College Avenue

Athens, GA 30601

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

Mayor, Unified Government of Athens-Clarke County	Date
Elizabeth Conway	5/17/2023
County Extension Coordinator, Athens-Clarke County	Date
	5/17/2023
Northeast District Extension Head, University of Georgia	Date

INDIGENT DEFENSE SERVICES AGREEMENT BETWEEN THE CIRCUIT PUBLIC DEFENDER OFFICE OF THE WESTERN JUDICIAL CIRCUIT, THE OCONEE COUNTY BOARD OF COMISSIONERS, AND THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

THIS AGREEMENT (hereinafter "Agreement") is entered into this ___ day of _____, 2023, between the Western Judicial Circuit Public Defender Office (hereinafter "the Circuit Public Defender Office"); the Georgia Public Defender Council, part of the executive branch of the state government of Georgia (hereinafter "GPDC"); the Oconee County Board of Commissioners, a body politic and corporate, and a political subdivision of the State of Georgia (hereinafter "Oconee County"); and the Unified Government of Athens-Clarke County, a body politic and corporate, and a political subdivision of the State of Georgia (hereinafter "ACCGov") (each individually referred to hereinafter as a "Party" and collectively as the "Parties"), and is effective July 1, 2023, except as provided in Section 5.10.

WITNESSETH:

WHEREAS, the Circuit Public Defender Office, Oconee County, and ACCGov enter into this Agreement to implement the provisions of the Georgia Indigent Defense Act of 2003, as amended, including the provisions quoted below; and

WHEREAS, O.C.G.A. § 17-12-23 (d), which is effective January 1, 2005, provides as follows:

> A city, county, or consolidated government may contract with the circuit public defender office for the provision of criminal defense for indigent persons accused of violating city, county, or consolidated government ordinances or state laws. If a city, county or consolidated government does not contract with the circuit public defender office, the city, county, or consolidated government shall be subject to all applicable standards adopted by the council for representation of indigent persons in this state; and

WHEREAS, O.C.G.A. § 17-12-34, which is effective January 1, 2005, provides as follows:

> The governing authority of the county shall provide, in conjunction and cooperation with the other counties in the judicial circuit and in a pro rata share according to the population of each county, appropriate offices, utilities, telephone expenses, materials, and supplies as may be necessary to equip, maintain, and furnish the office or offices of the circuit public defender in an orderly and efficient manner. The provisions of an office, utilities, telephone expenses, materials, and supplies shall be subject to the budget procedures required by Article 1 of Chapter 81 of Title 36; and

WHEREAS, O.C.G.A. § 17-12-35, which is effective January 1, 2005, provides as follows:

> A circuit public defender office may contract with and may accept funds and grants from any public or private source; and

WHEREAS, Oconee County is a body politic, existing and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other political entities; and

WHEREAS, ACCGov is a body politic, existing and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other political entities; and

WHEREAS, the Circuit Public Defender Office is existing and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other entities; and

WHEREAS, GPDC is a state agency under the executive branch of the State of Georgia existing and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other entities; and

WHEREAS, it is the intent of the Parties to this Agreement to provide for the operation of an indigent defense system to assure that adequate and effective legal representation is provided, independent of political considerations or private interests, to indigent defendants in criminal cases consistent with the standards adopted by the GPDC. This system and this Agreement include the following:

a) The provision by the Circuit Public Defender Office of the statutorily required services to Oconee County and ACCGov;

b) The payment for additional personnel and services by Oconee County and ACCGov;

c) The provision by Oconee County and ACCGov of its pro rata share of the costs of appropriate offices, utilities, telephone expenses, materials, and supplies as may be necessary to equip, maintain, and furnish the office or offices of the Circuit Public Defender Office in an orderly and efficient manner; and

d) The provision for other matters necessary to carry out this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **IT IS AGREED AS FOLLOWS:**

ARTICLE 1

STATUTORY PERSONNEL

Section 1.01 Statutory Staffing. The Circuit Public Defender Office agrees to provide for the Western Judicial Circuit full-time staff for a circuit public defender office or offices consisting of a circuit public defender; an assistant public defender for each superior court judge authorized for the circuit, excluding the chief judge and senior judges; an investigator; and two additional persons to perform administrative, clerical or paraprofessional services.

Section 1.02 Statutory Services. The Circuit Public Defender Office agrees to provide representation to indigent defendants in the following cases:

a) Cases prosecuted in the Superior Courts of the Western Judicial Circuit under the laws of the State of Georgia in which there is a possibility that a sentence of imprisonment or probation or suspension of sentence of imprisonment may be adjudged;

b) Hearings in the Superior Courts of the Western Judicial Circuit on revocation of probation;

c) Cases prosecuted in the Juvenile Courts of Oconee County and Athens-Clarke County in which a child may face a disposition in a delinquency case of confinement, commitment or probation; and

d) Direct appeals from a decision in cases described in a), b), and c) above.

Section 1.03 Conflicts. GPDC agrees to provide for legal representation by an attorney who is not an employee of the Circuit Public Defender Office in cases described in Section 1.02 in which the Circuit Public Defender Office has a conflict of interest.

ARTICLE 2

ADDITIONAL PERSONNEL AND SERVICES

Section 2.01 Additional personnel and services. The Circuit Public Defender Office agrees to provide and Oconee County and ACCGov agrees to pay for the services and personnel described in Attachment A. The Parties agree to the terms of Attachment A, which is attached hereto and incorporated into this Agreement by reference. The amount to be paid in Attachment A includes a 5% administration fee. Any additional personnel employed by the Circuit Public Defender Office pursuant to this section are full-time state paid employees of the Circuit Public Defender Office in the unclassified service of the State Merit System of Personnel Administration with all the benefits provided by law to employees in the unclassified service. At no point shall any employees of the Circuit Public Defender Office be deemed to be employees of Oconee County or ACCGov.

ARTICLE 3

PROVISION BY OCONEE COUNTY AND ACCGOV OF THEIR PRO RATA SHARE OF THE COSTS OF APPROPRIATE OFFICES, UTILITIES, TELEPHONE EXPENSES, MATERIALS, AND SUPPLIES AS MAY BE NECESSARY TO EQUIP, MAINTAIN, AND FURNISH THE OFFICE OR OFFICES OF THE CIRCUIT PUBLIC DEFENDER.

Section 3.01 Office expenses. Oconee County and ACCGov agree to pay their pro rata share of the budget provided in Attachment B, which is the budget for appropriate offices, utilities, telephone expenses, materials, and supplies to equip, maintain, and furnish the office or offices of the Circuit Public Defender Office. The amount of Oconee County and ACCGov's pro rata shares based on population are stated in Attachment B and are payable in twelve payments due as provided hereafter. Attachment B is attached hereto and incorporated into this Agreement by reference. The first such monthly payment is due on July 1, 2023, and shall be one twelfth of the amount of this Agreement. The remaining eleven payments shall be due on the first day of each month beginning on August 1, 2023, and said remaining payments shall each be for one twelfth of the Agreement amount. GPDC shall be the recipient of said payment.

Section 3.02 Office rent. Oconee County and ACCGov acknowledge that the Circuit Public Defender Office will lease appropriate office space at 440 College Avenue, Athens, Georgia, for no longer than the duration of this Agreement. The Circuit Public Defender Office will make rent payments with funds provided for that purpose under Attachment B of this Agreement. If this Agreement is terminated for any reason, Oconee County agrees to pay its pro rata share of 22% of any remaining rent obligation owed under said lease and ACCGov agrees to pay its pro rata share, to wit 78%, of any remaining rent obligations owed under said lease.

ARTICLE 4

OPTIONAL PROVISIONS

(RESERVED)

ARTICLE 5

MISCELLANEOUS

Section 5.01 Term. The term of this Agreement is twelve months, beginning July 1, 2023, and ending June 30, 2024.

Section 5.02 Maintenance of effort. Oconee County and ACCGov agree that they will continue to fund indigent defense for the term of this Agreement, at a minimum, at the levels specified in Attachments A and B of this Agreement for indigent defense. As part of this support Oconee County and ACCGov agree to provide the space, equipment, and operating expenses necessary to continue to operate the Circuit Public Defender Office on and after July 1, 2023.

Section 5.03 Severability. Any section, subsection, paragraph, term, condition, provision or other part (hereinafter collectively referred to as "Part") of this Agreement that is judged, held, found, or declared to be voidable, void, invalid, illegal or otherwise not fully enforceable shall not affect any other Part of this Agreement, and the remainder of this Agreement shall continue to be of full force and effect. Any agreement of the Parties to amend, modify, eliminate, or otherwise change any Part of this Agreement shall not affect any other Part of this Agreement, and the remainder of this Agreement shall continue to be of full force and effect.

Section 5.04 Cooperation, dispute resolution and jurisdiction.

a) The Circuit Public Defender Office, GPDC, Oconee County, and ACCGov acknowledge that they continue to cooperate in good faith in the implementation of this Agreement and that this Agreement may need to be revised periodically to address new or unforeseen matters.

b) Each Party to this Agreement agrees to cooperate with the other Party to effectuate and carry out the intent of this Agreement.

c) This Agreement, and the rights and obligations of the Parties, are governed by, subject to, and interpreted in accordance with the laws of the State of Georgia. The Parties acknowledge and agree that by law, the exclusive jurisdiction for contract actions against the state, departments and agencies of the state, and state authorities is the Superior Court of Fulton County, Georgia.

Section 5.05 Notice. A notice to a Party to this Agreement shall be made in writing and shall be delivered by personal delivery, nationally recognized overnight courier (with all fees prepaid), or certified or registered mail (in each case, return receipt requested, postage prepaid) to the address indicated below:

Western Judicial Circuit Public Defender Office:
John W. Donnelly
Circuit Public Defender
440 College Avenue, Suite 220
Athens, GA, 30601

Georgia Public Defender Council:
Omotayo Alli, Director
Georgia Public Defender Council
270 Washington Street, Suite 5198
Atlanta, Georgia 30334

County Commission of Oconee County:
Chairman John Daniell
Oconee County
23 North Main Street

Post Office Box 145
Watkinsville, GA 30677

Unified Government of Athens-Clarke County:
Blaine Williams, Manager
Unified Government of Athens-Clarke County
301 College Avenue
Suite 303
Athens, GA 30601

Section 5.06 Agreement modification. This Agreement, including all attachments hereto, constitutes the entire agreement between the Parties with respect to the subject matter of this Agreement and may be altered or amended only by a subsequent written agreement of equal dignity; provided, however, that the Parties' representatives identified in Section 5.05 may agree in writing by an exchange of letters or emails prior to the budget revision becoming effective to budget revisions that do not increase or decrease the total dollar value of this Agreement. This Agreement supersedes all prior agreements, negotiations, and communications of whatever type, whether written or oral, between the Parties hereto with respect to the subject matter of this Agreement.

Section 5.07 Termination.

a) **Due to non-availability of funds.** In the event that any of the sources of reimbursement for services under this Agreement (appropriations from the General Assembly of the State of Georgia, or appropriations from the Oconee Board of Commissioners or the governing authority of ACCGov) is reduced during the term of this Agreement, the Circuit Public Defender Office may make financial and other adjustments to this Agreement and notify Oconee County and ACCGov accordingly. An adjustment may be an agreement, amendment, or termination of the Agreement. The certification by the director of the GPDC of the occurrence of reduction in State funds is conclusive. The certification of the occurrence of the reduction in county funds by the person named in Section 5.05 by the counties to receive notice is conclusive. Either Oconee County or ACCGov shall promptly notify the Circuit Public Defender Office in writing of the non-existence or insufficiency of funds and the date of termination. The Circuit Public Defender Office shall then immediately cease providing the services required hereunder except for any necessary winding down and transition services required under Section 5.08. In lieu of terminating this Agreement, Oconee County, ACCGov, GPDC, and the Circuit Public Defender Office may make financial and other adjustments to this Agreement by amending it pursuant to Section 5.06.

b) **For cause.** This Agreement may be terminated for cause, in whole or in part, at any time by any Party for failure by another Party to substantially perform any of its duties under this Agreement. "Cause" means a breach or default of any material obligation hereunder where such default is incapable of cure, or which, being capable of cure, has not been cured within thirty days after receipt of notice of such default (or such additional cure period as the non-defaulting Party may authorize). Should a Party

exercise its right to terminate this Agreement under this subsection, the termination shall be accomplished in writing and specify the reason and the termination date. In the event of termination under this subsection, the Circuit Public Defender Office shall submit a final agreement expenditure report containing all charges incurred through and including the termination date to Oconee County and ACCGov no later than thirty days after the effective date of written notice of termination, and Oconee County and ACCGov shall pay the amounts due within fifteen days of the receipt of the final agreement expenditure report. Upon termination of this Agreement, the Circuit Public Defender Office shall not incur any new obligations after the effective date of the termination, except as required under Section 5.08. The above remedies contained in this subsection are in addition to any other remedies provided by law or the terms of this Agreement.

(c) **Post-termination obligations**. After termination of this Agreement pursuant to this Section, the Circuit Public Defender Office, Oconee County, and ACCGov agree to comply with the provisions of Section 5.08 (b).

Section 5.08 Cooperation in transition of services.

(a) **During or at the end of the Agreement.** The Circuit Public Defender Office agrees upon termination or expiration of this Agreement, in whole or in part, for any reason to cooperate as requested by Oconee County and ACCGov to effectuate the smooth and reasonable transition of services for existing clients. This includes but is not limited to the continuation of representation by the Circuit Public Defender Office where appropriate or required by law, court rule or the State Bar of Georgia ethical standards or the facilitation of the timely transfer to the counties of the client records. Oconee County and ACCGov shall compensate the Circuit Public Defender for all post-termination or post-expiration services under this subsection, each county being responsible for costs associated with cases in their respective courts. The Circuit Public Defender Office shall submit a monthly expenditure report containing all charges incurred during the preceding month on or before the fifth day of each month. Oconee County and ACCGov shall pay the amounts due within fifteen days of the receipt of the monthly expenditure reports. This subsection survives the termination or expiration of the Agreement.

(b) **Statutory responsibility continuation.** The Circuit Public Defender Office, Oconee County, and ACCGov acknowledge that each have responsibilities for indigent defense costs under the Georgia Indigent Defense Act of 2003, as amended and that the termination or expiration of this Agreement does not relieve any Party of their responsibility under the law.

Section 5.09 Advance of Funds. The Parties agree that advances of funds cannot remain outstanding following Agreement termination or expiration and will be reclaimed. The Parties agree that upon termination of this Agreement, for any reason, all unexpended and unobligated funds held by the Parties revert to the Party entitled to the funds. The Parties agree to reconcile expenditures against advances of funds within thirty days of termination of this Agreement.

Section 5.10 Time. Time is of the essence.

Section 5.11 Relationship of the Parties. Nothing in this Agreement shall be construed to create an employer-employee relationship between any of the Parties. This Agreement shall not render any Party an employer, partner, or agent of any other Party for any purpose. None of the Parties shall, at any time, represent that it is the authorized agent or representative of any other Party, except as it relates to the pre-existing relationship between the Circuit Public Defender Office and GPDC. GPDC and the Circuit Public Defender Office shall have no claim against Oconee County or ACCGov for vacation pay, sick leave, retirement, social security, workers' compensation, health or disability benefits, unemployment insurance benefits, or employee benefits of any kind whatsoever.

(Remainder of page left intentionally blank. Signatures on following page.)

IN WITNESS WHEREOF, the Parties have each here unto affixed their signatures the day and year first written above.

Unified Government of Athens-Clarke County

BY: _____
Kelly Girtz, Mayor

Date: _____

Attest: _____

By: Gloria J. Spratlin, Clerk of Commission

Date: _____

Western Judicial Circuit Public Defender Office

BY: _____
John W. Donnelly, Circuit Public Defender

Date: _____

Attest: _____

By: _____

Date: _____

Oconee County Board of Commissioners

BY: _____
John Daniell, Chairman

Date: _____

Attest: _____

By: _____, Clerk

Date: _____

Georgia Public Defender Council

BY: _____
Omotayo Alli, Director

Date: _____

Attest: _____

By: _____

Date: _____

ATTACHMENT A

ADDITIONAL SERVICES

Compliance with Standards. Subject to the availability of resources, the Circuit Public Defender Office agrees to provide the Additional Services outlined below in this Attachment in a professional manner consistent with the standards adopted by the GPDC. In the event the Circuit Public Defender Office's caseload reaches a size that prevents the Circuit Public Defender Office from providing the additional services in a manner which meets the standards adopted by the GPDC, the Circuit Public Defender may give Oconee County and ACCGov thirty days written notice of its intent to suspend taking new additional services cases pursuant to this Attachment. The provisions of Section 5.08 shall apply during the period of the suspension. The Circuit Public Defender shall give Oconee County and ACCGov ten days written notice of its intent to lift the suspension of the additional services. At any time during a period of suspension of the additional services up to and including the fifth calendar day after Oconee County and ACCGov receive notice from the Circuit Public Defender Office of its intent to lift the suspension, Oconee County and ACCGov may elect to terminate their obligations under this attachment by giving the Circuit Public Defender Office written notice thereof; in which event the Parties' obligations under this attachment shall immediately terminate subject to the provisions of Section 5.08.

ADDITIONAL SERVICES TO BE PROVIDED BY THE CIRCUIT PUBLIC DEFENDER OFFICE:

The Circuit Public Defender shall provide initial interviews for all persons who request such interviews, and are accused of violating the criminal laws of the State of Georgia in Athens-Clarke County, Georgia, or Oconee County, Georgia, or are charged with a delinquent act in either county. A determination shall be made as to whether said persons meet the financial eligibility guidelines for a court-appointed attorney, as established by the GPDC.

The Circuit Public Defender shall provide representation to persons who meet the financial eligibility guidelines and who are charged as set forth in Section 1.02 above, and also in non-statutory cases in the juvenile courts, the State Court of Athens-Clarke County (hereinafter "State Court"), the Municipal Court of Athens-Clarke County (hereinafter "Municipal Court"), and the Probate Court of Oconee County (hereinafter "Probate Court") as outlined below.

Further, the Circuit Public Defender shall provide legal representation for indigent persons who are either (1) accused of a violation of the criminal laws of the State of Georgia or local ordinance violations, (2) are a named party in a dependency case in which DFCS is involved in Oconee County, (3) who are required to appear before the State or Municipal Courts or the Probate Court, and (4) for whom legal representation is required under either the Constitution of the State of Georgia or the Constitution of the United States.

Municipal Court of Athens-Clarke County. The Circuit Public Defender shall assign attorneys to handle certain indigent cases in the Municipal Court. The Circuit Public Defender shall represent all indigent persons in custody who are brought before the Municipal Court during

jail call, and the Circuit Public Defender shall represent all indigent persons who are answerable to the Municipal Court and are charged with at least one of the following offenses: Driving Under the Influence, Fleeing or Attempting to Elude, Possession of Marijuana, Aggressive Driving, Racing, Leaving the Scene of an Accident, Underage Possession of Alcohol, Sale of Alcohol to a Person under 21, Unlawful/ Fictitious Use of License, Driving without a license and Shoplifting. The Circuit Public Defender shall represent defendants under 21 who are charged with an offense that would result in license suspension pursuant to O.C.G.A. 40-5-125. The Circuit Public Defender shall not represent defendants charged with animal control, litter, nuisance, noise, garbage disposal, abandoned vehicles, or any other "Quality of Life" ordinance violations, except where such defendants are in custody and are brought before the Municipal Court during jail call. This representation shall be consistent with the standards of the GPDC.

Probate Court of Oconee County. The Circuit Public Defender shall represent all indigent persons in custody who are brought before the Probate Court, and the Circuit Public Defender shall represent all indigent persons who are answerable to the Probate Court and are charged with at least one of the following offenses: Driving Under the Influence, Fleeing or Attempting to Elude, Possession of Marijuana, Aggressive Driving, Racing, Leaving the Scene of an Accident, Underage Possession of Alcohol, Sale of Alcohol to a Person under 21, Unlawful/ Fictitious Use of License, and Driving While License Suspended. The Circuit Public Defender shall represent defendants in Probate Court probation revocation hearings upon appointment of the Probate Court Judge, or upon a determination being made that the complexity of the factual allegations or severity of the consequences require representation. This representation shall be consistent with the standards of the GPDC.

Attorney Assignments. At the funding level specified in this Agreement, the Circuit Public Defender shall assigned two full-time attorneys to Municipal Court, one full-time attorney to Magistrate Court (in both counties) and appeals, one attorney to Juvenile Court (in both counties), four attorneys to State Court and Probate Court, and two attorneys assigned to each (of four) Superior Court.

Exclusions. Excluded from these Additional Services are cases that would create a conflict of interest for the Circuit Public Defender Office. The Circuit Public Defender will inform the appropriate court as to whether or not the defendants in such cases are eligible for a court-appointed attorney, and the court shall make arrangements for appointing and funding conflict-free counsel. Also excluded are misdemeanor cases in Oconee Magistrate Court that have been given jurisdiction by special order of the Superior Court.

For the purposes of this Agreement a conflict of interest will be deemed to exist in the following circumstances: i) cases where the representation of multiple defendants in regard to a single incident presents a conflict between defendants; ii) cases where the Circuit Public Defender Office represents a defendant in one case and the victim in that case is the defendant in another case and is seeking representation from or currently represented by the Circuit Public Defender Office; iii) cases where the Circuit Public Defender Office represents a defendant in one case and a prosecution witness in that case is the defendant in another case and is seeking representation from or currently represented by the Circuit Public Defender Office; iv) cases where an employee of the Circuit Public Defender Office is a material witness to the crime or a victim of the crime; v) cases where the representation of

a defendant would cause the attorney to be in violation of any canon or standard set by the Supreme Court of Georgia, the Georgia State Bar, the GPDC, or any other regulatory agency; or vi) where the presiding judge determines in an individual case that a conflict exists.

Also not to be included among those persons eligible for the services of the Circuit Public Defender Office are those individuals who are charged with the offense of misdemeanor bad check in the Magistrate Court of either county where a conviction would not result in confinement.

PAYMENT FOR ADDITIONAL SERVICES

Oconee County agrees to pay GPDC **two hundred and twenty-three thousand and eight hundred and thirty-eight dollars ($223,838.00)** and ACCGov agrees to pay GPDC **two million, one hundred and twelve thousand, seven hundred and thirty-six dollars ($2,112,736.00)** in twelve installments. Payments will be made directly to the GEORGIA PUBLIC DEFENDER COUNCIL, 270 Washington Street, Suite 5198, Atlanta, Georgia 30334, with the first installment due on July 1, 2023 in an amount equal to one twelfth of the amount of the total. The remaining eleven payments shall be due on the first day of each month beginning on August 1, 2023, and said remaining payments shall be for one twelfth of the Agreement amount. The Circuit Public Defender Office agrees to use these funds for the purpose of paying the salary, benefits, and administrative costs for the staff involved in providing services in Paragraph 1.02 and Attachment A above. The above amount is in addition to the Administrative Costs described in Section 3.1 above and denominated in Attachment B below.

ACCGov and Oconee County agree to continue to supplement the salary of the Circuit Public Defender in the amount of **five thousand dollars ($5,000.00)**. ACCGov will contribute $4,500.00 toward the supplement and will pay this amount by August 1, 2023, to the finance department of Oconee County. Oconee County shall pay the Circuit Public Defender the supplement in twelve equal monthly payments, and all payroll taxes and benefits associated with the salary supplement are paid by Oconee County. Oconee County shall provide the Circuit Public Defender Office with the information concerning the salary supplement required by the State Auditor.

ATTACHMENT B

ADMINISTRATIVE COSTS

Administrative Costs include office rent, phone, office supplies, part-time labor, bar dues, continuing legal education, and other similar and reasonable expenditures. Covered Costs are those incurred in providing services in Superior Court and Juvenile Delinquency Cases. Non-covered Costs are incurred in providing services in State, Municipal, and Magistrates Courts, as well as Juvenile Dependency Cases in Oconee County.

Oconee County agrees to pay **fifty-nine thousand, one-hundred and seventy-two dollars ($59,172.00)** in administrative costs. ACCGov agrees to pay **two hundred and nineteen thousand and seventy-seven dollars ($219,077.00)** in administrative costs.

ATTACHMENT C

CONTRACT TOTALS

	Unified Government of Athens-Clarke County	Oconee County Board of Commissioners
Attachment A Additional Services	$1,889,159.00	$164,166.00
CPD salary supplement	$4,500.00	$500.00
Attachment B Admin Costs	$219,077.00	$59,172.00
CONTRACT TOTALS	**$2,112,736.00**	**$223,838.00**

FY24 Schedule of Fees & Charges

ANIMAL SERVICES

	Subject	Fee / Unit
1	Reclaiming a neutered or spayed dog or cat	$25 first impound; $30 second impound; $35 subsequent impounds
2	Reclaiming an intact dog or cat	$25 fee if owner chooses to get animal altered through the free community Athens pets program. Animal Control must transport animal to surgery.
3	Boarding fee	$5/day + cost of inoculations and any vet services
4	Adoptions	$25 Special Event fee; $100 Adult large dogs; $150 dogs under six months and or 25lbs; $50 dogs in shelter over 30 days; $150 dogs from the RELEASHED Jail Dog Program; $25 adult cats; $50 kittens under six months
5	Adoption refund upon proof of neutering	$0.00 - Reduction included in reclaiming an intact animal if animal is altered
6	Registering a Potentially Dangerous Dog, Dangerous Dog, or Vicious dog	$100/annually

BEN EPPS AIRPORT

	Subject	Fee / Unit
	Ramp Fees	
1	Twin Piston - Small	$25 per aircraft
2	Twin Piston - Medium	$45 per aircraft
3	Twin Piston - Large	$125 per aircraft
4	Turbo Prop - Small	$95 per operation
5	Turbo Prop - Medium	$115 per operation
6	Turbo Prop - Large	$140 per operation
7	Jet - Small	$225 per operation
8	Jet - Medium	$275 per operation
9	Jet - Large	$625 per operation
10	Jet - Extra Large	$750 per operation
11	Jet - Air Force One	FREE
12	Helicopter	$40 per operation
13	Airship Mooring Fee (Blimp)	$185 per night
	Overnight Fees	
14	Twin Piston - Small	$25 per aircraft
15	Twin Piston - Medium	$45 per aircraft
16	Twin Piston - Large	$125 per aircraft
17	Turbo Prop - Small	$95 per operation
18	Turbo Prop - Medium	$115 per operation
19	Turbo Prop - Large	$140 per operation
20	Jet - Small	$225 per operation
21	Jet - Medium	$275 per operation
22	Jet - Large	$625 per operation
23	Jet - Extra Large	$750 per operation
24	Jet - Air Force One	FREE
25	Helicopter	$40 per operation
26	Airship Mooring Fee (Blimp)	$185 per night

BEN EPPS AIRPORT (continued)		
	Subject	**Fee / Unit**
	Minimum Fuel Purchase to waive Ramp Fees based on current market prices - adjusted by Airport Director	
27	Twin Piston - Small	30 gallons
28	Twin Piston - Medium	40 gallons
29	Twin Piston - Large	100 gallons
30	Turbo Prop - Small	90 gallons
31	Turbo Prop - Medium	125 gallons
32	Turbo Prop - Large	150 gallons
33	Jet - Small	150 gallons
34	Jet - Medium	200 gallons
35	Jet - Large	650 gallons
36	Jet - Extra Large	750 gallons
37	Airship Mooring Fee (Blimp)	60 gallons
	Landing Fees	
38	Commercial Operations - Based on Max Gross Landing Weight	$2.80 per 1,000 lbs.
	Baggage Handling Fees - Passenger Capacity	
39	20	$400 per aircraft
40	30	$550 per aircraft
	Baggage Handling Fees - Passenger Capacity (continued)	
41	50	$850 per aircraft
42	70	$1,150 per aircraft
43	90	$1,450 per aircraft
44	125	$1,975 per aircraft
45	150	$2,350 per aircraft
	Fuel Prices - Based on market prices - adjusted by Airport Director	
46	Jet A Fuel	Market Price
47	AvGas Fuel	Market Price
48	Based Tenants Discount (below posted price)	AvGas - $0.25 / Jet - A $0.30
49	Shell Contract Fuel (Jet A)	Market Price
50	Volume Discount 501 - 999 gallons (below posted price)	AvGas and Jet A - $0.20
51	Volume discount 1,000+ gallons	AvGas and Jet A - $0.25
52	**After Hours Call Out Fee**	$300 per call out
53	**Commercial Terminal Meeting Room**	$120 per hour / 2 hour minimum
54	Table Rental	$5.00 per table per day
55	Chair Rental	$2.50 per chair per day
	Tie Down Fees - One night waived with multiple night stay with fuel purchase	
56	Nightly	$25 per night
57	Monthly	$75 per month
	Airport Hangar Rental Monthly Rates - Based on market prices - adjusted by the Airport Director	
58	Row C Hangars (20)	$341.11 per month (assuming 5% CPI)
59	Row D Hangars (12)	$262.28 per month (assuming 5% CPI)
60	Row F Hangars (12)	$272.58 per month (assuming 5% CPI)
61	Row G Hangars (4)	$426.99 per month (assuming 5% CPI)
62	Row E Hangars (2)	$719.00 per month (assuming 5% CPI)
63	Row B Hangars (19)	$402.65 per month (assuming 5% CPI)

BEN EPPS AIRPORT (continued)		
	Subject	**Fee / Unit**
64	Hangar C21	$1,353.66 per month (assuming 5% CPI)
65	Hangar B20	$1,353.66 per month (assuming 5% CPI)
66	Row A Hangars (4)	$1,564.35 per month (assuming 5% CPI)
67	Colvin Hangar	$4,200 per month (assuming 5% CPI)
68	Falcon Hangar	$7,350 per month (assuming 5% CPI)
	Airport Hangar Rental Weekly Rates - Based on market prices - adjusted by the Airport Director	
69	Hangars G, B, C, D, E, F (with/without fuel purchase)	$365/$318 per night
70	Hangars A, C21, B20 (with/without fuel purchase)	$822/$928 per night
71	Colvin Hangar (with/without fuel purchase)	$822/$928 per night
72	Falcon Hangar	$1,590/$1,723 per night
	Airport Hangar Rental Overnight Rates - Based on market prices - adjusted by the Airport Director	
73	Hangars G, B, C, D, E, F (with/without fuel purchase)	$80/$106 per night
74	Hangars A, C21, B20 (with/without fuel purchase)	$186/$239 per night
75	Colvin Hangar (with/without fuel purchase)	$371/$424 per night
76	Falcon Hangar	$371/$424 per night
	Ground Power Unit (GPU) Fee	
77	Engine Start (waived with fuel purchase)	$45 per start
78	Per Hour (Waived with fuel purchase)	$65 per start
	Towing Fee	
79	Single Engine	$30 per tow
80	Twins	$35 per tow
81	Any aircraft larger than a twin	$50 per tow
82	Airplane Lavatory Cleaning Fee	$225 per service
83	Airplane Lavatory Cleaning Fee (for based aircraft)	$125 per service
84	Air Stair Fee	$375 per service
85	Unimproved Land Lease Rate (no utilities)	$0.42 per square foot
86	Improved Land Lease Rate (with utilities)	$0.48 per square foot

BUILDING INSPECTION		
	Subject	**Fee / Unit**
	Permits	
1	Building Permit	$80 plus $3 per $1000 of valuation
2	Electrical Permit	$80 plus $2 per circuit
3	Plumbing Permit	$80 plus $2 per fixture
4	Mechanical Permit	$80 plus $2 per supply and return
5	Gas Permit	$80 plus $2 per fixture
6	Plan Submittal Fee	$375 for project values up to $10,000; Project values over $10,000 fee of $500 for up to 50 plan sheets plus $2 per sheet over 50 sheets
7	Plan Review Fee	One-half building permit fee ($80 minimum)
8	Demolition Permit	$80
9	Demolition Permit - Central Business District	$130
10	Swimming Pool Permit	$250 per pool flat fee
11	Temporary Certificate of Occupancy	$100
12	Temporary Building Permit	$80
13	Class A Manufactured Home Permit	$80 plus $3 per $1000 of valuation
14	Class B Manufactured Home Permit	$80
15	Manufactured Home Pre-Moving Inspection	$80 plus $0.45 per mile
16	Building Relocation Permit	$100

BUILDING INSPECTION (continued)		
	Subject	**Fee / Unit**
17	Fire Protection Systems (sprinkler) Permit	$80
18	Private water and sewer system Permit	$80 each
	Inspection Fees (applies to all inspection types)	
19	First Trip	$35
20	Second Trip	$50
21	Third and subsequent trips	$75
	Other Mechanical Permits	
22	Duct work Repair	$80
23	Exhaust over one HP	$80 each ehaust fan
24	Freestanding Unit	$80 plus $2 each unit
25	Floor Furnace	$80 plus $2 each unit
26	Wall Furnace	$80 plus $2 each unit
27	Steam System	$80 plus $2 each radiator
28	Refrigeration	$80 plus $2 per ton
29	Grease/Vent Hoods	$80 plus $80 per hood
30	Incinerator	$80 per unit
31	Fireplaces and Wood Stoves	$80 per unit
32	Construction Board of Appeals Hearing	$250
33	After hours inspection fee	$80 per hour (2 hour minimum)
34	Work without permit fee	Double normal permit fee
35	Secured Structure	$250
36	Temporary Secured Structure	$50
37	Signs	$80 plus $10 per $1000 of valuation
38	Copies	$0.25 per page
39	Temporary Signs	$30
40	Construction Valuation Table	See Exhibit A at next tab

CENTRAL SERVICES		
	Subject	**Fee / Unit**
	Special Events	
1	Application Fee	$25.00
2	Emergency Review Fee (less than 60 days review)	$125
3	Beer and/or Wine Special Outdoor Café Area or Festival Zone	$150 (up to 150 people); $300 (up to 300 people); $600 (festival zone)
4	Home-brew Special Event	$50.00
	Special Sales	
5	Farmer's Market (assigned locations)	$100.00
6	Mobile Food Vendor Unit	$515.00
7	Street Merchant Assigned Location	$150 per trimester
8	Sidewalk Sale	$50
9	Individual Merchant Identification/Badge	$20.00
10	Replacement Merchant Identification/Badge	$15.00
	Sidewalk Cafes	
11	Annual Permit Fee	$100 + $1.50/S.F.
	Publication Racks	
12	Annual Permit Fee	$75/rack
	Public Use of Government Facilities	
13	Application Fee	$25
14	Security Fee	$25 (if after normal operating hours)
15	Utility Fee	$5/hr (if after normal operating hours)

CENTRAL SERVICES (continued)		
	Subject	**Fee / Unit**
16	Cleanup/Damage Deposit	$25 (1-25 people) / $50 (26-50 people) / $100 (51+ people) $50 (26-50 people); $100 (51+ people)
	On-Street Parking	
17	Parking Meters	$1.50 / Hour
18	Downtown construction permit parking	$10/space /day; $75 for violation
19	Legal Parking Zone Violation - Expired Meter or Display Ticket	$20.00
20	Legal Parking Zone Violation - Overtime Parking	$25.00
21	Legal Parking Zone Violation - Loading Zones	$75
22	Illegal Parking - No Parking Zone	$75
23	Illegal Parking - In Disable Person Space	$300
24	Illegal parking - Parking on Sidewalk	$50
25	Illegal Parking -Parking Outside of Designated Space line	$75
26	Illegal Parking - Double Parking	$75
27	Illegal Parking - During CBD Restricted Times	$35
28	Illegal Parking - Fire Lane	$150
29	Illegal Parking - Violation of Posted Sign - ACCGov Property	$75
	Parking Decks & Surface Lots	
30	All Decks - Hourly Parking (subject to time limits)	$1/hour
31	All Decks - Monthly Keycard Pass	$85/month
32	All Decks - Monthly Keycard Pass (downtown employees)	$65/month
33	All Decks - UGA Football Game Days	$40.00
34	Courthouse Deck - Arrive after 5pm and leave before 7am	$10
35	Courthouse Deck - Arrive after 5pm and leave after 7am	$15
36	All Decks - Maximum Daily Fee	$15
37	Downtown Surface Lots 1-3	$45/month
38	Downtown Surface Lots 1-3 (downtown employees)	$35/month
	Parklet Program	
39	Initial application fee	$100
40	Annual application renewal fee	$50
41	Qarterly fee for the first two parking spaces utilized	$500
42	Quarterly fee for each additional parking space utilized	$500
43	Fee for required signage next to bike lane	$100
44	Expense to modify public property for the use of a parklet	At cost

CORRECTIONS: Diversion Center/Transition Center		
	Subject	**Fee / Unit**
	Routine Fees	
1	Registration Fee (one-time per sentence)	$50.00
2	Room & Board (based on income) billed weekly	$90 - $130
3	Parking Permit (one-year period)	$25.00
4	Staff Transportation to/from work (one-way)	$10.00
	Disciplinary Report Fees	
5	Administration Fee (per guilty finding)	$4.00
6	Possession of a cellular or wireless device, or a device associated with a wireless communication device (inside the guard lines) (Fee set by Dept. of Corrections)	$100.00
7	Positive drug screen, or possession of drugs or a drug-related item (Fee set by Dept. of Corrections)	$200.00
8	Positive alcohol screen, or possession of alcohol (Fee set by Dept. of Corrections)	$100.00
9	Escape Fee (Fee set by Dept. of Corrections)	$200.00

CORRECTIONS (continued)		
	Subject	**Fee / Unit**
	Other Department Services	
10	Drug Test (Lab cost)	$15.00
11	Bus Ticket - single ride (Transit System Fee)	$0.00
12	Medical Call/Prescription Refill (Fee set by Dept. of Corrections)	$5.00
13	Jail Meal Tray - Regular Diet	$2.10
14	Jail Meal Tray - Special Diet	$2.30
FINANCE		
	Subject	**Fee / Unit**
	Alcohol License and Permit Fees	
1	Class A - Retail Liquor Package	$5,000.00
2	Class B - Retail Beer Package	$1,000.00
3	Class C - Retail Wine Package	$1,000.00
4	Class D - Retail Liquor by the Drink (1)	$1,500.00
5	Class E - Retail Beer by the Drink (1)	$450.00
6	Class F - Retail Wine by the Drink (1)	$450.00
7	Class G - Wholesale Liquor	$5,000.00
8	Class H - Wholesale Beer	$1,140.00
9	Class I - Wholesale Wine	$1,140.00
10	Class J - Licensed Alcoholic Beverage Caterer	$600.00
11	Class K - Brewer, Manufacturer or Malt Beverages Only	$2,600.00
12	Class L - Brew Pub Operator	$600.00
13	Class M - Broker	$600.00
14	Class N - Importer	$600.00
15	Class O - Hotel In-Room Service Liquor, Beer, and Wine	$600.00
16	Class P - Manufacturer of Wine Only	$600.00
17	Class Q - Manufacturer of Distilled Spirits Only	$5,000.00
18	Sunday Sales Permit Fee	$0.00
19	Wine Tasting Permit Fee	$250.00
20	Growler Tasting Permit Fee	$250.00
21	After Hours Service Permit Application Fee	$60.00
22	Temporary Non-Profit Alcohol Permit Fee	$50.00
23	New Application Fee	$400.00
24	Change of Ownership/Management Application Fee	$100.00
	Alcohol License Late Renewal Payment Penalties	
25	November 1st to November 15th	$200.00
26	November 16th to November 30th	$300.00
27	After December 1st	20% of annual license fee but no less than $500, whichever is greater
	Occupation Tax Certificate (OTC) and Regulatory Fees	
	Number of Employees (annually)	
28	0 -1	$50.00
29	2-3	$131.00
30	4 - 6	$327.00
31	7 -10	$540.00
32	11-15	$780.00
33	16-20	$959.00
34	21-35	$1,229.00
35	36-50	$1,649.00
36	51-75	$2,038.00
37	76-100	$2,578.00
38	101-150	$3,058.00
39	151-250	$3,567.00
40	251 and over	$3,957.00
41	OTC Late Payment Penalty & Interest (State Regulated)	10% of amount due + 1.5% monthly interest

FINANCE (continued)		
	Subject	**Fee / Unit**
42	Administrative Fee	$50.00 annually
43	Professional Services OTC (State Regulated)	$400.00
44	Nude Performances	$200 new/$150 renewal
45	Massage Parlors	$200 new/$150 renewal/$20 annual individual permit
46	Pawnbrokers	$100.00 new/$75.00 renewal
47	Itinerant Merchant	$75.00
48	Insurance Company OTC (doing business in county) (State Regulated)	$150.00
49	Insurance Company owned branch location (State Regulated)	$35 per branch in excess of one location
50	Independent Insurance Agencies / Brokers (State Regulated)	$35.00 each branch
51	Loan Companies that sale, offer, solicit or take applications for insurance in connection with loans (State Regulated)	$10.00 or 35% of the company license fee, whichever is greater, per location per year
52	Trade and Merchandise Shows (Promoters or Operators)	$200.00 per event
53	OTC Telephone Tax	3% of recurring local service revenues (paid quarterly)
	Other Taxes	
54	Financial Institutions Tax (State Regulated)	Greater of 0.25% of gross receipts or $1,000
55	Insurance Premium Tax (State Regulated) (Collected and Remitted by State Insurance Commissioner)	1% Premium Tax for life, accident and sickness insurance policy gross direct premiums / 2.5% Premium Tax for all other gross direct premiums
	Excise Taxes	
56	Mixed Drink Consumption on Premises (State Regulated)	3% gross sales of distilled spirits
57	Hotel Motel (State & Local Regulated)	7% of Taxable Sales
58	Motor Vehicle Rentals (State Regulated)	3% of Taxable Sales
	Wholesale Excise Tax (State Licensed Wholesalers)	
59	Malt Beverage (including Breweries) (State Regulated)	5 Cents per 12 oz. container/$6.00 per 15 1/2 gallon barrel/$12.00 per 31 gallon barrel
60	Wine (State Regulated)	22 Cents per Liter
61	Liquor (State Regulated)	22 Cents per Liter
	Franchise Fees	
62	Cable & Video Services (State Regulated)	5% of gross revenue
63	Electric (EMC)	4% of gross sales in county / annual
64	Electric (GA Power) - Regulated by Public Service Commission	Paid Annually
65	Gas (Southern Company) - Regulated by Public Service Com.	quarterly
	Other Fees	
66	Returned Checks	$20.00

LEISURE SERVICES		
	Subject	**Fee / Unit**
	Rental Fees	
	Facility Rentals and Admissions	
1	Bank of 3 Tennis Courts	$24.00 / Per Hour
2	Outdoor Basketball Courts	$16.00 / Per Hour
3	Cleaning Deposit - Indoor Space No Kitchen	$50
4	Cleaning Deposit-Indoor or Outdoor Space with Kitchen	$70
5	BBQ Building/Picnic Shelter--Medium	$100
6	BBQ Building/Picnic Shelter--Medium	$90.00 / 8 Hour Block
7	Campfire Ring	$20.00 / 8 Hour Block
8	Concession Stand	$100.00 / Per Day
9	Conference Room/Multi-Purpose Room/Classroom	$20.00 / Per Hour - 2 hr. min
10	Dance Center Presentation Hall	$100.00 / Per Hour - 2 hr. min
11	Dance Studios	$50.00 / Per Hour - 2 hr. min
12	Dance Center Lobby	$25.00/Per Hour - 2 hr. min.
13	Exhibit Hall - SCNC	$100.00/ Per Hour - 2 hr. min.
14	Full Classrooom - SCNC	$50.00/ Per Hour - 2 hr. min.

LEISURE SERVICES (continued)		
	Subject	**Fee / Unit**
15	Sandy Creek Park Admission	$2.00 per person
16	Sandy Creek Park Horse Admission	$2.00 per horse
17	Sandy Creek Park Pass	$50 resident/$75 non-resident
18	Sandy Creek Park Dog Park Reservation	$1.00 / Per Hour Per dog
19	Sandy Creek Park Dog Park Punch Card	$10 for 12 punches
20	Sandy Creek Park Disc Golf Play	$1.00 per person
21	Sandy Creek Park Disc Golf Punch Card	$10 for 12 punches
22	Gymnasium	$50.00 / Per Hour - Athletic Use
23	Gymnasium	$75.00 / Per Hour - Non-Athletic
24	Kitchen	$100.00 / Per Day
25	Large Multi-Purpose Room	$50.00 / Per Hour - 2 hr. min
26	Multi-Purpose Fields	$50.00 / 4 Hour Block
27	Multi-Purpose Fields	$100.00 / 8 Hour Block
28	Outdoor Classroom--Special Event - SCNC	$40.00 / 4 Hour Block
29	Outdoor Classroom--Special Event - SCNC	$60.00 / 8 Hour Block
30	Pavilion/Community Building	$225.00 / 8 Hour Block
31	Picnic Shelter--Small	$50.00 / 4 Hour Block
32	Picnic Shelter--Small	$75.00 / 8 Hour Block
33	Quinn Hall	$75.00 / Per Hour - 2 hr. min
34	Quinn Hall-Damage Deposit	$250.00 / Per Rental
35	Recreation Hall	$150.00 - 2 hr. min / $75.00 each add. Hr.
36	Softball/Soccer Fields	$100.00 / 4 Hour Block
37	Softball/Soccer Fields	$150.00 / 8 Hour Block
38	Tennis Courts	$8.00 / Per Hour
39	Tennis Center Whole Complex	$200.00 / Per Day
40	Walker Hall Complex	$50.00 / Per Hour
41	Pool Pass - Family	$40.00 / Season
42	Pool Pass - Single	$20.00 / Season
43	Pool Pass Family of 4	$40.00
44	Lyndon House Open Studio Pass	$65.00 / month
	Morton Theatre	
45	Conference Room	$30.00 / Per Hour, Per Day with Event Rental
46	E. D. Harris Pharmacy	$90.00 / Per Hour, One-Time with Event Rental
	Morton Theatre / Auditorium	
47	Full Day Rate: Mon-Wed	$575.00 / 9:00 AM - 11:00 PM
48	Full Day Rate: Thu-Sun	$770.00 / 9:00 AM - 11:00 PM
49	Half-Day Rate, Evening Hours: Mon-Wed	$550.00 / 4:00 PM - 11:00 PM
50	Half-Day Rate, Evening Hours: Thu-Sun	$640.00 / 4:00 PM - 11:00 PM
51	Half-Day Rate, Matinee Hours: Mon-Wed	$440.00 / 9:00 AM - 4:00 PM
52	Half-Day Rate, Matinee Hours: Thu-Sun	$500.00 / 9:00 AM - 4:00 PM
53	Hourly Rate - Early Hours: Mon-Wed	$80.00 / Per Hour, 9:00 AM - 4:00 PM, Non-Event Usage
54	Hourly Rate - Late Hours: Mon-Wed	$90.00 / Per Hour, 4:00 PM - 11:00 PM, Non-Event Usage
55	Hourly Rate - Early Hours: Thu-Sun	$90.00 / Per Hour, 9:00 AM - 4:00 PM, Non-Event Usage
56	Hourly Rate - Late Hours: Thu-Sun	$100.00 / Per Hour, 4:00 PM - 11:00, non-event usage
57	Hourly Rate - Additional Hours	$150.00 / Per Hour, 11:00 PM-9:00
	Lyndon House Arts Center	
58	Atrium	$280.00 / Per Hour - 2 hr. min
		$70.00 each additional hr.
59	Lounge	$60.00 / Per Hour - 2 hr. min
		$15.00 each additional hr.

LEISURE SERVICES (continued)		
	Subject	**Fee / Unit**
60	Multi-Purpose Room	$90.00 / Per Hour - 2 hr. min
		$20.00 each additional hr.
61	Terrace & Back Lawn	$120.00 / Per Hour - 2 hr. min
		$30.00 each additional hr.
62	Ware-Lyndon House Front Lawn & Garden	$120.00 / Per Hour - 2 HR Min
		$30.00 each additional hr.
63	Kitchen	$100.00 / Flat fee when added to any other room
64	Wedding Package	$600.00 / Per Hour - 2 hr. min $145 each add. hr.
	Birthday Party	
65	Party Packages	$80.00 - $200.00
	Equipment Rentals	
66	10 Chairs	$25.00 / Per Day + Delivery Fee
67	10'x10' Tent	$60.00 / Per Day + Delivery Fee
68	20'x20' Tent	$110.00 / Per Day + Delivery Fee
69	25 Barricades	$50.00 / Per Day + Delivery Fee
70	4'x8'x16' Stage Platforms	$20.00 / Per Unit
71	5 Tables	$25.00 / Per Day + Delivery Fee
72	Bleached White Backdrop	$30.00 / Per Event
73	Canoes/Kayaks	$15.00 / Per Day
74	Canoes/Kayaks	$8.00 / Per Hour / $2 each add hr.
75	Concert Baby Grand	$25.00 / Per Day
76	Cymbals	$30.00 / Per Day
77	Discovery Box	$5.00 / 2 Weeks
78	DLP Projector	$50.00 / Per Day
79	Drum Kit	$90.00 / Per Day
80	Follow spots	$30.00 / Per Unit Per Day
81	Gobos	$15.00 / Per Item
82	Handheld Wireless Microphone	$30.00 / Per Unit Per Day
	Equipment Rentals (continued)	
83	Marley Floor	$50.00 / Per Event
84	Mirror (Disco) Ball	$30.00 / Per Event
85	Mobile Sound System	$120.00 / Per Event
86	Mobile Stage	$800.00 / Per Day / with Set-Up
87	Mobile Stage Damage Deposit	$200.00
88	Stage Extension - 4x16	$330.00 / Per Day / with Set-Up
89	Tennis Ball Machine	$10.00 / Per Hour
90	Electric Piano	$100.00/Event
91	Upright Piano	$150.00 / Per Day
92	Wireless Body Microphone	$30.00 / Per Unit Per Day
	Special Events	
93	Alcohol Fee-Indoor Event	$50.00 / 50 Attendees or Less
94	Alcohol Fee-Indoor Event	$150.00 / 51 Attendees or More
95	Alcohol Fee-Outdoor Event	$150.00/ < 2000 SF Serving Area
96	Alcohol Fee-Outdoor Event	$300.00/ < 4000 SF Serving Area
97	Electricity	$5.00 / Per Hour
98	Event Staffing--After Regular Hours	$35.00 / Per Staff Per Hour
99	Event Staffing--During Regular Hours	$15.00 / Per Staff Per Hour
100	Field Lights	$25.00 / Per Hour Per Field or Bank
101	Field Prep	$25.00 / Per Staff Per Hour
102	Special Event Application Fee	$25.00 / Per Event
103	Special Event Impact Fees	$100 - $1000 / Per Event/Size/Location
104	Technician Support	$18.00 / Per Hour
105	Outdoor Movie Screen Package - ACCGov only	$1,000/ 5 hrs/ $125.00 ea. Add. Hr.

LEISURE SERVICES (continued)		
	Subject	**Fee / Unit**
	Program Fees	
	Note: Non-resident charges for programs are 150% of fee listed, rounded up to the nearest dollar.	
	Team Sports	
106	Adult Athletic Leagues	$100.00 - $500.00 / Season
	Adult	
107	Athletic Programs - Adults	$10.00 - $60.00
108	Performing Arts Programs - Adults	$35.00 - $115.00
109	Visual Arts Program - Adults	$45.00 - $130.00
110	General Recreation & Nature Programs - Adults	$0.00 - $40.00
	All Ages	
111	Family Programs	$2.00 - $35.00
	Youth	
112	Athletic Leagues - Youth	$65.00 / Season
113	Athletic Programs - Youth	$5.00 - $65.00
114	Gymnastics Programs	$35.00 - $140.00
115	Competitive Gymnastics	$60 - $120 / Month
116	General Recreation and Nature Programs - Youth	$0.00 - $60.00
117	Performing Arts Programs - Youth	$5.00 - $115.00
118	Visual Arts Programs - Youth	$15.00 - $65.00
119	Holiday Programs	$0.00 - $10.00
120	Outreach Programs - Nature Center and Bear Hollow	$0.00 - $100.00
	Special Event Programs	
121	Department Special Events	$0.00 - $10.00 Admission Fee
122	Leisure Services Community-Wide Events	$0.00 - $10.00 Admission Fee
	Youth Summer Camps	
123	Mini Camps	$15 - $90 / week
124	Day Camps	$40 - $175 / week
	Merchandise for Sale	
125	Merchandise for Sale	$1.00 - $50.00

PLANNING		
	General Business	**Fee / Unit**
1	Community Garden Application	$50.00/$10 renewal
2	Home Occupation Application	$20.00
3	Neighborhood Notification Registration Form	$0.00
4	Prescribed Grazing Application	$20.00
5	Sign Review Application	$25.00
	Construction/Development	
6	Changes to Approved Permit Plans	$55.00
7	Concept Review	$55.00
8	Demolition / Relocation Review - Non-Exempt	$90.00
9	Demolition / Relocation Review - Exempt	$25.00
10	Environmental Areas Permit	$25.00
11	Planning Department Inspection	$50.00
12	Plans Review Application / Plans Review Handbook	See Plans Review Fee Calculator
13	Plans Review Revision Submittal Form	See Revision Fee Calculator
14	Revision Submittal Form	$25.00 (except plans review)
15	Timber Harvesting Notification	$0.00
16	Tree Management Plan Application	$65.00
17	Telecommunication Facility Registration	$35.00
18	Temporary Telecommunication Facility Permit	$105.00

PLANNING (continued)		
	Subject	**Fee / Unit**
19	Zoning Permit - new single family & additions over 50%	$80.00
20	Zoning Permit - all other work	$25.00
21	Billboard Application	$25.00
	Plats/Subdivisions	
22	Preliminary Plat	$100 plus $10 per lot
23	Final Plat - Four lots or less	$75 plus $10 per lot
24	Final Plat - More than four lots	$150 plus $10 per lot
25	Subdivision Site Review	See Plans Review Fee Calculator
	Boards & Commissions	
26	Appeals of Appointed Board Rulings	$150.00
	Hearings Board	
27	Variance - Community Tree Management	$225.00
28	Variance - Flood Protection	$225.00
29	Variance - Flood plain & Riparian Buffer Areas	$225.00
30	Variance - Signs	$225.00
	Hearings Board (continued)	
31	Variance - Zoning & Development Standards	$225.00
32	Variance - Storm Water Management Standards	$225.00
33	Variance - Waiver - Forest Management Activity	$225.00
	Historic Preservation Commission	
34	Certificate of Appropriateness - Staff Review	$25.00
35	Certificate of Appropriateness - Minor Projects	$55.00
36	Certificate of Appropriateness - Major Projects	$505.00
37	Conceptual Preliminary Design Review	
38	Historic Preservation Tax Freeze Application	
	Certificate of Appropriateness - Moderate	$155.00
	Planning Commission	
39	Planned Development Application	$1,600.00
40	Rezone Application - Type I	$1,300.00
41	Rezone Application - Type II	$650.00
42	Special Use Application - Type I	$1,350.00
43	Special Use Application - Type II	$850.00
44	Variance Application	$225.00
45	Alternative Compliance Application - Type III	$150.00
46	Concept Review Application - Type III	$150.00
47	Administrative Action Application	$50.00
48	Pre-Application Conference	$0.00
	Prints/Copies/Maps	
	Copies	
49	8 1/2 X 11 inch, black & white	$0.25
50	8 1/2 x 14 inch, black & white	$0.50
51	11 x 17 inch, black & white	$0.50
	GIS Data Viewer Prints	
52	8 1/2 x 11 inches	$0.25
53	8 1/2 x 14 inches	$0.50
54	11 x 17 inches	$1.00
	Special Orders /Color Prints	
55	8 1/2 X 11 inches	$8.00
56	11 x 17 inches	$10.00
57	24 x 36 inches	$25.00
58	36 x 48 inches	$35.00

PLANNING (continued)		
	Subject	**Fee / Unit**
	KIP Copies	
59	Labor	1st 15 minutes free/then $15 per hr.
60	In-house, no labor	$0.35 per square foot
61	Other items	$0.45 per square foot + labor
62	Topo's	$2.50 plus labor
	Ordinances/Studies/Maps	
63	Individual Chapters of Development Regulations	$5.00
64	Environmental Areas Ordinance	$5.00
65	Sign Ordinance	$10.00
66	Comprehensive Plan CD	$10.00
67	Infill Housing Study (2008)	$30.00
68	Zoning Map	$35.00
69	Future Development Map	$35.00
70	GIS Data Set	$50.00
71	ACC Orthophoto Data (seamless or tiles)	$50.00
	Staff Research	
72	GIS/graphics research assistance (no maps generated)	Free - 1st 30 minutes / then $18 per hr.
73	GIS/graphics research assistance (maps generated)	Free - 1st 15 minutes / then $18 per hr.
74	GIS data viewer research	Free - 1st 15 minutes / then $18 per hr.
75	Zoning Verification Requests - Simple	$25.00
	Zoning Verification Requests - Simple	$55.00
	Open Records Request	
76	Research, administrative work	Free - 1st 15 minutes / then per hr. fee
77	CD / flash drive	$10.00
78	Copies 8 1/2 x 11; 8 1/2 x 14	$0.10
79	Copies 11 x 14	$0.75
80	Plans / Maps	See Prints / Copies / Maps
	Inclusionary Zoning	
81	Payment in Lieu for studio, one or two bedroom unit	$135,000.00
82	Payment in lieu for three or four bedroom unit	$165,000.00

PUBLIC UTILITIES		
	Subject	**Fee / Unit**
	Water (& Sewer) Service Establishment Fees	
1	Water Deposit	$50.00
2	Service Fee	$10.00
3	Same day service	$25.00
4	Re-establish water service	$25.00 plus additional expenses
5	Sewer Deposit	$0.00
6	Reinstatement of sewer service	$0.00
7	Set Up Trash Service (requires second step with Solid Waste)	$10.00
8	Late payment fee	10% of amount due
9	Meter tampering penalty	$100.00
	Monthly Water Rates: Single Family Residential	
10	Tier 1: Annual Average (AA)*	$6.44 per 1000 gallons
11	Tier 2: Up to 50% over AA	$8.05 per 1000 gallon
12	Tier 3: Between 51% - 99% over AA	$9.66 per 1000 gallons
13	Tier 4: More than 100% over AA	$16.10 per 1000 gallons
	* The minimum Annual Average is 3,000 gallons per month	
	Monthly Water Rates: Multifamily & Non-Residential	
14	Tier 1 for all use	$6.44 per 1000 gallons
	Water Monthly Customer Service	
15	Water Monthly Customer Service	$4.95/month

PUBLIC UTILITIES (continued)		
	Subject	**Fee / Unit**
	Sewer Monthly Customer Service Fee	
16	Residential sewer use is equal to 100% of water consumption	$8.14 per 1000 gallons
	Sewer monthly customer service fee	$4.95/month
	Meter Replacement Fee (per month)	
17	5/8 or 3/4-inch meter	$0.52
18	1-inch meter	$1.15
19	1.5-inch meter	$3.62
20	2-inch meter	$28.11
21	3-inch meter	$38.20
22	4-inch meter	$52.89
23	6-inch meter	$130.32
24	8-inch meter	$172.50
	Fire Sprinkler System Charges	
25	1.5 inch meter	$1.00 / month
26	2 inch meter	$1.5 / month
27	3 inch meter	$2.00 / month
28	4 inch meter	$5.00 / month
29	6 inch meter	$10.00 / month
30	8 inch meter	$15.00 / month
31	10 inch meter	$30.00 / month
32	12 inch meter	$45.00 / month
	Industrial/ Commercial Wastewater Surcharge Rates	
33	>250 mg/L Five-Day Biochemical Oxygen Demand (BOD5)	0.33 per lb.
34	>250 Total Suspended Solids (TSS)	0.33 per lb.
35	101-150 Fats, Oil, Grease (FOG)	0.20 per lb.
	Industrial/ Commercial Wastewater Surcharge Rates (cont.)	
36	Biological Oxygen Demand 5 > 1,000 mg/L	0.35 per lb
37	Total Suspended Solids > 1,000 mg/L	0.35 per lb
38	101-200 Fats, Oil, Grease (FOG)	0.20 per lb
39	>200 FOG Maximum Level	0.56 per lb
40	Wastewater discharge permit violation	Up to $1,000.00 per violation / day
	Fire Hydrant Flow and Pressure Measurement Request	
41	24 hour chart of pressure measurement	$50.00 per chart
42	Fire Flow Static and Residual Flow and Pressure Measurement	$50 per measurement
43	**PUD Plan Review Fee**	$150 per plan set
	Water and Sewer System Extension Inspection Fee	
44	PUD Utility Extension Permit Fee	$125 per permit
45	Water Line	$1.20 per linear foot water main
46	Sewer Line	$2.80 per linear foot water main
47	Minimum Charge for Inspection Fee	$ 250 per contract
	Water and Sewer Evaluation for Connection	
48	Determination of Availability	$0.00
49	Evaluation of connection to water system	$50 per connection
50	Evaluation of connection to sewer system	$150 per connection
	PUD Fees for Water and Sewer Construction	
51	Material Cost	Cost determined by job
52	Labor Cost	$985 per day - minimum 1 day
53	Equipment Cost	$880 per day - minimum 1 day

PUBLIC UTILITIES (continued)		
	Subject	**Fee / Unit**
	Water Meter Charge	
54	3/4-inch meter	$345.00
55	1-inch meter	$523.00
56	1.5-inch meter	$765.00
57	2-inch meter	$1,564.00
58	3-inch meter	$3,439.00
59	4-inch meter	$8,655.00
60	6-inch meter	$13,427.00
61	8-inch meter	$15,122.00
	Water Meter Stub Charge	
62	3/4-inch meter short side	$1,193.00
63	3/4-inch meter long side	$2,299.00
64	1-inch meter short side	$1,417.00
65	1-inch meter long side	$2,530.00
66	1.5-inch meter short side	$1,947.00
67	1.5-inch meter long side	$3,106.00
68	2-inch meter short side	$2,688.00
69	2-inch meter long side	$3,725.00
70	3-inch meter	Cost determined by job
71	4-inch meter	Cost determined by job
72	6-inch meter	Cost determined by job
	Water Meter Connection Fee	
73	3/4-inch meter	$2,500
74	1-inch meter	$6,250
75	1.5-inch meter	$12,500
76	2-inch meter	$20,000
	Water Meter Connection Fee (cont.)	
77	3-inch meter	$40,000
78	4-inch meter	$62,500
79	6-inch meter	Calculated per Connection
80	8-inch meter	Calculated per Connection
	Sewer Connection Fee	
81	3/4-inch meter	$3,875
82	1-inch meter	$9,688
83	1.5-inch meter	$19,375
84	2-inch meter	$31,000
85	3-inch meter	$62,000
86	4-inch meter	$96,875
87	6-inch meter	Calculated per Connection
88	8-inch meter	Calculated per Connection
89	Sewer Connection Fee for Multifamily Construction	
	Sewer Stub Fee	
90	4-inch stub	$850
91	6-inch stub	$1,625
92	Casing or manhole if required	Cost determined by job
	Other Fees	
93	Paving Cut	$650.00
94	Casing or additional amount for paving	
95	Bull Head Connection	
96	Fire Hydrant Meter Rental	$155 for water usage of 11,200 gallons. Water usage above 11,220 gallons will be charged per 1,000 gallons at the non-residential outdoor water use rate.
97	GDOT GUPS Permit Application Fee	

PUBLIC UTILITIES (continued)		
	Subject	**Fee / Unit**
	Septage Disposal (Permitted Companies Only) per calendar year (in dollars per gallon)	
98	Portable toilets	Calendar Year 2023 - $0.13
		Calendar Year 2024 - $0.15
99	Holding tanks	Calendar Year 2023 - $0.13
		Calendar Year 2024 - $0.15
100	Septage from ACC	Calendar Year 2023 - $0.13
		Calendar Year 2024 - $0.15
101	Septage from JBOOM	Calendar Year 2023 - $0.33
		Calendar Year 2024 - $0.35
102	Septage from JBOOM by ACC haulers	Calendar Year 2023 - $0.33
		Calendar Year 2024 - $0.35
103	Industrial waste - ACC only	Calendar Year 2023 - $0.13
		Calendar Year 2024 - $0.15
SOLID WASTE		
	Subject	**Fee / Unit**
	Franchise Fees for Independent Haulers	
1	Initial Franchise Application Fee	$300.00
2	Annual Franchise Renewal Fee	$200.00
3	Franchise Decal Fee Per Truck	$2.00
	Residential Refuse Services	
	Roll Cart Service (totals per month)	
4	Vacant Rate with active water service	$16.50
5	20 gal	$19.00
6	32 gal	$21.50
7	64 gal	$26.50
8	96 gal	$34.50
9	Two 64 gallon carts	$45.50
10	64 & 96 gallon carts	$61.50
11	Two 96 gallon carts	$64.50
12	Premium Backyard Service Upgrade (cost above curbside service)	$16.50
13	**Downtown Residential Service (Lofts in CBD)**	
	(includes 10 ACC Commercial Trash bags per month)	$35.75
14	Return Trip Fee	$11.00
15	Level Change Fee (1st one within a 12 month period is free)	$11.00
16	**Pedestrian Trash or Recycling Container TIP (outside CBD)**	$11.00
	Commercial Refuse Services	
	Commercial Curbside (totals per month)	
17	Outside Downtown - Twice a week service/no food or bar service	$30.50
18	Outside Downtown - Three times a week service serving food	$37.50
19	Downtown Service/no food or bar service	$32.60
20	Downtown Service serving 1 meal a day	$95.00
21	Downtown Service serving 2 or more meals a day	$185.75
20	Downtown Service for large business; muliple carts	$370.25
21	Outside Downtown Recycling Services Only - one fixed price for 1 to 5 (96 gallon) carts	$30.50
22	Commercial ACC Trash Bags - bundle of 20	$30.00
23	Commercial ACC Trash Bags - case of 100	$150.00
24	Commercial ACC Recycling Bags	$20.00
	*If a business orders a case or more of Commercial ACC Trash Bags, Solid Waste will deliver them for no additional charge on Thursdays.	

SOLID WASTE (continued)		
	Subject	**Fee / Unit**
	Commercial Dumpster (totals per month)	
	Trash and recycling dumpster(s) included in price	
	# of Weekly Pickups	
25	1	90.50/109.50/133.50/157.50
26	2	159.00/199.25/239.75/282.75
27	3	229.75/286.75/348.75/409.25
28	4	299.25/375.25/456.25/534.50
29	5	368.75/463.75/703.25/790.00
30	Extra Tip - above current service level	21.00/25.25/31.00/36.25
	Recycling dumpster(s) only - dumpster(s) included in price	
	# of Weekly Pickups	
31	1	62.00/63.25/67.75/72.50
32	2	107.00/108.00/111.50/116.25
33	3	151.75/153.00/157.50/161.00
34	4	196.75/197.75/246.00/249.50
35	5	241.5/242.75/246.00/249.50
36	Tipped as trash	21.00/25.25/31.00/36.25
	Services with a split dumpster - 8 yd dumpster half trash and half recycling	
	# of Weekly Pickups	
37	1	$109.50
38	2	$199.25
39	3	$286.75
	Waste Minimization Fee	
40	Residential Fee	$0.60 per month
41	Small Business (Commercial)	$1.60 per month
42	Large Business (Commercial)	$1.60 per month
43	Institutional (Collegiate)	$0.70 per student
	Special Pickups	
44	Pickup for 1 or 2 trash/debris items	$35.00 per trip
45	Pickup for 3 or more trash/debris items	$75.00 plus the weight of disposal; disposal is $43.00 per ton
46	Pickup of Leaf & Limb materials	$75.00 plus the weight of disposal; disposal is $25.50 per ton
47	Cooking Grease	$3.00 per 5 gallon container
	Center for Hard to Recycle Materials (CHaRM)	
	Residential Customers with loads of mixed material that contain Styrofoam, shredded paper, scrap metal, plastic bags/wrap, mixed recyclables, pallets, food scraps.	No charge, no facility fee
	Residential Customers with loads of mixed material that contain scrap metal, mixed recyclables and food scraps.	$3 per trip facility fee applies to materials not listed at left. (Custmers bringing Styrofoam, plastic bags/wrap and shredded paper would pay facility fee.)
48	Facility Fee for ACC businesses and residents	$3 per trip
49	Facility Fee for non-ACC businesses and residents	$8 per trip
50	Batteries	$0.50 per pound; no charge for lead-acid batteries
51	Cleaners/Chemicals/Fertilizers/Automobile Fluids	$5 per gallon
52	Dangerous chemicals requiring separate Lab Pack handling	$10 per container
53	Document Destruction	$2 per box
54	Light bulbs	$0.50 each
55	Tires	$3 per tire
56	Begin selling pallets	$1 per pallet
57	Sharps/syringes	$5 per container

SOLID WASTE (continued)		
	Subject	**Fee / Unit**
58	Media (CDs, DVDs, audio/video tapes	$0.50 per pound
59	ACC Department Operations	Material Processing Fees Apply
60	Automotive/plate glass	No Charge
	Landfill	
61	Commercial Trash:	$55.00
62	Residential Trash:	$20 min starting with one bag of trash/$3.00 per bag for up to six bags
	Leaf & Limb (yard debris)	
63	Commercial Yard Debris:	$25.50 per ton
64	Residential Yard Debris:	$25.50 per ton/$5.00 minimum
	Composting Fees	
65	Event Composting Permit Fee (Managed by Recycling Educators)	$25.00 per event
66	Bio-solids	$75.00 per ton
67	Food scraps, organics from residential/small commercial sources	
68	Food Scraps Compost Contamination Fee (Glass/metal, etc.)	$20 per incident
	Commercial Composting (restaurants, hair salons, etc.)	
69	One Collection Per Week	$29.25
70	Two Collection Per Week	$44.00
71	Three Collection Per Week	$48.75
70	Four Collection Per Week	$55.00
71	Five Collection Per Week	$60.50
72	Number of 32 gallon roll carts; $5.00 each; first one is included in monthly rate	$5.50
73	Commercial Composting Cart Cleaning Fee (Upon Request)	$11.00
74	Commercial Composting Cart Replacement Fee	$27.50
	Other Disposal or Recycling Services	
75	Clothing & Shoes	No Charge - Must be clean & bagged securely & placed in the available bins
76	Cooking grease	No Charge -Used cooking grease/oil
77	Televisions	$5.00 per computer or TV Monitor
78	Metal	No Charge - Large and small appliances, vacuum cleaners, fans, etc.
79	Car batteries	No Charge
80	Paint	$2.00 / can or $10.00 / 5 gallon bucket
81	Propane tanks	$5.00 per tank (all sizes)
82	Tires	$3.00 per standard passenger/light truck tire without rims
		$10.00 per commercial truck tire without rims
		$25.00 for tractor tires
		$220 per ton commercial rate
83	Mattress or Box springs	$10.00 per piece
	Roll-off Container Services	
84	Roll-off Container Fee (trash)	$75 - $125 plus tip fee
85	Roll-off Container Fee (recyclables)	Market Driven
86	Weekly Rental Fee	$100 per week (first week no additional charge)

SUSTAINABILITY OFFICE		
	Subject	**Fee / Unit**
1	**Level II Electric Vehicle Chargers - Park and Ride**	$0.75/Hour
	Level II Electric Vehicle Chargers - Other Locations	
2	0-2 Hours	$0.75/Hour
3	2-4 Hours	$1.50/Hour
4	After 4 Hours	$3.00/Hour

TRANSPORTATION AND PUBLIC WORKS		
	Subject	**Fee / Unit**
1	Road, Lane, and Sidewalk Closure Report [Traffic]	$76/permit
1a	Road Closure with Detour Traffic Control Plan Review [Traffic]	
2	Traffic Control Plan Review [Traffic]	
3	Traffic Impact Analysis [Traffic]	$344/Per Project
4	Construction Plan Review	$520 / Per Project (2 reviews)
4a	Roadway Construction	$65
5	Re-review fee	No Change
6	Storm water Management Plan Review	$476 / Per Project (2 Reviews)
6a	Single Family Residential - Stormwater Inspection	$181
6b	Single Family Residential - Minor Stormwater Review	$43
7	E&SC - NPDES Review	$45.00 / Disturbed Acres
8	E&SC/Construction Violation and Re-inspection Fee	$200.00 / Violation
9	Land Disturbance Activity Permit**	$410 / Per Disturbed Acre (Six Month Permit)
	***Land Disturbance Permits must be renewed after 6 months if project is not complete.*	
	Remaining LD Fee will be charged based on site activity as follows:	
10	Active Grading	$35 / per disturbed acre per month
11	Second Phase Stabilization (Second Phase E&S Plan active, base material install, underground infrastructure installed)	$35 / per disturbed acre per month
12	Final Stabilization	$35 / per disturbed acre per month
13	ROW Encroachment Permit	$115 / Per Permit
14	Driveway Permit - New Construction	$85.00 / Per Permit
14a	Driveway Permit - Repair	$79 / Per Permit
15	Floodplain Construction Permit	$65.00 / Per Project
16	Bid Packages	$50.00 / Per Package
17	Residential Parking Permit (Two passes - two vehicles)	$10.00 / Per Residence housing)
18	Temporary Residential Parking Permit	$5.00 / Per Day
19	Small Cell - Application, ROW	$115 / per application
19a	Small Cell - Collocation Application	$100 / per location
19b	Small Cell - Collocation Annual Fee	$100 / per location
19c	Small Cell - Replacement Pole - Application Fee	$250 / per location
19d	Small Cell - Replacement Pole - Annual Fee	$100 / per location
19e	Small Cell - New Pole Application Fee	$1000 / per location
19f	Small Cell - New Pole Annual Fee	$200 / per location
19g	Small Cell - Collaction of Authority Pole	$40 / per location
19h	Small Cell - Traffic Signal locate	$201 / per location
19i	Small Cell - Utility Coordinator Review	$70 / Per Review

TRANSIT		
	Subject	**Fee / Unit**
	Single Ride	
1	Adults	$0.00
2	Senior/Disabled (Peak-hours)	$0.00
4	Children / Youth (0-18 years old)	$0.00
5	Demand Response	$0.00
6	Transfer	$0.00
7	UGA Contract Rate	$0.00
8	Bulk Multiple Ride Single Passes Each	$0.00
	22-Ride Passes	
9	Adults	$0.00

EXHIBIT A

Athens-Clarke County Building Valuation Table

BUILDING INSPECTION DEPARTMENT

	ICC Construction Type								
ICC Occupancy Classification	**IA**	**IB**	**IIA**	**IIB**	**IIIA**	**IIIB**	**IV**	**VA**	**VB**
A-1 Assembly, theaters, with stage	205.49	198.73	194.00	185.97	174.87	169.82	180.09	159.73	153.74
A-1 Assembly, theaters, without stage	188.02	181.27	176.53	168.50	157.62	152.57	162.62	142.48	136.49
A-2 Assembly, nightclubs	159.94	155.44	151.75	145.56	137.43	133.64	140.51	124.39	120.26
A-2 Assembly, restaurants, bars, banquet halls	159.10	154.60	150.06	144.72	135.75	132.80	139.67	122.71	119.42
A-3 Assembly, churches	188.88	182.13	177.39	169.36	159.65	154.60	163.48	144.51	138.52
A-3 Assembly, general, community halls, libraries, museums	158.84	152.08	146.51	139.32	127.55	123.38	133.44	112.45	107.30
A-4 Assembly, arenas	187.18	180.43	174.85	167.66	155.93	151.73	161.78	140.80	135.65
A-4 Assembly, outdoor	187.18	180.43	174.85	167.66	155.93	151.73	161.78	140.80	135.65
B Business	164.82	158.83	153.90	146.40	133.85	128.85	140.78	117.60	112.48
E Educational	174.55	168.56	164.17	156.70	146.09	138.72	151.32	127.59	123.94
F-1 Factory and industrial, moderate hazard	97.02	92.55	87.40	84.01	75.50	71.99	80.52	62.09	58.54
F-2 Factory and industrial, low hazard	96.17	91.71	87.40	83.17	75.50	71.15	79.68	62.09	57.70
H-1 High Hazard, explosives	90.75	86.29	81.98	77.75	70.26	65.91	74.26	56.86	0.00
H234 High Hazard	90.75	86.29	81.98	77.75	70.26	65.91	74.26	56.86	52.46
H-5 HPM	164.82	158.83	153.90	146.40	133.85	128.85	140.78	117.60	112.48
I-1 Institutional, supervised environment	164.07	158.50	153.91	147.42	135.81	132.12	147.50	121.66	117.87
I-2 Institutional, hospitals	275.74	269.75	264.82	257.31	243.91	0.00	251.70	227.66	0.00
I-2 Institutional, nursing homes	191.39	185.40	180.47	172.97	161.26	0.00	167.35	145.01	0.00
I-3 Institutional, restrained	187.36	181.37	176.44	168.94	157.45	151.60	163.32	141.20	134.39
I-4 Institutional, day care facilities	164.07	158.50	153.91	147.42	135.81	132.12	147.50	121.66	117.87
M Mercantile	119.10	114.60	110.06	104.72	96.13	93.17	99.67	83.09	79.79
R-1 Residential, hotels	165.61	160.04	155.45	148.96	137.13	133.44	149.04	122.98	119.19
R-2 Residential, multiple family	138.89	133.32	128.72	122.24	111.07	107.38	122.32	96.92	93.13
R-3 Residential, one- and two-family	129.61	126.09	122.84	119.75	115.37	112.33	117.75	107.95	101.61
R-4 Residential, care/assisted living facilities	164.07	158.50	153.91	147.42	135.81	132.12	147.50	121.66	117.87
S-1 Storage, moderate hazard	89.91	85.44	80.30	76.91	68.58	65.07	73.42	55.17	51.62
S-2 Storage, low hazard	89.07	84.60	80.30	76.06	68.58	64.23	72.57	55.17	50.77
U Utility, miscellaneous	67.04	63.31	59.35	56.39	50.87	47.54	53.88	40.22	38.30

a. Private garages, carports, porches and storage buildings use Utility, miscelaneous

b. Unfinished basements (all use groups) = $25.00 per sq. ft.

c. For shell only buildings deduct 20 percent of calculated valuation

d. 0.00 valuation indicates not permitted

e. Decks (all use groups) = $20.00 per sq. ft.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: ARPA Funding Allocation to Boys & Girls Club

DATE: May 31, 2023

BUDGET INFORMATION:

REVENUES:	$6,500,000	Unallocated American Rescue Plan Local Fiscal Recovery Funds (Youth Development & Violence Prevention)
EXPENSES:	$ 875,000	Allocation to Boys & Girls Club for year-round youth programming at AHA's Broad Acres and Parkview community centers for five years
	$2,000,000	Allocation to Boys & Girls club to disburse and to oversee other agencies offering youth development & violence prevention programing in ACC
	$2,875,000	Total allocation of ARPA YD&VP Funds to Boys & Girls Club
	$3,625,000	Total ARPA Youth Development & Violence Prevention Funds Remaining

FUNDING SOURCE: American Rescue Plan Local Fiscal Recovery Funds

COMMISSION ACTION REQUESTED ON: June 6, 2023 Under Suspension of Rules

PURPOSE:

To request that Mayor and Commission:

a. Approve the grant award of $2.875M of the ARPA Youth Development & Violence Prevention designated funds to the Boys & Girls Club of Athens for purposes outlined in **Attachment #1**; and
b. Direct the Manager to develop an agreement and scope of services for these purposes, contingent on the Boys & Girls Club of Athens completing a satisfactory Risk Assessment, for Mayor & Commission (M&C) consideration on or before August 1, 2023.
c. Direct the Manager to develop a draft agreement with the Clarke County School District to partner in a community planning effort to further the purposes of Youth Development and Violence Prevention, such agreement to be brought to Mayor & Commission (M&C) for their consideration on or before August 1, 2023.

HISTORY:

1. On March 11, 2020, WHO declared COVID-19 a global pandemic.

2. On March 13, 2020, President Donald Trump declared a National Emergency in the United

States in response to COVID-19.

3. On March 14, 2020, Governor Brian Kemp declared a Public Health Emergency in the State of Georgia.

4. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

5. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

6. On June 21, 2021, the Department of Treasury released the Interim Final Guidance for ARPA CSLFRF.

7. On June 22, 2021, ACCGov received the first tranche of ARPA funding in the amount of $28,794,422.

8. On September 17, 2021, Manager Williams emailed to the M&C a draft pro forma regarding the potential use of ARPA funds based on M&C feedback.

9. On October 22, 2021, the M&C discussed youth development approaches and outcomes desired that could be funded by APRA during their retreat.

10. At the November 3, 2021 and the December 2, 2023 retreats, the M&C reviewed the pro forma for potential funding budgets for ARPA.

11. On January 6, 2022, the Department of the Treasury released the Final Guidance for ARPA SLRF.

12. On March 1, 2022, the M&C approved the ARPA funding process and timeline, as well as authorized the allocation of ARPA funds for specific uses and designated program areas. This approval included an amendment to allocate, from the $7 million Youth Development and Violence Prevention program area, $500,000 to summer 2022 community non-profit programming for youth and directed the Manager to return to the Commission with a model to support already-established programs for summer 2022 with said funding as soon as possible. The M&C also voted to name the Clarke County School District as a desired partner in advising on priorities in allocating the ARPA funds dedicated to Youth Development and Violence Prevention.

13. On May 3, 2022, the M&C awarded $500,000 to six non-profit organizations serving Athens youth in the summer of 2022. The funded non-profit groups included: Boys & Girls Club of Athens, Camp Timothy (Timothy Baptist Church), Chess and Community, College Factory,

East Athens Development Corporation, and First AME Church.

14. On November 1, 2022, the M&C authorized a second $500,000 allocation of ARPA funds for Youth Development and Violence Prevention programming for summer of 2023.

15. On January 3, 2023, the M&C directed the Manager's Office to develop a plan to be considered by the M&C during the FY24 budget discussions that, within the first month of FY24, reopens closed Athens Housing Authority community centers, expand the hours of ACCGov Leisure Services facilities, and expands access to programs in those facilities for youth from low income households.

16. On January 9, 2023, the Request for Proposals (RFP) to expand the accessibility of youth development and violence prevention programming that serves Athens-Clarke County youth, under 18 years of age, during the summer of 2023 (May 2023 – August 2023) was released and remained open until February 10, 2023.

17. On February 20, 2023, ACCGov staff from the Manager's Office, Leisure Services, Housing & Community Development and the SPLOST Office toured the community centers at the Athens Housing Authority's Broad Acres and Parkview neighborhoods. The goal of the tour was to gain a better understanding of the condition of the facilities and begin exploring programming options in respond to the January 3, 2023 CDO (History 15).

18. Between February 13 and February 23, 2023, the RFP Review Team evaluated eight proposals and scored each against a pre-determined set of criteria. Two additional proposals, including one from the Boys & Girls Club of Athens, were not reviewed because they were submitted after the RFP deadline.

19. On March 17, 2023, the Manager's Office submitted the response to the M&C's January 9 request for a youth development and violence prevention plan (History #15). This document was informed by conversations between and among key ACCGov departments, the Athens Housing Authority, the Clarke County School District, Boys & Girls Club of Athens, and others.

20. On April 4, 2023, M&C awarded a total of $336,164 to six agencies offering youth development and violence prevention programming during summer 2023. The subrecipients included: Athens Land Trust, Timothy Baptist Church (Camp Timothy), College Factory, Destined, Inc., Divas Who Win, and the East Athens Development Corporation.

21. At the May 4, 2023 retreat, M&C reviewed the status of the ARPA Youth Development & Violence Prevention funding bucket.

22. During a May 9, 2023 budget work session, M&C indicated a desire to allocate funding from the ARPA Youth Development & Violence Prevention funding bucket to the Boys & Girls

Club of Athens for programming at some Athens Housing Authority community centers, consistent with the directive to open two community centers for programming in conjunction with the Athens Housing Authority from the January 2023 Commission Defined Option.

23. On May 11, 2023, the Boys & Girls Club of Athens submitted an unsolicited proposal to serve as facilitators of youth development and violence prevention, and workforce development programming for Athens-Clarke County youth. Staff from the ACCGov Manager's Office, Housing & Community Development and the interdepartmental ARPA team reviewed the submitted proposal.

24. On May 23, 2023, at a work session on Workforce Development, commissioners Fisher and Taylor indicated their desire to sponsor a Commission Defined Option that would award funds to the Boys and Girls Club. Mayor Girtz instructed Manager Williams to bring forth an agenda item to that effect.

25. On May 26, 2023, staff asked the Boys & Girls Club of Athens to submit a completed programmatic risk assessment and draft outcomes for their proposed programming. The completed risk assessment was received on May 31, 2023 and draft outcomes on June 1, 2023.

FACTS & ISSUES:

1. There are four general eligible uses for SLFRF funds by cities and counties:
   - Replace **lost public sector revenue**, using this funding to provide government services up to the amount of revenue lost due to the pandemic;
   - Respond to the far-reaching **public health and negative economic impacts** of the pandemic by supporting the health of communities and helping households, small businesses, impacted industries, nonprofits, and the public sector recover from economic impacts;
   - Provide **premium pay for essential workers**;
   - Invest in **water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, to support vital wastewater and stormwater infrastructure, and to expand affordable access to broadband internet; and
   - SLFRF funds may be used for administration of SLFRF programs and projects including costs to support effective management and oversight, compliance with legal and regulatory requirements, and accounting and reporting of SLFRF funds.

2. The Boys & Girls Club utilized their full award ($135,254) of ARPA Youth Development & Violence Prevention funding to facilitate programming for ACC youth during summer 2022. Highlights from this programming include:
   - Boys & Girls Club of Athens offered programming at two new locations: the Athens

Housing Authority's Rocksprings and Nellie B community centers.

- Participating youth were offered programs like: Career Launch, Money Matters, Get STEMulated Workforce Development Excursion, Music Production, IXL Online Academic, and Robotics program
- A total of 218 youth were served at all Boys & Girls Club sites, 34.86% of whom were from extremely or very low income households, 59.26% from low income households, and 6.88% from above 80% AMI
- The majority of youth participating in all agency programs were non-Hispanic African American/Black (88.99%). Approximately 7% were non-Hispanic White, and 3.67% were non-Hispanic Multiracial.

3. Staff received two late applications for the summer 2023 ARPA funding opportunity (History 16), including one from the Boys & Girls Club of Athens. In fairness to other agencies, staff disqualified the two late applications from the review process (History 18).

4. The requested ARPA funding will allow the Boys & Girls Club of Athens to:
   - Facilitate year-round programming for ACC youth at two AHA community centers (Parkview and Broad Acres). Programming would focus on Juvenile Delinquency and Gang Violence, Family Enrichment, Education, Academic Tutoring and Catch-up; and Workforce Development ($875,000); and
   - Oversee and manage a process through which Boys & Girls Club would facilitate the disbursement and reporting of $2,000,000 of ARPA funding awarded for other local agencies to offer year-round youth development and violence prevention programming for ACC youth.

5. In response to staff's request (History 25), the Boys & Girls Club submitted a series of potential measurable first-year outcomes (**Attachment #2)**. These could include, but are not limited to:
   - Less school absenteeism
   - Develop/finalize partnership process
   - Closing of academic achievement gap (example., Milestone, I-Ready)
   - Higher academic indicators
   - Fewer disciplinary issues
   - Increased self-awareness
   - Increased post-secondary options participation
   - Better job placement
   - Weekend program alternatives
   - Service of 150-200 additional kids within 90 days of site installations

6. Should M&C approve the grant award of $2.875M to Boys & Girls Club, the ACCGov Housing & Community Development department will work with the agency to secure and refine

critical information typically collected through a standard RFP process, including:

- Full provider information
- Overview of qualifications and experience
- Need statement
- Scope of work, including program timeline, locations where services will be offered, target age and residence areas of expected program participants, youth/adult ratio, recruitment and community engagement methods, partnerships to accomplish program activities/services, description of fees for program/services, etc.
- Proposed program goals, and how program will be evaluated for effectiveness
- Proposed line-item budget
- Programmatic risk assessment
- Equity impact assessment

The collected information will inform a contract between ACCGov and Boys & Girls Club of Athens (contingent on a satisfactory programmatic risk assessment) that staff will bring to M&C for consideration on or before August 1, 2023. Input is desired from the M&C on the desired outcomes and performance measures for the programs.

7. Generally, ACCGov staff confirms that the Boys & Girls Club of Athens has the capacity, programming templates and a developed curriculum that address specific areas of social needs, as well as an ability to effectively manage relevant partnerships that will lead to measurable and substantive outcomes.

8. This recommendation supports the following ACCGov Strategic Plan Goals & Strategies:

    - Identify and Close Gaps in Partnership with the Community Goal, Strategy C*: Identify ways to address unaddressed community needs and develop programs, policies, and processes to facilitate community transformation*

    - Identify and Close Gaps in Partnership with the Community Goal, Strategy D: *Ensure existing resources reach marginalized people and those most in need through effective and accessible social service delivery, non-profit capacity building, and problem solving with connected community partners.*

OPTIONS:

1. Mayor and Commission:
    a. Approve the grant award of $2.875M of the ARPA Youth Development & Violence Prevention designated funds to the Boys & Girls Club of Athens for purposes outlined in **Attachment #1**; and
    b. Direct the Manager to develop an agreement and scope of services for these purposes, contingent on the Boys & Girls Club of Athens completing a satisfactory Risk Assessment, for Mayor & Commission (M&C) consideration on

or before August 1, 2023.

c. Direct the Manager to develop a draft agreement with the Clarke County School District to partner in a community planning effort to further the purposes of Youth Development and Violence Prevention, such agreement to be brought to Mayor & Commission (M&C) for their consideration on or before August 1, 2023.

2. Mayor and Commission deny the grant award of $2.875M of the ARPA Youth Development & Violence Prevention designated funds to the Boys & Girls Club of Athens and deny drafting an agreement with CCSD for a community planning effort.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, & c

DEPARTMENT:
Prepared by: Alejandra Calva

Roderick Wallace

May 31, 2023

Roderick Wallace, Director — Date:

Date
Housing & Community Development

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b & c

June 2, 2023

Manager — Date:

ATTACHMENTS:

Attachment 1: Concept for Allocation of ARPA Funds to Boys & Girls Club
Attachment 2: Draft First-Year Program Outcomes

Attachment #1: Concept for Allocation of $2.875M of ARPA Funding to Boys & Girls Club for Youth Development & Violence Prevention Programming

BUDGET INFORMATION:

REVENUES:	$6,500,000	Unallocated American Rescue Plan Local Fiscal Recovery Funds (Youth Development & Violence Prevention)
EXPENSES:	$ 875,000	Allocation to Boys & Girls Club for year-round youth programming at AHA's Broad Acres and Parkview community centers
	$2,000,000	Allocation to Boys & Girls Club to disburse and oversee to other agencies offering youth development & violence prevention programing in ACC
	$2,875,000	Total allocation of ARPA YD&VP Funds to Boys & Girls Club
	$3,625,000	Total ARPA Youth Development Violence Prevention Funds Remaining

PURPOSE:

Allocate $2.875M of the $6.5M American Rescue Plan Act funds from the Youth Development and Violence Prevention category to the Boys and Girls Club of Athens for the purposes of:

- Facilitate year-round programming for ACC youth at two AHA community centers (Parkview and Broad Acres). Programming would focus on Juvenile Delinquency and Gang Violence, Family Enrichment, Education, Academic Tutoring and Catch-up; and Workforce Development ($875,000)
- Oversee and manage a process through which Boys & Girls Club would facilitate the disbursement and reporting of $2,000,000 of ARPA funding awarded for other local agencies to offer year-round youth development and violence prevention programming for ACC youth.

NEXT STEPS:

Should M&C vote to allocate the $2.875M to Boys & Girls Club, the ACCGov Housing & Community Development department (Compliance Division) will work with the agency to secure critical information typically collected through a standard RFP process, including:

a. Full provider information
b. Overview of qualifications and experience
c. Need statement
d. Scope of work, including program timeline, locations where services will be offered, target age and residence areas of expected program participants, youth/adult ratio, recruitment and community engagement methods, partnerships to accomplish program activities/services, description of fees for program/services, etc.

e. Proposed program goals, and how program will be evaluated for effectiveness
f. Proposed line-item budget
g. Programmatic risk assessment
h. Equity impact assessment

The collected information will inform a contract between ACCGov and Boys & Girls Club of Athens that staff will bring to M&C for consideration on or before August 1, 2023.

###

BOYS & GIRLS CLUBS
OF ATHENS

Youth Development and Violence Prevention/Site Installation Programming

Youth Development and Violence Prevention is what the Boys & Girls Club of Athens, Inc., is seeking to address through structured partnerships with community organizations that specialize in specific areas of youth development. We firmly believe that a coordinated effort led by the Boys & Girls Club of Athens, Inc., will produce outcomes that will close academic deficiency gaps, encourage participation among social organizations whose mission is to impact youth development, inspire youth to project a positive self-image, address mental and emotional issues that prevent positive social engagement, and develop youth who view education, job training, and service to others as alternatives to gang violence.

Measurable first-year outcomes:

- Less school absenteeism
- Develop/finalize partnership process
- Closing of academic achievement gap (example., Milestone, I-Ready)
- Higher academic indicators
- Fewer disciplinary issues
- Increase self-awareness
- Increased post-secondary options participation
- Better job placement
- Weekend program alternatives
- Service of 150-200 additional kids within 90 days of site installations
    - Approximately 207 additional kids now participate at Nellie B and Rocksprings

These are broad, measurable outcomes that can be achieved within the first year. Furthermore, this list is not exhaustive and subject to modification. Measuring tools and dashboards will be designed once final measurables are determined.

A RESOLUTION OF THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA TO APPROVE AND AUTHORIZE THE SETTLEMENT OF THE CLAIMS OF JESSE HALE AND ELIZABETH HALE RELATED TO THEIR PROPERTY LOCATED AT 585 RIVERMONT ROAD; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on August 20, 2021, Jesse Hale and Elizabeth Hale, ("Hale"), filed an ante litem notice with the Unified Government of Athens-Clarke County, Georgia, ("A-CC"), to ACC alleging that ACC's stormwater is causing substantial flooding, sinkholes and erosion to their property located at 585 Rivermont Road; and

WHEREAS, Hale threatened a lawsuit against ACC based upon claims of inverse condemnation, continuing trespass, nuisance, injunctive relief, and attorney's fees due to the alleged insufficient stormwater infrastructure of ACC, ("Hale's Claims"); and

WHEREAS, the A-CC and Hale desire to voluntarily resolve Hale's Claims and all other disputes that may exist between them by compromise and without incurring additional attorney's fees, expenses, and costs of litigation; and

WHEREAS, without admitting liability or fault, the Commission finds it to be in the best interests of the A-CC to resolve Hale's Claims as set forth below;

NOW, THEREFORE, the Commission hereby resolves as follows:

SECTION 1.

The Commission does hereby approve and authorize the payment of the sum of Ten Thousand and 00/100 Dollars ($10,000.00) in settlement of Hale's Claims. In addition, the Commission authorizes Transportation and Public Works and Public Utilities to allocate the funds necessary to perform the needed repairs and improvements to the stormwater and wastewater systems at 585 Rivermont Road.

SECTION 2.

The Attorney for A-CC and the outside counsel retained for purposes of defending A-CC against Hale's Claims shall have authority to take all further actions necessary to carry out the intents and purposes of this Resolution and to prepare, or to cause to be prepared, any and all documents necessary to effectuate the resolution of Best's Claims as described herein.

SECTION 3.

The Mayor of A-CC shall have authority to take all further actions necessary to carry out the intents and purposes of this Resolution, including but not limited to, the authority to sign the Settlement Agreement necessary to effectuate the intents and purposes of this Resolution.

SECTION 4.

The Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

SECTION 5.

In the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

SECTION 6.

This Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

SO RESOLVED by the Commission of Athens-Clarke County, Georgia, on the ____ day of _____, 2023.

APPROVED: _____
Mayor

ATTEST: _____
Clerk of Commission

AN ORDNANCE **AMENDING THE DATE, TIME AND PLACE OF THE JULY 2023 REGULAR MEETING OF THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA;** AND FOR OTHER PURPOSES

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Except for the first organization meetings as provided in § 2-104 of the Charter, the Mayor and Commission of Athens-Clarke County, Georgia, shall hold its regular monthly business meeting on the first Tuesday of every month at 6:00 p.m. in the Commission Chamber of City Hall, 301 College Avenue, Athens, Georgia, or at any other such locations as the Commission may, from time to time, decide, provided, however, that the Mayor and Commission of Athens-Clarke County, Georgia shall not hold a regular monthly business meeting in the month of July. When a regularly scheduled business meeting of the Mayor and Commission falls on a Tuesday which the date for any primary, election, or run-off, the Mayor and Commission of Athens-Clarke County, Georgia, shall hold its business meeting on the Wednesday immediately following such Tuesday at 6:00 p.m. in the Commission Chamber of City Hall, 301 College Avenue, Athens, Georgia, or at any other such locations as the Mayor and Commission may, from time to time, decide. The Mayor has the discretion to make a public announcement regarding the postponement of a regularly scheduled meeting based on dangerous weather conditions or other emergencies that make it necessary to postpone such regularly scheduled meeting. The rescheduling of the postponed meeting by the Mayor shall be as soon as practicable thereafter, but no later than a date within the same calendar month.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

SO ORDERED AND ORDAINED this ___day of June, 2023.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_

_____
Kelly Girtz, Mayor

Attest: _____
Jean Spratlin, Clerk of Commission

TO: Mayor Kelly Girtz and Athens-Clarke County Commission Members

RE: Appointment of Ed Maioriello to represent the Oconee Rivers Greenway Commission ("ORGC") on the Athens in Motion Board

DATE: May 12th, 2023

On behalf of the Oconee Rivers Greenway Commission, I am sending this letter to inform you that Dr. Dale Van Cantfort has resigned from the ORGC and, therefore, will no longer be able to serve as the ORGC representative to Athens in Motion ("AIM"). With his loss, we have nominated a new ORGC member, Ed Maioriello, to serve as our liaison with AIM.

Prior to his appointment to the ORGC in April of this year, Mr. Maioriello was an active ex-officio member representing the Oconee Rivers Audubon Society. In that capacity, he lead educational birding trips frequently on the Greenway. Additionally, his knowledge related to the importance of the Greenway system to bird migration and its environmental importance to conservation in Athens-Clarke County are superior. He has over thirty years experience working in avian conservation matters. He has been the field trip chair of the Oconee Rivers Audubon Society for 16 years and has served as its Chair for 11 years. He, undoubtedly, has the qualifications and dedication to serve as ORGC's representative on AIM.

We appreciate your support of our appointment of Ed Maioriello as our ORGC representative on AIM.

Thank you,

Charlie Barrow, Chair
Oconee Rivers Greenway Commission
charlie@wcblawfirm.com
(706)-207-4301
211 Morton Avenue
Athens, GA 30605

DATE: May 18, 2023

TO: ACC Mayor Kelly Girtz and Commissioners

THROUGH: Jean Spratlin

FROM: Victoria Prevatt, Chairperson
Athens Cultural Affairs Commission

SUBJECT: Athens Cultural Affairs Commission New Member Recommendations

Dear Mayor Girtz and Commissioners;

This April 2023, two members of the Athens Cultural Affairs Commission completed their terms, Linda Ford and Helen Kuykendall. We also had two recent resignations, Donna Brumby and Serena Scibelli and a previous vacancy. To fill these five vacancies, the ACAC invited applications from Athens-Clarke County residents, with eleven residents submitting applications. All were extremely well qualified, enthusiastic, passionate about the arts and community, and with impressive skills and abilities.

The selection process was highly competitive. After careful review of the applications and the interviews, we are confident that we have identified applicants who will fill the gaps from our departing members, as well as make their own unique contributions to ACAC. At this date, we have selected five applicants.

The ACAC would like to recommend that the following five residents serve three-year terms with the Athens Cultural Affairs Commission beginning as soon as possible and ending March 31, 2026:

Marissa Chastain
Sally Kimel-Sheppard
Mark Mobley
Francis Oliver
Jessica Smith

Additionally, we would like to **renew Madeline (Bates) Blankenship** for an additional 3-year term.

Sincerely,

Victoria Prevatt, Chair
Athens Cultural Affairs Commission

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 03, Classic Center Arena – Proposed Construction Contract Change Order and Budget Ordinance

DATE: April 25, 2023

BUDGET INFORMATION:

REVENUE:

$	33,320,000	SPLOST 2020 Project 03 Funding
$	49,425,110	Revenue Bond #1
$	32,000,000	Revenue Bond #2
$	9,150,000	Other Revenue - Currently Available
$	123,895,110	Subtotal - Project Revenue Currently Available
$	13,000,000	Proposed Additional Loan Financing or Bond Issuance
$	12,790,244	Other Revenue - Scheduled to be Received (F&I #2)
$	149,685,354	Total Project Revenue Available or Scheduled

EXPENSES:

$	123,630,821	Expensed and Encumbered
$	2,236,836	Proposed for Data/IT Systems/Phones Systems
$	250,000	Proposed for Signage
$	183,211	Designated Remaining Testing, Design, Permitting, & Misc.
$	2,785,000	Proposed Furniture, Fixtures, and Equipment
$	750,000	Designated Foundry Street Plaza Repair
$	2,100,000	Designated Scoreboard
$	217,008	Designated Dasherboards
$	400,000	Designated Owner Ops Rigging and Fall Protection
~~$~~	~~3,408,337~~	~~Designated Construction Contingency~~
$	3,183,337	
$	1,500,000	Designated for Telescoping Seating
$	725,000	Designated for Sound and Acoustical Improvements
$	1,775,000	Designated for Build Out of Remaining Shelled Spaces
$	~~8,724,141~~	Available for JE Dunn Change Order #3
$	8,949,141	

FUNDING SOURCE: SPLOST 2020 Project 03, Revenue Bond Financing, Proposed additional financing, and Private Funding

COMMISSION ACTION REQUESTED ON: June 6, 2023

PURPOSE:

To request that the Mayor and Commission:

a. (1) Approve and authorize a Claim Settlement – in the amount of ~~$13,675,000.00~~ $13,900,000.00 (less previous payments of $450,859, $4,000,000, and $500,000) and a 242-calendar-day time extension to the contract completion date (which includes 60 calendar days granted previously by Change Order Number 2) – with JE Dunn for all claims and costs (both currently known and that may be encountered on the project in the future, including but not limited to claims and costs for extended warranty periods associated with the Contract Time extension) associated with the removal, disposal, and replacement of rock and contaminated soil, removal of contaminated groundwater, and unresolved issues related to Potential Change Items (PCIs) on the project as noted below in the in F&I #1 (the "Claim Settlement").

   (2) Approve and authorize the County Attorney and the outside counsel retained for the purpose of assisting with the settlement of this claim to take all further actions necessary to carry out the intents and purposes of the Claim Settlement and to cause to be prepared any and all documents necessary to effectuate the Claim Settlement, including, but not limited to the Change Order or Settlement Agreement.

   (3) Approve and authorize the Mayor and/or Manager to take all further actions necessary to carry out the intents and purposes of the Claim Settlement, including, but not limited to, the authority to sign any Change Order or Settlement Agreement necessary to effectuate the Claim Settlement.

b. Revise the total Project Budget, with an increase of up to $14 million, from $135,333,402 to $149,685,354;

c. Authorize the Manager and the Attorney to proceed with the development of the third financing, through loan or revenue bond issuance, for a value of up to $13,000,000 and an associated Intergovernmental Agreement with the Classic Center Authority;

d. Adopt a Budget Ordinance Amendment, **Attachment #1**, to reallocate, if needed, from the SPLOST 2020 Projects 26 Recovered Material Processing & Reuse Project to SPLOST 2020 Project 03 Classic Center Arena until such time as the proposed third financing has been completed;

e. Authorize the Mayor, Manager, Attorney and appropriate staff to execute all related documents.

HISTORY:

1. On November 11, 2018, The Classic Center Authority (CCA) submitted to ACCGov a Project Proposal for consideration as part of the SPLOST 2020 Program.

2. On January 23, 2019, the ACCGov Sustainability Office issued a request for proposals for

professional services in energy resource coordination.

3. On January 28, 2019, the Classic Center Arena Project 81 was presented to the SPLOST 2020 Citizen Advisory Committee with a funding request of $58,879,000.

4. On June 4, 2019, CCA presented a revised Classic Center Arena Project. The revised project included potential private funding partnerships with a Hotel, a Senior Condominium, and Parking Deck. SPLOST 2020 funding request was reduced to $37,000,000.

5. On July 10, 2019, at a regularly scheduled work session, CCA representatives presented a revised Classic Center Arena Project to the Mayor & Commission (M&C), which included a reduced SPLOST 2020 request of $34,000,000.

6. On July 18, 2019, the M&C approved the Proposed Referendum Project List, including the Classic Center Arena at a reduced project value of $34,000,000 with the remaining needed project funds coming from Revenue Bonds backed by the Unified Government of Athens-Clarke County (ACCGov) and the revenue from future development of ACCGov property adjacent to the Classic Center.

7. On August 6, 2019, the M&C approved the SPLOST 2020 Program Referendum, which included the Classic Center Arena (Project 03) as a component.

8. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum. This Referendum included the Classic Center Arena (Project 03). The Referendum also included the approval of the issuance of general obligation debt to help fund the Classic Center Arena (Project 03) and to facilitate the construction of the Project within the first few years of the SPLOST 2020 Program.

9. On January 7, 2020, a lease agreement between ACCGov and CCA was presented to the M&C for consideration. The proposed lease outlined a 50-year extension of the CCA's lease to include the land for the new Arena as well as the transfer of land and air rights above the Classic Center auto-bridge to ownership by the CCA for the purpose of developing a hotel.

10. On February 4, 2020, M&C approved a resolution to regulate and provide for the issuance of $26,660,000 in aggregate principal amount general obligation bonds, as authorized by a vote of the qualified voters in a referendum held November 5, 2019. M&C also established the SPLOST 2020 Capital Projects Fund and amended the FY20 operating and capital budget of ACCGov to establish the budget for the following three SPLOST 2020 projects:
    - Project 01, Facilities Space Modernization
    - Project 02, Affordable Housing
    - Project 03, Classic Center Arena

11. On February 18, 2020, the Intergovernmental Agreement for land lease between ACCGov and the CCA was approved by the M&C.

12. In September 2020, Manager Williams selected the User Group Members to help ensure ACCGov long terms goals are promoted during the Project Development process. The User Group Members are:
    - David Barbe
    - Dexter Fisher
    - Chantel Dunham
    - Andrew Saunders
    - Smith Wilson
    - Paul Cramer
    - Robert Cheshire (ex-officio)

13. On December 1, 2020, M&C approved combining the Program Management budgets from all projects into a single Program Management Budget, establishing the Classic Center Arena SPLOST 2020 budget at $33,320,000.

14. On February 2, 2021, M&C approved the Tier Funding Schedule thereby establishing the SPLOST 2020 funding schedule for the Classic Center Arena project.

15. On February 2, 2021, M&C approved Perkins & Will / Smallwood Design as the selected Project Designer for the Classic Center Arena project.

16. On April 6, 2021, M&C approved JE Dunn Construction Company as the selected Construction Manager at Risk Contractor for the Classic Center Arena project.

17. On May 10, 2021, the ACAC approved a recommendation to the M&C in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, additional Funding for Public Art, that SPLOST 2020 Project 03 - Classic Center Arena is appropriate for public art**.**

18. On June 1, 2021, the M&C unanimously approved the Project Concept and updated budget with order of magnitude pricing of $109,441,278 for the SPLOST 2020 - Project 03 Classic Center Arena.

19. On August 3, 2021, the M&C approved conveyance and incorporation for 1.08 acres between Hickory and Willow streets into the existing Intergovernmental Agreement between ACCGov and CCA (approved by the M&C on Feb. 18, 2020, History #10).

20. On September 7, 2021, the M&C approved Schematic Design, the Updated Total Project Budget of $116,705,055, Proposed A/E Contract Amendment, Bond Financing, and authorized an early Guaranteed Maximum Price (GMP) based on 75% construction drawings.

21. On October 5, 2021, the M&C approved the initial bond financing issuance of $55,000,000 and associated Intergovernmental Agreement. During the work session for the October vote, the

M&C was made aware that a second bond issuance would be coming in the future.

22. On January 4, 2022, the M&C approved the following actions:
    - Increased the Classic Center Arena Project Budget to $135,655,498, assuming a second bond issuance;
    - Moved the Future Energy/HVAC System financing of approximately $10M into the new budget amount; and,
    - Authorized staff to negotiate the GMP contract with JE Dunn for a Not to Exceed amount of $107M (based on 75% complete design).

23. On January 12, 2022, JE Dunn submitted their GMP for the cost of construction for the Classic Center Arena based on the 75% CDs.

24. On January 14, 2022, Cherry Street Energy submitted its refined SEPA proposal for the CCA and Arena, after weeks of detailed studies and review of facilities and plans.

25. On February 2, 2022, JE Dunn was issued a Notice to Proceed for the Classic Center Arena project, and the GMP Amendment (Change Order #1) was executed for $102,400,000.

26. In February 2022, JE Dunn mobilized to the Site.

27. On March 11, 2022, additional geo-technical work began by JE Dunn's civil contractor to more closely identify the depth of and thereby quantity of rock to be excavated. A portion of the additional geo-technical work was needed as a result of design changes made during the value-engineering efforts (e.g. revised service drive from Foundry Street to Willow Street and revised stormwater design locations).

28. During March 14, 2022 to April 14, 2022 the design team worked through design revisions to reduce the amount of rock excavation required by approximately 34% to 6,500 cubic yards.

29. On March 22, 2022, the additional geo-technical work was completed and the extent of rock needing to be removed from the site was estimated and determined to be approximately 9,900 cubic yards. Because the cost of rock excavation had been moved out of the GMP to the allowances (F&I #5), JE Dunn notified ACCGov that the rock excavation would create an increase in contract time and cost.

30. On March 28, 2022, JE Dunn notified ACCGov that schedule and cost impacts would be incurred due to the amount of rock that had been identified during additional borings by the civil contractor. Since this notification, JE Dunn, their subcontractors, and the design team have worked collaboratively to mitigate the amount of rock that would need to be blasted and removed from the jobsite.

31. On April 4, 2022, JE Dunn began the Pre-Blast survey work and drilling rock in anticipation of blasting.

32. On May 27, 2022, JE Dunn presented an initial delay claim in the amount of $490,325 for delays caused by the additional rock and contaminated soil.

33. On June 8, 2022, rock blasting work began on the project.

34. On June 14, 2022, CCA Director Paul Cramer presented the proposed Change Order #2 (incorrectly labelled as Change Order #1 in previous agendas), proposed second revenue bond issuance, and a proposed Special District Tax related to hotels to the M&C at the regularly scheduled Work Session. The change order was presented to included all anticipated costs for rock and dirt removal, disposal, and alleged delays, as of that time.

35. On June 24, 2022, a Notice of Proposed Administrative Action (NOPAA) was issued to the M&C providing detailed information on the project status, pending use of the Owner Controlled Contingency, and required activities to continue construction to avoid costly delays.

36. On June 27, 2022, staff issued a response to JE Dunn's delay claim, releasing $450,859 from the Owner Controlled Contingency to be used as an initial payment for cost associated with the alleged rock and contaminated soil removal delay through May 27, 2022.

37. On July 5, 2022, M&C approved during a specially called meeting Change Order #2 with JE Dunn for a total amount of $8,950,000.

38. On August 2, 2022, the M&C approved the Second Revenue Bond Issuance of $37,000,000 and associated Intergovernmental Agreement.

39. On September 7, 2022, staff approved a transfer of $3,022,812 from the owner-controlled contingency to JE Dunn's contract amount for Items identified in the approved Change Order #2 (History 37).

40. On January 11, 2023, the Manager issued a response to the notices received from JE Dunn associated with the cost impacts for rock and contaminated soil removal and dewatering. This response included a release of $4,000,000 of Owner Controlled Contingency to be used towards costs associated with rock and contaminated soil removal, hauling, and disposal costs.

41. On February 16, 2023, during the regularly scheduled M&C work session, CCA Executive Director Paul Cramer presented an update on the project funding and expenses/commitments made to date on the project. This included an updated estimate of the rock amount in excess of the owner-controlled contingency within JE Dunn's contract.

42. On March 8, 2023, a Letter of Intent was signed between the Classic Center Authority and Classic Center Partners, who is the master developer for the parking deck and other

surrounding developments, which outlines general terms and conditions for the developments and deadlines for commitments on the developer's part. The amounts included as Attachment 1 in that agreement have been used as the basis for the developer funding being taken into account (see F&I #7).

43. On March 10, 2023, JE Dunn provided its summary of all costs related to rock and contaminated soil removal, hauling and disposal costs and other associated costs through March 1st. The submittal also included a request for a time extension and compensation due to the rock and contaminated soils and associated extended general conditions. The total amount of the claim through March 1st, 2023. was $11,581,733, along with a requested schedule extension of 182 calendar days.

44. On March 22, 2023, staff responded to JE Dunn's final submittal with questions and requests for additional clarification/backup for the items included in JE Dunn's submittal.

45. On March 29, 2023, JE Dunn provided a revised submittal responding to staff's questions and provided additional information. The revised amount of the submittal through March 1st, 2023, was $11,498,735, with a schedule extension of 182 calendar days.

46. On April 10, 2023, in accordance with the contract requirements, ACCGov requested additional time to review and process the additional claim data that had been submitted by JE Dunn. Impact Development, SPLOST Project Administrator, granted the time extension and issued the notice of the time extension, to April 29, 2023 to give additional time for evaluation and response to JE Dunn's submittal.

47. On April 28, 2023, in accordance with the contract requirements, ACCGov requested additional time be granted before the Project Administrator issued their formal decision on the claim to give ACCGov time to negotiate a potential settlement with JE Dunn. Impact Development granted the time extension and issued the notice of the time extension to May 26, 2023, to allow time for both parties to negotiate a claim settlement.

48. On May 9, 2023, during the regularly scheduled M&C work session, Paul Cramer presented the proposed revenue streams for the third revenue bond and the items that the revenue bond was intended to cover, including additional funding for the JE Dunn claim (see F&I #6).

49. On May 25, 2023, in accordance with the contract requirements, ACCGov requested additional time be granted before the Project Administrator issued their formal decision on the claim to give ACCGov time to negotiate a potential settlement with JE Dunn. Impact Development granted the time extension and issued the notice of the time extension to June 9, 2023, to allow time for both parties to negotiate a Claim Settlement and to allow time for the M&C to vote on the proposed change order amount.

FACTS & ISSUES:

1. The total amount of the Claim Settlement with JE Dunn is ~~$13,675,000~~ $13,900,000 (less previous payments of $450,859, $4,000,000, and $500,000). This amount settles and compromises all costs and claims, both known to date and future, associated with the removal, disposal, and replacement of rock and contaminated soil, removal of contaminated groundwater, alleged delay cost to JE Dunn and impacted subcontractors, and other unresolved issues (Potential Change Items – PCIs) on the project as listed in the table below.

Potential Change Items (PCIs) Included in Claim Settlement			
PCI #	**Description**	**Value**	
7	Utility Relocation Due to Rock and Other Misc. Items	$	117,822.00
20	Engineering Revisions and Structural Clarifications	$	22,774.00
25	Electrical Clarifications and Other Misc. Items	$	(163.56)
28	South Canopy Addition	$	349,630.00
47	Zamboni Pit	$	3,168.00
61	Multivista Scope Finalization	$	63,356.00
63	Relocation of Lightning Protection for Solar	$	11,218.00
68	Adjustment of Conflicting Retaining Wall	$	75,000.00
70	Additional Reinforcing Steel	$	53,069.00

2. The Claim Settlement amount includes all known Potential Change Items listed above in F&I #1, with the exceptions of the Foundry Street Plaza Improvements, the Fall Protection System, the cost for rerouting the proposed sewer connections in connection with the developer built parking deck, moving the scoreboards into JE Dunn's scope, moving the dasherboards into JE Dunn's scope, the build of shelled spaces within the arena, moving the telescoping seating into JE Dunn's scope, and credits to be developed for stormwater improvements that are no longer needed as a result of the developer built parking deck. These items will be contracted in the future by either a change to JE Dunn's contract or through separate contractor.

3. As a result of the settlement of this claim, the JE Dunn contract will need to be increased by an amount of ~~$8,724,141~~$8,949,141. In order to keep the project moving and as a show of good faith, ACCGov has made partial payments (via transfers from Owner Controlled Contingency already within the contract, History #32, 37, & 40) on the anticipated minimum cost associated with the future claim. This cost total of those previously approved releases of Owner Controlled contingency was $4,950,859; thus leaving the remaining balance for this change order, as noted below:

Total Claim Settlement Amount	~~$13,675,000~~ $13,900,000
Less Previous Payments from Owner Controlled Contingency	$ 4,950,859
Change Order Amount for Claim Settlement	~~$ 8,724,141~~ $8,949,141

4. As a part of the proposed change order, the construction schedule be increased by 242 calendar days (which includes 60 calendar days granted by Change Order Number 2). The

increase of 242 calendar days will extend the completion date of the arena to June 25, 2024. The proposed change order amount (F&I #2) includes some costs of extended general conditions for JE Dunn and delay costs for those subcontractors that were impacted by the alleged delay, the costs being paid satisfies delay costs for all associated delays.

5. The proposed change order amount (~~$8,724,141~~ $8,949,141) to satisfy is proposed to be funded as follows:

Existing Project Budget	~~$ 1,724,141~~ $1,949,141
Proposed Third Revenue Bond	$ 7,000,000
Total Change Order Amount for Claim Settlement	~~$ 8,724,141~~ $8,949,141

6. As a part of the proposed future third bond settlement, the total Project Budget would be increased by up to $14 million (from $135,333,402 to $149,685,354). The proposed project budget increase of up to $14 million would be funded through a combination of a third financing by issuance of additional revenue bonds or loan and $1 million in developer upfront payments for use of the additional parcel of ACCGov owned property at intersection of Hickory and E. Broad. The additional funding requested would also cover the additional project elements as presented during the May work session presentation and shown below:

Additional Funding To Finish The Arena Project		
$	7,000,000	Rock/Timing Resolution
$	800,000	Center-Hung Scoreboard and LED Ribbon
$	1,500,000	Telescopic Seating
$	700,000	South Club
$	200,000	Event Level Concessions and Flex Room
$	375,000	Auxiliary Locker Rooms
$	500,000	Offices
$	700,000	FF&E
$	725,000	Sound/Acoustical Improvements
$	500,000	Network and IT Improvements
$	1,000,000	Additional Project Contingency (Dependent on financing options)
$	(1,000,000)	Less Developer Option Payment for Hickory & E. Broad
$	13,000,000	Remaining to Finance

7. The third financing issuance is intended to provide additional funds to cover the budget increases as listed above (F&I #6). These additional funding sources will raise the total project funding to $149,685,354 and are projected to be available on the time line as shown below:

Classic Center Funding Plan

Project Funds Received and Anticipated			
Category	**Funding Amount**		**Date of Funding Availability**
Bond Funding			
SPLOST Contribution	$	33,320,000	Currently Available
Bond No. 1	$	49,425,110	Currently Available
Bond No. 2	$	32,000,000	Currently Available
Third Financing Issuance	$	13,000,000	September 2023
Subtotal of Project Funding	**$**	**127,745,110.0**	
Additional Funding Sources			
Levy Catering Contribution #1	$	1,000,000	Currently Available
Levy Catering Contribution #2	$	1,200,000	Currently Available Reimbursable Funding
OVG Investment	$	1,700,000	Currently Available
Paciolian (Ticketing Investment)	$	500,000	July 2023
CCA Contribution	$	5,000,000	Currently Available
Bond proceeds and CC Authority Funds Interest Earned	$	1,526,994	Sept. 2023
Total of Additional Funding Sources	$	10,926,994	
Subtotal of Project Funding	**$**	**138,672,104.0**	
Anticipated Developer Funding			
Developer: Parking Deck Initial Deposit	$	250,000	Currently Available
Developer: Parking Deck	$	1,250,000	June 2023
Developer: Parking Deck Rent	$	4,013,250	July 2023
Developer: Development Phase 1	$	2,500,000	December 2023
Developer: Development Phase 1 Rent	$	1,500,000	December 2023
Developer: Phase 2 Initial Payment	$	500,000	April 2024
Developer: East Broad and Hickory Payment	$	1,000,000	December 2023
Total of Anticipated Developer Funding	$	11,013,250	
Current Total Anticipated Project Funding	**$**	**149,685,354**	

8. In the interim, while the third financing is being arranged, there will be a period of time when, without supplemental funding, the overall project commitments will be greater than the current funds available for the project. The table below highlights the current project commitments and the anticipated timeline for the receipt of additional funding. In addition to the costs included in this Claim Settlement, there are remaining goods and services that are still to be procured, delivered, and installed. Some of them will likely be added to JE Dunn's contract at a later date and some are not part of JE Dunn's scope of work. Examples of these systems, goods, and services include, but are not limited to, Furniture, Fixtures, & Equipment, Signage, Scoreboards, Converged Network System (CNS) and others. The procurement of these items can have lengthy deliverable timeframes and may require

purchase in advance of the opening of the arena. Additionally, the procurement of many of these requires their purchase in advance of anticipated payments, yet to be received, from the developers as noted in the Summary of Commitments below (Table Revised June 6, 2023):

Date	Expenses	Expenses Amount	Total Commitments	New Income	Total Income	Variance (Income - Comm.)	Source of Funding
Commitments to Date			$ 123,630,821		$ 123,895,110	$ 264,289	
June	Claim Settlement	$ 8,949,141	$ 132,579,962	$ 1,250,000	$ 125,145,110	$ (7,434,852)	Master Developer
July			$ 132,579,962	$ 4,513,250	$ 129,658,360	$ (2,921,602)	Master Developer, Paciolan
August	Furniture and Interiors, Signage, CNS, Foundry St Plaza	$ 2,900,000	$ 135,479,962		$ 129,658,360	$ (5,821,602)	
September	Scoreboard, Dasherboards, Rigging	$ 2,717,008	$ 138,196,970	$ 14,526,994	$ 144,185,354	$ 5,988,384	Invested Funds, Third Financing Issuance
October	Shelled spaces build out, telescoping seating	$ 3,275,000	$ 141,471,970		$ 144,185,354	$ 2,713,384	
November	Additional FF&E and LV/IT and acoustical	$ 3,846,836	$ 145,318,806		$ 144,185,354	$ (1,133,452)	
December	Contingency and Other Misc	$ 4,366,548	$ 149,685,354	$ 5,000,000	$ 149,185,354	$ (500,000)	Master Developer
January			$ 149,685,354		$ 149,185,354	$ (500,000)	
February			$ 149,685,354		$ 149,185,354	$ (500,000)	
March			$ 149,685,354		$ 149,185,354	$ (500,000)	
April			$ 149,685,354	$ 500,000	$ 149,685,354	$ -	Master Developer
May			$ 149,685,354		$ 149,685,354	$ -	
June			$ 149,685,354		$ 149,685,354	$ -	
Totals			**$ 149,685,354**	**$ 25,790,244**	**$ 149,685,354**		

9. As noted in the budget section of the agenda report above, to date, approximately $123,630,821 of project funds have been expensed or encumbered. In addition to the funds that have been expensed or encumbered, there are funds that have been "committed but are not yet under contract." Those funds that are committed or encumbered are anticipated to be paid out across the remaining schedule of the project. While the total of commitments

is expected to exceed the anticipated revenues received for a period of time, as noted above in F&I #6, the overall projected cash flow, as shown below, is anticipated to remain positive:

	Year	Month	Total % Monthly	Total Monthly	Cumulative Total Expense	Anticipated Project Funding	Project Funding Summary
34		April	29.8%	$44,571,571	$44,571,571	$123,895,110	$123,895,110
35		May	3.9%	$5,826,068	$50,397,639		$123,895,110
36		June	10.5%	$15,731,409	$66,129,048	$1,250,000	$125,145,110
37		July	5.6%	$8,413,878	$74,542,926	$4,513,250	$129,658,360
38		August	5.9%	$8,770,490	$83,313,416		$129,658,360
39		September	7.6%	$11,407,476	$94,720,892	$14,526,994	$144,185,354
40		October	5.9%	$8,846,653	$103,567,545		$144,185,354
41		November	5.1%	$7,679,311	$111,246,856		$144,185,354
42		December	5.1%	$7,679,311	$118,926,167	$5,000,000	$149,185,354
43	**2024**	January	5.1%	$7,669,393	$126,595,560		$149,185,354
44		February	4.0%	$6,022,452	$132,618,012		$149,185,354
45		March	3.9%	$5,899,465	$138,517,477		$149,185,354
46		April	3.1%	$4,619,053	$143,136,530	$500,000	$149,685,354
47		May	2.2%	$3,301,970	$146,438,500		$149,685,354
48		June	1.9%	$2,784,253	$149,222,754		$149,685,354
49		July	0.3%	$ 462,600	$149,685,354		$149,685,354
				$149,685,354		**$149,685,354**	

10. Below is a brief overview of the original proposed project schedule, actual where completed, and proposed current revisions with no acceleration:
    - GMP Pricing on 75% CDs — November 2021 (Actual January 2022)
    - GMP Approval — December 2021 (Actual January 2022)
    - Start of Construction — January 2022 (Actual February 2022)
    - Construction Substantial Completion — October 2023 (Revised June 2024)
    - Anticipated Start of Booked Events — December 2023 (Revised September 2024)

11. Due to the critical nature of these proposed changes, in consultation with the Project Team (Design Engineer, Geotechnical Engineer, and Contractor), staff recommends approving the Change Order Cost and Time.

12. On June 6, 2023, Impact received a notice from JE Dunn's Project Manager identifying additional costs for extended warranties for MEP trades to be incurred by JE Dunn associated with the proposed Contract Time extension contemplated by the parties. Thereafter on the same day, JE Dunn's Senior Vice President, Stuart Bruening, sent a message to Manager Williams reiterating that the agreed-upon settlement amount and time extension between the parties resolved all claims arising from the rock and contaminated soil, including the extended warranty costs.

OPTIONS:

1. Mayor and Commission:
    a. (1) Approve and authorize a Claim Settlement – in the amount of ~~$13,675,000.00~~ $13,900,000.00 (less previous payments of $450,859, $4,000,000, and $500,000) and a 242-calendar-day time extension to the contract completion date (which includes 60 calendar days granted previously by Change Order Number 2) – with JE Dunn for all claims

and costs (both currently known and that may be encountered on the project in the future, including but not limited to claims and costs for extended warranty periods associated with the Contract Time extension) associated with the removal, disposal, and replacement of rock and contaminated soil, removal of contaminated groundwater, and unresolved issues related to Potential Change Items (PCIs) on the project as noted below in the in F&I #1 (the "Claim Settlement").

(2) Approve and authorize the County Attorney and the outside counsel retained for the purpose of assisting with the settlement of this claim to take all further actions necessary to carry out the intents and purposes of the Claim Settlement and to cause to be prepared any and all documents necessary to effectuate the Claim Settlement, including, but not limited to the Change Order or Settlement Agreement.

(3) Approve and authorize the Mayor and/or Manager to take all further actions necessary to carry out the intents and purposes of the Claim Settlement, including, but not limited to, the authority to sign any Change Order or Settlement Agreement necessary to effectuate the Claim Settlement.

b. Revise the total Project Budget, with an increase of up to $14 million, from $135,333,402 to $149,685,354;

c. Authorize the Manager and the Attorney to proceed with the development of the third financing, through loan or revenue bond issuance, for a value of up to $13,000,000 and an associated Intergovernmental Agreement with the Classic Center Authority;

d. Adopt a Budget Ordinance Amendment, **Attachment #1**, to reallocate, if needed, from the SPLOST 2020 Projects 26 Recovered Material Processing & Reuse Project to SPLOST 2020 Project 03 Classic Center Arena until such time as the proposed third financing has been completed;

e. Authorize the Mayor, Manager, Attorney, and appropriate staff to execute all related documents.

2. Mayor and Commission deny the request.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a through e

DEPARTMENT: Office of the Manager – SPLOST Program Management
Prepared by: Keith Sanders, SPLOST Project Administrator for



6/2/2023

Joseph D'Angelo, SPLOST Interim Capital Projects Director **Date:**



6/2/2023

Paul Cramer, Classic Center President & CEO **Date:**

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a through e



June 2, 2023

Manager Date:

Attachments:

Attachment #1: FY23 Budget Ordinance

Attachment #1

AN ORDINANCE TO AMEND THE SPECIAL PURPOSE LOCAL OPTION SALES TAX 2020 PROGRAM BUDGET SO AS TO PROVIDE, IF NEEDED, ADDITIONAL FUNDING FOR PROJECT #03 CLASSIC CENTER ARENA; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the SPLOST 2020 program budget so as to provide, if needed, additional funding for project #03 Classic Center Arena. Said Operating and Capital budget is hereby amended as follows:

SPLOST 2020 Capital Projects Fund:

EXPENDITURES:

DECREASE:

Project #26 – Recovered Material Processing & Reuse Facilities up to ($5,000,000)

INCREASE:

Project #03 – Classic Center Arena up to $5,000,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: North Avenue Corridor RAISE Grant Preliminary Engineering and Design Services Contract Award

DATE: June 5, 2023

BUDGET INFORMATION:

REVENUES:	$24,970,000	USDOT/FHWA Grant Awarded (design & construction)
	$ 8,000,000	TSPLOST 2023, Project #25 Bike & Ped
	$ 400,000	SPLOST 2011, Project #26 – remaining funds
EXPENSES:	$ 500,000	Encumbered/designated for North Ave (local funds only)
	$ 7,900,000	Designated for future bike/ped sub-projects
	$ 21,220,000	Designated Funds for Construction & Utilities
	$ 750,000	Designated funds for ROW
	$ 3,000,000	Available FHWA funds for PE phase services

FUNDING SOURCE: USDOT 2021 RAISE Grant Program
SPLOST 2011 Project #26, Bridge and Intersection
TSPLOST 2023 Project #25, Bike and Ped Improvements Program

COMMISSION ACTION REQUESTED ON: June 6, 2023, Under Suspension of Rules

PURPOSE:

To request that Mayor and Commission:

a. Approve a designation of AECOM Technical Services, Inc. as the most qualified firm to enter negotiation for the preliminary design of the North Avenue Corridor Improvement Project;
b. Award a Multi-Phase Master Contract to provide Preliminary Engineering & Design Services on North Avenue Corridor Improvement Project for a cost not to exceed $3,000,000 to AECOM Technical Services, Inc.;
c. Authorize the Mayor to execute a Memorandum of Agreement (MOA) with Federal Highway Administration (FHWA) and with the Georgia Department of Transportation (GDOT) on North Avenue Corridor Improvement Project.
d. Authorize the Mayor to execute Frame of Work Agreement with GDOT and compensate for GDOT's project management fees encumbered by GDOT consultant.
e. Authorize the Mayor to execute a Preliminary Engineering (PE) Agreement with CSX Transportation, Inc. (CSXT), and other related documents necessary to facilitate CSXT coordination and oversight of the project with an estimated cost of $40,000; and

f. Authorize the Mayor and appropriate staff to execute any and all other project related document to facilitate the preliminary engineering & design phase following GDOT Plans Development Process and FHWA guidelines.

HISTORY:

1. In 1966, SR10 Loop was constructed, separating the neighborhoods of Danielsville Road, Freeman Drive, and Boley Drive from businesses and community assets south of the Loop.

2. In 1974, the North Avenue Bridge over the North Oconee River was constructed.

3. On October 2, 2018, the Athens in Motion Bicycle and Pedestrian Master Plan was approved by Mayor and Commission (M&C).

4. On January 30, 2019, the North Avenue Bridge Replacement project was presented by Transportation & Public Works staff as a potential SPLOST 2020 project. This project was not advanced as a final SPLOST 2020 candidate.

5. On August 6, 2019 M&C authorized the application for the 2019 BUILD Grant on North Avenue.

6. On November 12, 2019 the United States Department of Transportation (USDOT) published the awarded projects for the 2019 BUILD Grant. ACCGov North Avenue was not among the selected projects.

7. On May 5, 2020, M&C authorized the Mayor and appropriate staff to complete all related application documents to apply for the 2020 BUILD Grant on North Avenue.

8. On September 16, 2020, the USDOT published the awarded projects for the 2020 BUILD Grant. ACCGov North Avenue was not among the selected projects.

9. On April 13, 2021, USDOT published a Notice of Funding Opportunity (NOFO) for the Department of Transportation's National Infrastructure Investments under the National Consolidated Appropriations Act, 2021. This program was renamed as the "Rebuilding American Infrastructure with Sustainability and Equity (RAISE)" grant. Furthermore, July 12, 2021 was the application deadline set by Congress in the FY 2021 Appropriations Act.

10. On June 1, 2021, M&C approved the RAISE 2021 application and staff successfully completed the submission of the full application.

11. On November 22, 2021 the UDOT published the awarded projects for the 2021 RAISE Grant. ACCGov North Ave RAISE Grant was not among the selected projects.

12. On January 20, 2022, T&PW staff learned that GDOT was looking to replace North Avenue/Danielsville Road Bridges over SR-10 Loop and had included these parallel bridges in the GDOT Potential Consultant Acquisition Needs published on January 13, 2022 with Preliminary Engineering to begin in GDOT's Fiscal Year 2024.

13. On January 27, 2022, USDOT published a Notice of Funding Opportunity (NOFO) for the Department of Transportation's National Infrastructure Investments under the National Consolidated Appropriations Act, 2021 (RAISE Grant Program). Furthermore, April 14, 2022 was the application deadline set by Congress in the FY 2022 Appropriations Act.

14. On April 14, 2022, T&PW resubmitted the Reimagine North Ave 2022 RAISE Grant application, **Attachment #1**, modified to exclude bicycle and pedestrian connectivity over GDOT's SR-10 Loop as that would be part of future GDOT bridge replacement project (F&I #12).

15. On August 8, 2022, the USDOT published the awarded projects for the 2022 RAISE Grant. ACCGov Reimagine North Ave 2022 RAISE Grant was among the selected projects.

16. October 27, 2022, T&PW staff received the official 2022 RAISE Grant Award Letter on Reimagine North Avenue Grant Application (**Attachment #2**).

17. On November 2, 2022, FHWA confirmed to T&PW staff that an amendment to the Madison Athens-Clarke Oconee Regional Transportation Study (MACORTS) (FY 2021-2024) Transportation Implementation Program (TIP), aka TIP Amendment, is required before agreements with FHWA, followed by agreements with GDOT, can be executed.

18. On November 17, 2022, T&PW staff contacted CSXT to inform of upcoming North Avenue Corridor RAISE Grant Improvement Project and began the Preliminary Engineering Contract process.

19. On On November 18, 2022, GDOT's Program Delivery Director, Albert Shelby, agreed to administer the FY2022 RAISE Grant with the support of local ACCGov funds.

20. On December 22, 2022, T&PW staff began project coordination efforts with on-call capital project consultant, Jacobs Inc. to assist with project delivery efforts and to champion the procurement, evaluation, and master contract with a Prime Design Consultant.

21. On February 10, 2023, T&PW staff received confirmation from GDOT, and with consent from FHWA, that locally funded early Concept Report efforts may proceed without impact to the awarded RAISE Grant on North Avenue. See Memo to ACCGov Manager Dated March 7, 2023 (History #26).

22. On February 23, 2023, T&PW staff began early design tasks including topographic survey and traffic data collections utilizing on-call Alfred Benesch and Company supported with local funds from remaining SPLOST 2011, Project #26.

23. On February 24, 2023, FHWA confirmed to T&PW staff that USDOT will require that all 2022 RAISE funding is obligated by September 30, 2026 with no opportunity for a time extension built within the program.

24. On March 2, 2023, T&PW issued a Request for Qualification (RFQ) for preliminary engineering and design services of the North Ave Corridor Improvement Project (AKA Reimagine North Ave RAISE Grant). An ACCGov evaluation team was created to review submitted proposals.

25. On April 4, 2023, T&PW issued a topographic survey and traffic data collection on North Ave Corridor RAISE Grant Project with local funding in the amount of $107,230.

26. On April 11, 2023, Manager Blaine Williams shared a T&PW memo regarding North Ave Corridor 2022 RAISE Grant Project with recent history and next steps (**Attachment #3**).

27. On April 12, 2023 the Metropolitan Transportation Plan (MTP) and the Transportation Improvement Program (TIP) finalized and approved the amendment of the FY2021 – FY2024 TIP to include North Ave Grant Award in the amount of $24.97 million.

28. On May 3, 2023, United States Georgia Senator Jon Ossoff sent a letter to the FHWA Administrator, Shailen Bhatt, and copied Unites Stated Secretary of Transportation Pete Buttigieg requesting a time extension for the encumbrance of funds (**Attachment #4**).

29. On May 5, 2023, on-call Jacobs Project Management Company provided a scope and fee proposal to begin FHWA National Environmental Policy Act, as required by the Unites Stated Environmental Protection Agency on all federally funded project in the amount of $195,612.00.

30. On May 29, 2023, the T&PW evaluation team completed review of the finalists' submittals and determined AECOM Technical Services, Inc. to be the top rated and selected firm.

31. On May 30, 2023, T&PW staff learned from US Georgia Senator staff that a time extension for the 2022 RAISE may only be granted through the President of the United States and that ACCGov is able to modify the scope of the project to meet the program funding deadline for obligation (construction commencement) of September 30, 2026.

32. On June 1, 2023, T&PW staff sent Preliminary Engineering selection package to GDOT Procurement Office for review as required by ACCGov's Locally Administered Project Certification with GDOT for State and Federally Funded Projects.

FACTS & ISSUES:

1. USDOT evaluates RAISE Grant applications on the following merits of criteria: safety, economic competitiveness, quality of life, and environmental protection, state of good repair, innovation, partnerships, and additional non-federal revenue for infrastructure investments.

2. Additionally, the USDOT states that the transition from the previous BUILD grant to the current RAISE grant also reflects this Administration's priorities for the following: creating good-paying jobs, improving safety, applying transformative technology, and explicitly addressing climate change and advancing racial equity.

3. Under the RAISE Grant program, the federal government will contribute up to 80% of project costs for urban area projects and up to 100% for projects in rural communities. Athens-Clarke County fits the criteria for the 100% funded rural community based on population size.

4. Although the individual components of this bridge rate a 7, the overall health of the bridge is considered poor due to the 49 year old age of the bridge structure and the fact that it currently has posted weight limits. The 2022 GDOT Bridge Inspection Report rates the individual component condition based on the U.S. Department of Transportation – Federal Highway Administration – Office of Bridge and Structures - Publication No. FHWA-HIF-22-017 (Specifications for the National Bridge Inventory) which was in March of 2022. The individual component ratings for the 2023 GDOT Inspection on North Avenue Bridge over North Oconee River are as follows: Bridge Deck = 7 (GOOD – Some minor defects), Bridge Superstructure = 7 (GOOD – Some minor defects), Bridge Substructure = 7 (GOOD – Some minor defects), and Bridge Channel & Channel Protection = 7 (GOOD – Some minor defects).

5. The North Avenue Bridge is load posted, not allowing for heavier vehicles to cross the bridge. All three bridges on the east side of downtown that cross the North Oconee River (North Avenue, East Broad and Oconee Street bridges) are load posted.

6. The North Avenue/Danielsville Road Bridge over SR10 does not have sidewalk. Many pedestrians unsafely cross the bridge from residential neighborhoods to access the grocery store and other community assets. T&PW staff performed pedestrian counts in this area in 2021 and found an average of 30 pedestrians and cyclists utilizing this bridge daily. This bridge is now programmed in the GDOT's Program Delivery Office and is identified as PI#0019268 and planned for construction in 2029.

7. The Athens in Motion Bicycle and Pedestrian Master Plan identifies this section of North Avenue as both a Tier I Bicycle and Tier I Pedestrian project.

8. The Reimagine North Avenue 2022 RAISE Grant Project proposal included the following features (**Attachment #1**):
    1. Reconstruction of the North Avenue Bridge over the North Oconee River. The proposal includes replacing the bridge and connecting the North Avenue path to the Oconee River Greenway, both improving resiliency and connectivity.
    2. Tie to the Planned & Programmed Bridge Replacement Project managed by GDOT, a separate project from the RAISE Grant Project Scope, with the goal to accommodate for a multi-use path on the proposed GDOT managed bridge replacement over SR10 Loop. It is T&PW staff's intent is to ask for a new bridge that is wide enough for separate pedestrians and bicycles facilities.
    3. Installation of a multi-use path from SR10 Loop to the Oconee River Greenway. The multi-use path will provide a separated pedestrian and bicycle facility to access community facilities along the corridor such as the grocery store, Department of Labor, and Advantage Behavioral.

9. All Federally Funded and Locally Administered Projects (LAP) must follow the GDOT Plan Development Process (PDP) and must be in compliance with GDOT's Design Policies and Manuals, including, American Association of State Highway and Transportation (AASHTO) Green Book, Roadside Design Guide, Highway Capacity Manual, and GDOT Standard Specifications and Standards & Details, and GDOT Design Policy Manual.

10. The total cost for this project is approximately $24,970,000 to include design, construction, and acquisition of right-of-way and easements.

11. The Memo (History #26) shared with M&C explains the 2022 RAISE Grant funding condition explained by GA FHWA Office, where if ACCGov was not able to encumber funding by the set date for the upcoming contract. Statements made by FHWA representatives are as follow:

    "The USDOT will require that all funding is obligated by September 30, 2026. What that means, practically, is that we have to approve your PS&E package and authorize the funding in our financial management system (FMIS) by this date.

    Regarding the consequences of not meeting this date, we have received clear direction that you would forfeit the grant funding. I'll point you to Article 10 of the General Terms and Conditions of the Grant Agreement:

    10.1 USDOT Termination. (a) The USDOT may terminate this agreement and all of its obligations under this agreement if any of the following occurs: (1) the Recipient fails to obtain or provide any non-RAISE Grant contribution or alternatives approved by the USDOT as provided in this agreement and consistent with schedule D; (2) a completion date for the Project or a component of the Project is listed in section 2 of schedule C and the Recipient fails to meet that milestone by six months after the date listed in section 2

of schedule C; (3) the Recipient fails to meet a milestone listed in section 3 of schedule C by the deadline date listed in that section for that milestone; (4) the Recipient fails to comply with the terms and conditions of this agreement, including a material failure to comply with the project schedule in schedule C even if it is beyond the reasonable control of the Recipient;

Also, in Article 4:

4.3(h) RAISE grant program funding that was appropriated in division J of the Infrastructure Investment and Jobs Act, Pub. L. No. 117-58 (Nov. 15, 2021), lapses and is unavailable for obligation, by statute, after September 30, 2026.

Per previous discussions with FHWA's RAISE Grant Program Managers, there will not be an opportunity to pursue a time extension."

12. T&PW staff is working with FHWA and GDOT to look for ways to meet set schedule and believe moving forward with topographic survey, traffic data collection, and NEPA phase tasks, utilizing on-call consultants with local funding, is a good faith measure that demonstrates ACCGov's commitment to a timely and sensible delivery of the Reimagine North Avenue Project.

13. GDOT and FHWA management staff has expressed their commitment to work with ACCGov to help expedite all reviews and make exceptions when possible to meet funding obligation deadline for 2022 RAISE Grant. A site to North Avenue by FHWA representatives is scheduled for June 23, 2023.

14. T&PW staff are working with FHWA and GDOT to complete draft agreements that do show a rather infeasible timeline to meet, and T&PW staff has been unsuccessful in making changes to already set dates on the Award Notice attached. Next steps will be for T&PW staff to coordinate agreements review with ACCGov Attorney's Office and Safety and Risk staff.

15. The Multi-Phase, Project-Specific contract (Master Contract) with a Cost Plus Fixed Fee compensation method is consistent with the GDOT Procurement Manual (GPM), Ver.1 (6-0-2016), and the GDOT Negotiation Manual for Engineering and Design Related Consultant Services, and as required on Federally Funded and Locally Administered Projects, and as follows:

    "Multiphase, Project-Specific contracts is for Project-Specific contracts except that the work is divided into phases such as survey, environmental, design, and right-of-way. Individual phases are negotiated (via task orders) and the work

authorized, by phase. Future phases will typically be negotiated and authorized later in the contract term.

Multiphase, Project-Specific contracts incorporate the task order concept for a specific project. The Consultant's contract is based on a general scope of work with a maximum dollar value and specifies the expertise needed for the project. Task orders are expected to authorize phases of the project where detailed tasks and deliverables are identified." GDOT Negotiation Manual V 01.1 (1-2-2020) - Chapter 6.

"Cost plus fixed fee is a cost reimbursement payment method that provides for payment to the prime and subconsultant a negotiated fee that is fixed at the inception of the contract, together with all allowable incurred cost. Each individual consultant's fixed fee shall not vary with the actual cost in the performance of the work by the prime and/or subconsultants."

"The Maximum Allowable Compensation dollar amount will be established as an estimate of the total cost for the purpose of obligating funds and establishing a ceiling that the Consultant shall not exceed." GDOT Negotiation Manual V 01.1 (1-2-2020) - Chapter 8.

16. T&PW and ACCGov Purchasing Division advertised and received phase-I Statement of Qualifications (SOQs) from the following firms for preliminary engineering and design services of the North Avenue Corridor Improvement Project:
    - AECOM Technical Services, Inc. (AECOM)
    - Alfred Benesch & Company (Benesch)
    - Atlas Technical Consultants (Atlas)
    - Heath & Lineback (H&L)
    - Michael Baker International, Inc.(Michael Baker)
    - Rummel, Klepper & Kahl, LLP (RK&K)

17. After an initial evaluation by the ACCGov team, based on experience, qualifications, resources, and workload capacity of each firm, the following four finalists were selected and notified to provide phase-II SOQs:
    - AECOM Technical Services, Inc. (AECOM)
    - Alfred Benesch & Company (Benesch).
    - Heath & Lineback (H&L)
    - Michael Baker International, Inc (Michael Baker)

18. A second phase evaluation based on technical approach and past performance found AECOM Technical Services, Inc. to be the most qualified firm.

19. Preliminary Engineering (PE) design services for this project will include, but are not limited to:
    - Project Management:
        - Coordination and Communication with GDOT and ACCGov
        - Quality Control / Quality Assurance
        - Progress Reports & Meetings with sub-contractors
        - Billing & Accounting systems approved by GDOT.
    - Preparation of a GDOT Concept report: including a concept layout, traffic engineering study, performing environmental studies, database preparation, Environmental Site Assessment (ESA), and creation of conceptual project cost estimates.
    - Public Outreach: including stakeholder meetings and a public information open house.
    - Preparation of Preliminary Construction Plans
    - Preparation of Final Construction plans
    - Coordination with other consultant and incorporation of work already underway.

20. The estimated cost of the North Avenue Corridor Improvement Project is approximately $24,970,000, including all project phases. The engineering and design cost estimated is lower than the current market, therefore, the cost estimate as provided in the 2022 RAISE Grant Application is proposed to be adjusted from $2,422,000 to $3,000,000 covered by the overall contingency built in the construction cost estimate..

Portion / Phase	Original Estimated Cost	Current Cost Estimate
Preliminary Engineering	$ 2,422,000	$ 3,000,000 (increased)
Right-of-Way	$ 750,000	$ 750,000
Utilities	$ 1,008,000	$ 1,008,000
Construction	$ 20,790,000	$ 20,212,000 (decreased)
Total	$ 24,970,000	$ 24,970,000

21. Per ACCGov's Locally Administered Project Certificate with GDOT, procurement of engineering and design services must follow qualification base selection (AKA Brooks Act) followed by Independent Cost Estimate performed and verified by subject matter experts in ACCGov and GDOT Offices. T&PW staff is planning to acquire on-call project management consultant to assist in the preparation and coordination with GDOT on these tasks.

22. To facilitate oversight from CSX Transportation, Inc. (CSXT), a Preliminary Engineering (PE) Agreement must be executed by the Unified Government of Athens-Clarke County (ACCGov). This agreement stipulates the following:
    a. CSXT will review and approve engineering plans, specifications, drawings, agreements, and other related documents.
    b. CSXT will prepare cost estimates for CSXT's work in connection with the project.
    c. CSXT will review construction cost estimates, site surveys, assessments, studies, agreements, and related construction documents.
    d. ACCGov agrees to reimburse CSXT for their expenses estimated at $40,000.

23. A separate, future, construction agreement with CSXT will be needed to provide CSXT's engineering and coordination services during construction, estimated to cost $400,000.

24. If approved, T&PW staff, supported by SPLOST Office staff and on-call project management consultants, Jacobs, will enter negotiation phase, on task order basis, with the top selected firm, AECOM Technical Services, Inc. The conceptual project timeline is as follow:

Main Task	Begin	End	Duration (Months)
Concept Report / Public Engagement	May 2023	July 2024	15
Preliminary Engineering & Design	August 2024	March 2025	8
ROW acquisition	March 2025	April 2026	14
Bid-Award / Letting	May 2026	August 2026	4
Construction	September 2026	September 2031	49

25. If negotiation fails, staff will move to enter negotiation phase with the next top selected firm and M&C will be informed via a new agenda or via a Notice of Proposed Administrative Action.

26. This recommendations support the following Mayor and Commission Strategic Plan Goal and Strategies:
    - Safely Move Around Athens, Strategy A: *Improve, expand and maintain sidewalks, shared-use paths, and bike facilities to provide greater opportunities for residents to use active transportation safely*
    - Safely Move Around Athens, Strategy E: *Enhance safety for all modes of transportation*

OPTIONS:

1. Mayor and Commission:
    a. Approve a designation of AECOM Technical Services, Inc. as the most qualified firm to enter negotiation for the preliminary design of the North Avenue Corridor Improvement Project;
    b. Award a Multi-Phase Master Contract to provide Preliminary Engineering & Design Services on North Avenue Corridor Improvement Project for a cost not to exceed $3,000,000 to AECOM Technical Services, Inc.;
    c. Authorize the Mayor to execute a Memorandum of Agreement (MOA) with Federal Highway Administration (FHWA) and with the Georgia Department of Transportation (GDOT) on North Avenue Corridor Improvement Project.
    d. Authorize the Mayor to execute Frame of Work Agreement with GDOT and compensate for GDOT's project management fees encumbered by GDOT consultant.

e. Authorize the Mayor to execute a Preliminary Engineering (PE) Agreement with CSX Transportation, Inc. (CSXT), and other related documents necessary to facilitate CSXT coordination and oversight of the project with an estimated cost of $40,000; and
f. Authorize the Mayor and appropriate staff to execute any and all other project related document to facilitate the preliminary engineering & design phase following GDOT Plans Development Process and FHWA guidelines.

2. The Mayor and Commission do not designate AECOM Technical Services, Inc. as the most qualified frim to enter negotiation for the preliminary design of the North Avenue Corridor Improvement Projects and subsequent action items.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1a, b, c, d, e, and f

DEPARTMENT: Transportation & Public Works
Prepared by: Rani Katreeb, PE, Assistant Director
Stephen Bailey, Director

Stephen Bailey
Director

June 5, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:

Manager

Date:

ATTACHMENTS:

Attachment #1: Reimagine North Ave 2022 RAISE Grant Application
Attachment #2: Reimagine North Ave 2022 RAISE Grant Award Letter
Attachment #3: North Ave Corridor Improvement Memo to Manager
Attachment #4: US Senator Ossoff 2022 RAISE Grant Letter

Attachment #1

REIMAGINE NORTH AVENUE

RAISE FY 2022 GRANT APPLICATION
PROJECT NARRATIVE

SUBMISSION DEADLINE: April 14, 2022



Project Type:	Road – Complete Streets
Location:	Athens, GA Clarke County Congressional District 10
Area:	Rural
Contact:	Mayor Kelly Girtz 301 College Avenue, Suite 300 Athens, GA 30601

Athens-Clarke County
UNIFIED GOVERNMENT

Tracking Number:GRANT13597028 Funding Opportunity Number:DTOS59-22-RA-RAISE Received Date:Apr 14, 2022 03:14:02 PM EDT

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01: Project Description

Athens-Clarke County (ACC) is requesting $24.97 million in FY 2022 RAISE funding for **Reimagine North Avenue** to improve access to reliable, safe, and affordable multimodal transportation options along one of the most significant corridors in Athens, Georgia.

Under this project, North Avenue – a street that is currently a barrier to opportunity for many racial and income groups – will become an accessible avenue to jobs, health care, social services, and basic goods. Expanded connection to essential services by underserved and disadvantaged communities will be a critical step in addressing racial equity by making active transportation a more viable option along this most important corridor.

North Avenue is the main connection between low-income communities north of State Route 10 (SR-10) and Downtown Athens, the jobs and education center in ACC. This minor arterial road is one of the most heavily traveled corridors in Athens, with 5-year Average Annual Daily Trip volumes of 12,200 (2016-2020)[1]. It was identified as one of six 'critical corridors' in the *Athens in Motion* active transportation plan.[2] It was prioritized because it provides direct access to social services, education, goods and services (grocery stores, pharmacies, health care, etc.), and job opportunities, while also posing numerous safety risks and having substandard bridge infrastructure. North Avenue serves a vulnerable population, including those who have low incomes, are experiencing homelessness, and have historically been marginalized by transportation decisions. State Route 10 (SR-10), in particular, presents a barrier between residents of an Historically Disadvantaged Community and the services, employment, and education they require and deserve.

The Case for Reimagine North Avenue

Redesigning North Avenue as a Complete Street will improve ACC's racial equity, livability, sustainability, and economic health. The proposed conceptual design is rooted in public input received during the development of the Athens in Motion plan, which emphasized the ***need to create safe facilities that maximize mobility for all users.*** *Improvements will provide easier and more meaningful access to housing, employment centers, educational institutions, public services, transportation networks, and recreational destinations.*

Reimagine North Avenue extends from Downtown Athens, at the intersection of North Avenue and Willow Street, to just north of SR-10 at the intersection of Freeman Drive/Collins Industrial Boulevard. Additional information is provided in Section 02: Project Location.

Reimagine North Avenue *will address racial equity by connecting residents to social services, education, and jobs that are currently out of reach due to historic transportation decisions.*

[1] https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000059_0149
[2] https://www.athensclarkecounty.com/DocumentCenter/View/54756/Athens-in-Motion-Plan---Full-Plan

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Transportation Challenges

Current conditions along North Avenue present challenges that negatively affect safety, comfort, and efficiency for users of all modes of transportation. Section 04: Merit Criteria provides a detailed explanation of challenges and proposed solutions, but they can be summarized as follows:

- **Barriers to Opportunity –** The construction of SR-10 and widening of North Avenue, as part of urban renewal projects in the 1950s and 1960s, created barriers to opportunity for people walking, bicycling, and riding transit. Even if residents make the perilous journey to cross SR-10, which requires walking in the roadway through an interstate-like environment, they must still traverse inadequate and dangerous facilities to get into downtown by crossing the North Oconee River bridge. The lack of shade trees makes this journey even more uncomfortable. Having dedicated accessible pedestrian and bicycle facilities across both SR-10 and the North Oconee River are imperative to the safety, well-being, and equity of low-income communities along this corridor.
- **Dangerous Intersections –** From skewed geometry, to high-speed slip lanes, to a lack of marked crosswalks, many of the intersections along North Avenue pose safety risks for all modes of transportation.
- **Poor Bridge Condition –** The North Oconee River Bridge is the most critical bridge replacement need in the region, based on infrastructure scoring. With its current load restrictions, the only arterial crossing of the river into downtown is not capable of handling the traffic necessary for the movement of goods and people.
- **Lack of Pedestrian Infrastructure –** The sidewalk network within the project area is incomplete, with stretches of sidewalk missing, damaged, and/or inaccessible. The wide expanse of North Avenue and lack of marked crosswalks makes crossing, even at signalized intersections, difficult and intimidating.
- **Barriers to Transit –** While the corridor has a robust transit network, first- and last-mile connections are extremely difficult due to the lack of pedestrian and bicycle infrastructure. Additionally, bus stops are inadequate, lacking basic accessibility and dignity elements such as ADA ramps, concrete pads, sidewalk connections, seating, and shelter from inclement weather.
- **Dangerous Bicycling Environment –** With no designated bicycle facilities, significant vehicular volumes, and high-speed traffic, riding a bicycle on North Avenue is very stressful and dangerous. This is especially concerning, as the corridor has nearly three times the county and national average of households without access to an automobile.



SR-10 is a barrier to access to social services, education, and job opportunities; with no sidewalks on North Avenue's bridge over SR-10, navigating the corridor without a car is highly dangerous.

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Proposed Project

Reimagine North Avenue will reconnect Downtown Athens to communities north of SR-10 by redesigning North Avenue as a Complete Street that addresses the transportation challenges described in the previous section and detailed in Section 04: Merit Criteria. In collaboration with other ACC initiatives, the project will address racial equity; right the wrongs of historic transportation decisions; improve safety for all modes; and expand low-cost, sustainable transportation choices that meet the social and financial needs of area residents.



Primary strategies to accomplish this vision include:

- **Overcome Barriers –** Through the construction of new pedestrian and bicycle facilities, residents will be able to safely and seamlessly travel throughout the corridor and into downtown without the need of an automobile; this will also improve motorized travel, as pedestrians and bicyclists will no longer make the treacherous journey within the roadway. Similarly, reconstructing the North Oconee River Bridge will not only benefit vehicular traffic, but will also provide a dedicated facility for those who do not have access to a car.
- **Increase Safety –** In addition to the safety benefits the new bridge structures will add, geometric and legibility improvements at key intersections will increase the safety of all corridor users, regardless of mode. Realigning North Avenue's intersection with Strickland Avenue will improve sight distance and correct geometric challenges for drivers. The addition of pedestrian crossing enhancements (e.g., crosswalks, pedestrian signals, etc.) at all signalized intersections will provide clear expectations for where pedestrians should cross and ample coverage for crossings to occur safely.
- **Provide Multimodal Facilities –** Improvements such as reduced crossing distances, delineated crosswalks and curb cuts, and the installation of accessible sidewalks and shared use paths will better allow for all varieties of micromobility – whether residents choose to walk, roll, or ride. Adding sidewalk connections, concrete pads, seating, and shelters will create safe and simple first- and last-mile connections to transit, making the transit system and its connections to opportunities throughout the region viable.
- **Support Sustainability –** Green infrastructure will be employed to reduce flooding, improve water quality, and advance best practices for Stormwater Control Measures. Landscaping will be abundant, mitigating the impervious footprint of the corridor, providing shade and comfort to non-motorized travelers, slowing vehicular traffic, and generally beautifying the corridor. Pervious paving materials will also be explored for the shared use path.

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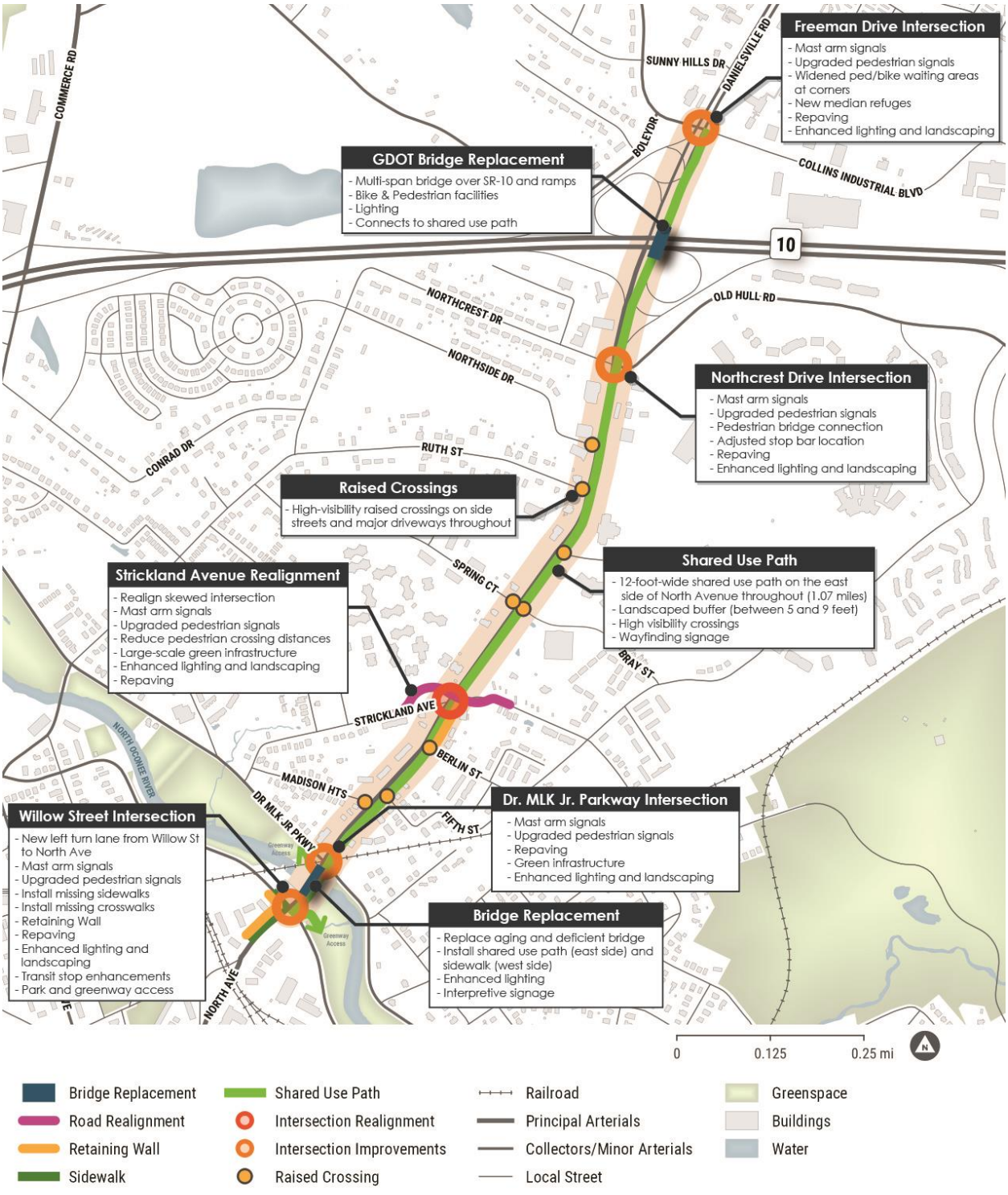
Figure 1 | North Avenue Project Elements Summary Map



Note: Some project features – such as enhancements to bus stops, street trees, and lighting – will occur throughout the corridor and are not reflected in the map above.

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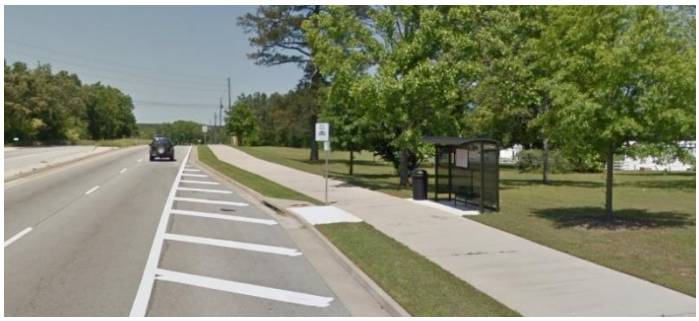
Previous Investments

Reimagine North Avenue is the next stage of a series of ongoing investments aimed at making this corridor function well for users of all modes of transportation, improving safety and reconnecting marginalized communities north of SR-10 to services, jobs, and amenities south of SR-10. Previously completed improvements along North Avenue include the following:

- **2009-2010:** A mile-long shared use path was installed on the east side of North Avenue/Danielsville Road from Freeman Drive to Walker Drive along with sidewalks on the west side of the corridor. The northern end of **Reimagine North Avenue** will connect to this existing path.
- **2017-2018:** A midblock crossing was installed near the Athens Resource Center for the Homeless (ARCH). This crossing is critical as many users walk to ARCH and the nearest crossings were previously at signalized intersections a ¼-mile in either direction.
- **Ongoing:** The North Oconee River Greenway, a linear conservation corridor containing 8 miles of multi-use concrete trail serves as a major corridor for non-motorized transportation in ACC. The southern terminus of **Reimagine North Avenue** connects to this trail system. The segment ending at Dr. Martin Luther King, Jr. Parkway and North Avenue was completed in 2019. With this new connection to the Greenway, residents along North Avenue will have access to parks and other trails throughout the region.





Top to Bottom: 1) Previously installed shared use path on the east side of North Avenue/Danielsville Road; 2) Mid-block crossing installed on North Avenue at the Athens Resource Center for the Homeless (ARCH), a destination often accessed by walking, biking, and transit.

As one of the highest concentrations of low- to moderate-income households in ACC, Census Tract 301 is a major area of focus for the County's Housing and Community Development Department and the Athens Land Trust. The department has invested in multiple housing developments in this area, and **Reimagine North Avenue** will help provide low-cost transportation choices for residents, a key factor in keeping overall cost of living affordable for low- to moderate-income households.

Proposed Project Elements

To realize the goals of **Reimagine North Avenue**, a variety of corridor-wide and site-specific improvements will be implemented. Design elements common throughout the corridor include:

- Ten bus stops along the corridor will be upgraded to improve first- and last-mile connections, including sidewalk connections, concrete pads, seating, shelters, and waste receptacles. North Avenue is a critical corridor for ACC Transit, and is used by four separate bus routes.
- Traffic signals will be upgraded to the latest technology and energy efficiency, including LED lighting. Countdown pedestrian signals will be provide clarity at those intersections.

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- Energy-efficient LED lighting, landscaping with native species, decorative mast arms, interpretive signage, and wayfinding will enhance the corridor's character and attractiveness.
- Asphalt throughout the entire corridor will be milled and overlaid. Deficiencies in pavement will be corrected and drainage issues addressed. Additionally, the corridor-wide repaving will eliminate the patchwork of previous repairs, adding to the overall visual appeal of the area.
- As part of **Reimagine North Avenue**, Stormwater Control Measures (SCMs) will be implemented to mitigate localized flooding, address water quality, and showcase green infrastructure solutions within the North Oconee River watershed. Athens-Clarke County is a Municipal Separate Storm Sewer System community operating under the NPDES General Permit for Phase II stormwater discharges. The Athens-Clarke County Stormwater Division is very active in the oversight and implementation of the current Stormwater Management Plan.

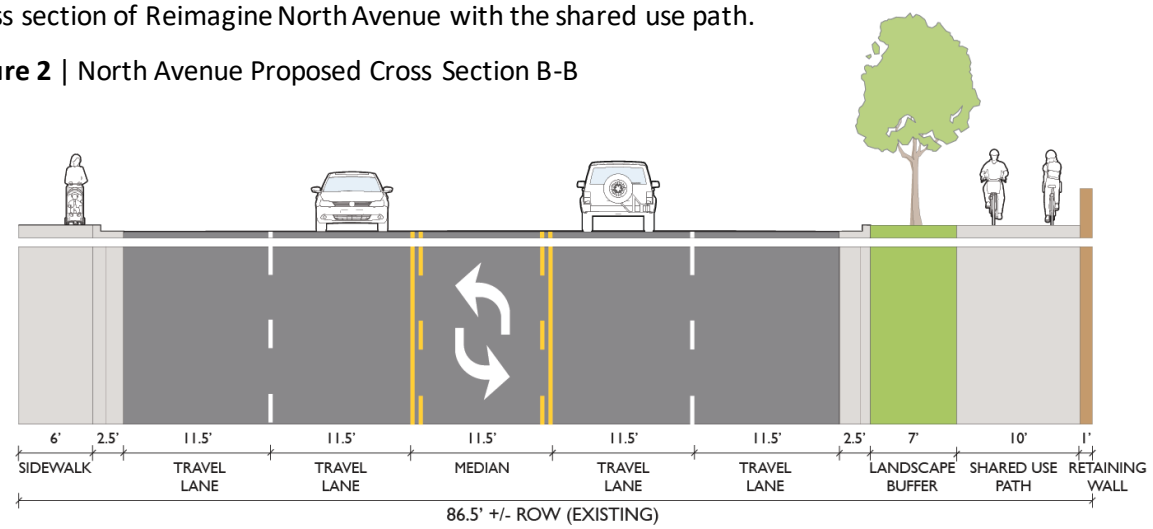
Details on specific elements of **Reimagine North Avenue** and its design follow.

North Avenue Shared Use Path

Providing safe, comfortable pedestrian- and bicycle-friendly facilities along North Avenue will improve access for residents and businesses, especially those residents with low incomes and businesses that serve vulnerable populations. A shared use path along the entire project corridor (approximately 1.07 miles) will provide a space for non-drivers that is separated from vehicular traffic. This design increases real and perceived safety for users and will attract less confident bicyclists than an on-street facility, increasing its overall utility.

The shared use path will be 12 feet wide and located on the east side of North Avenue. Pervious paving technologies will be explored to assist in decreasing stormwater runoff. Depending on site-specific constraints, a landscaped buffer of 5 to 9 feet will be provided between the shared use path and vehicular traffic. To allow for clarity of concepts, street trees are not shown in the plan view graphics that follow; however, approximately 115 native shade trees will be planted along the shared use path. It may be necessary to use a physical vertical separation in areas where available right-of-way is particularly limited. Various pedestrian and bicycle amenities will be included along the path, such as LED pedestrian-scale lighting, seating, bicycle repair stations, and wayfinding. **Figure 2** provides a typical cross section of Reimagine North Avenue with the shared use path.

Figure 2 | North Avenue Proposed Cross Section B-B



Note: Dimensions shown indicate the prefered cross section; based on constraints and design requirements, these dimensions may vary.

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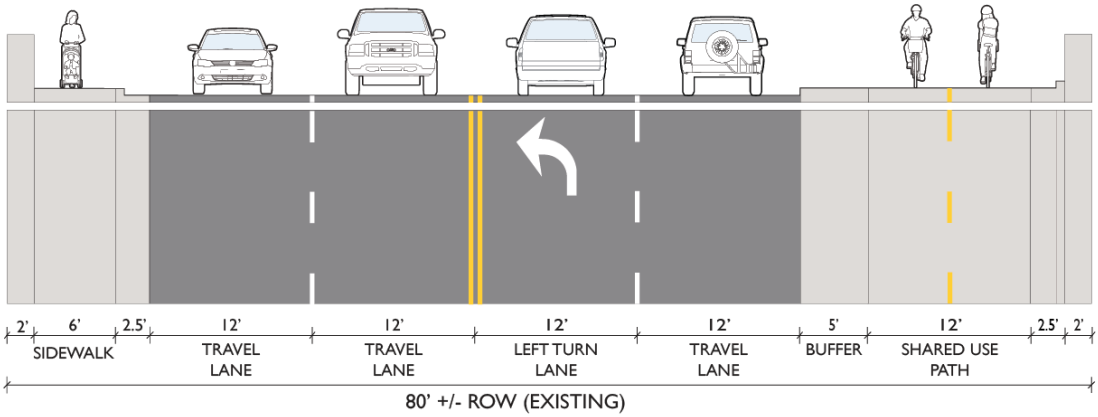
North Oconee River Bridge and Intersection Improvement

The North Oconee River Bridge is bookended by the intersections of Dr. Martin Luther King, Jr. Parkway and Willow Street. Willow Street serves as the gateway for the North Oconee River Greenway. The current bridge is deficient, load restricted, and has endured fire damage. Reconstruction will allow larger trucks to cross into downtown and pedestrians and cyclists will have a safe, physically separated space, which will help prevent future collisions and fatalities. The Dr. Martin Luther King, Jr. Parkway intersection is also #6 on ACC's most critical intersection list for safety and operational improvement.

The new North Oconee River Bridge will have four travel lanes, a 12-foot shared use path on the east side, and a wider, 6-foot sidewalk on the west side. Within the travel lanes, a dedicated left-turn lane will be included to accommodate left-turning traffic from North Avenue to Willow Street and Dr. Martin Luther King, Jr. Parkway. Decorative lighting, interpretative signage signifying the ecological importance of the Oconee River, and architectural features will make the new bridge a community asset both from the street and the greenway running underneath. **Figures 3, 4, and 5** provide a typical cross section, concept plan, and visualization of these improvements respectively.

Figure 3 | North Avenue Bridge Replacement Proposed Cross Section A-A



Note: Dimensions shown indicate the prefered cross section; based on constraints and design requirements, these dimensions may vary.

Reimagine North Avenue *will transform the corridor and surrounding area to right the wrongs of past transportation decisions. Car ownership, social standing, and race will no longer define residents' ability to access the resources needed for the advancement of economic mobility. The proposed design will provide transportation equity to those who walk, bicycle, and take transit.*

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Figure 4 | North Avenue – Willow Street to Dr. Martin Luther King, Jr. Parkway

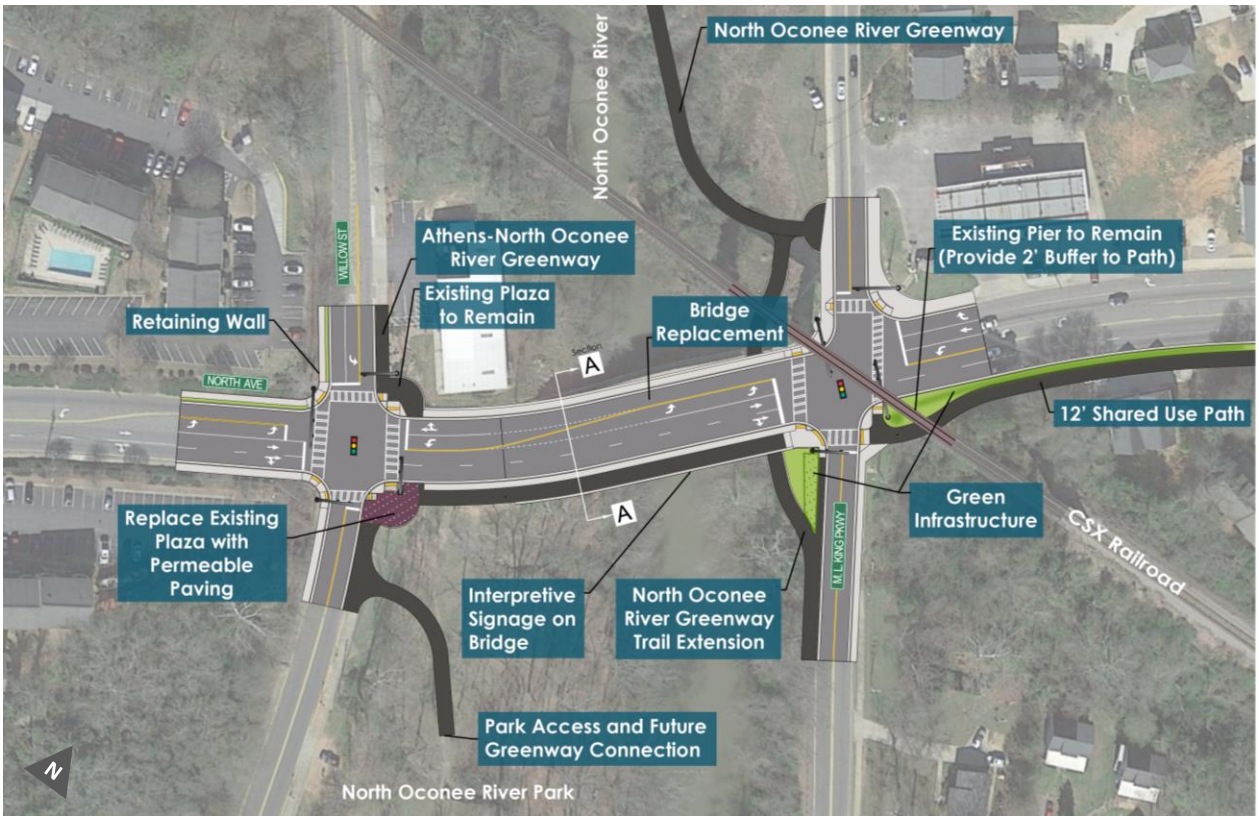
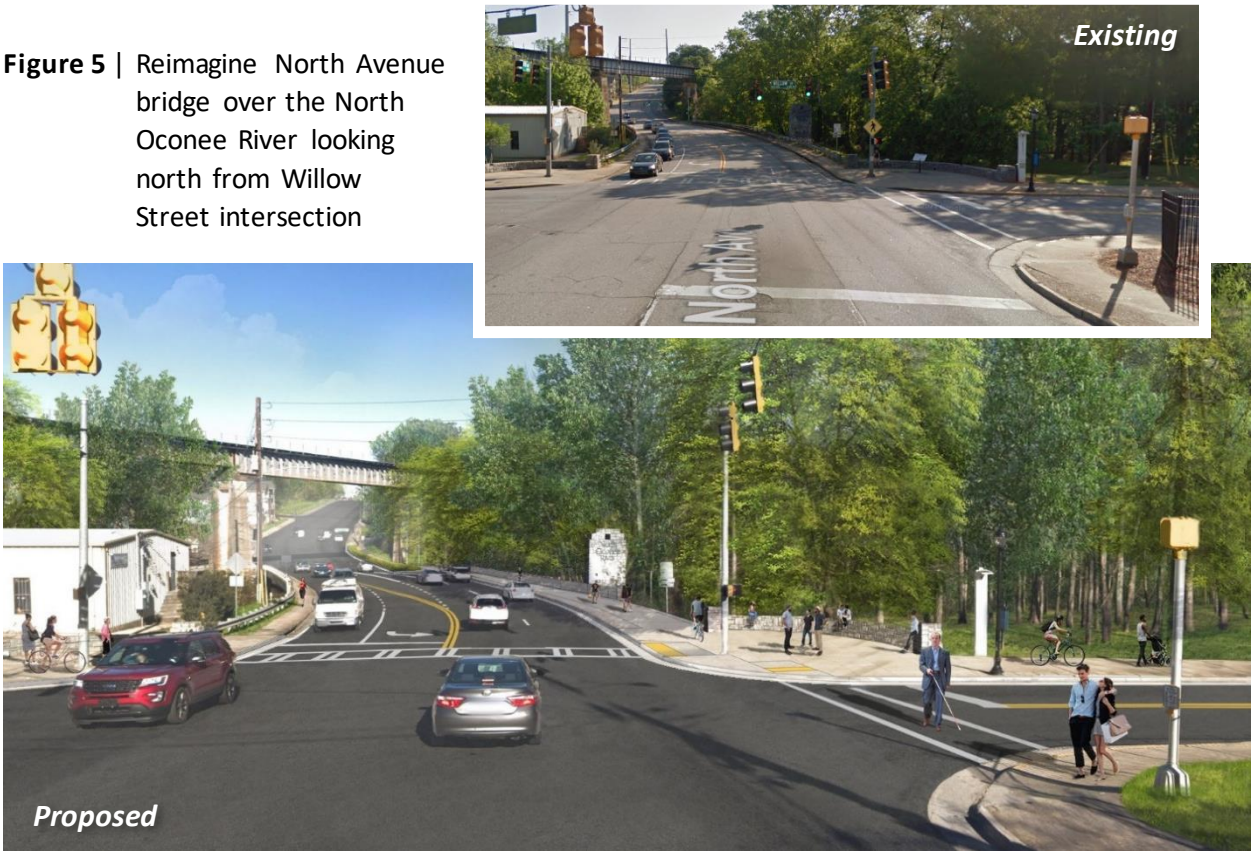


Figure 5 | Reimagine North Avenue bridge over the North Oconee River looking north from Willow Street intersection



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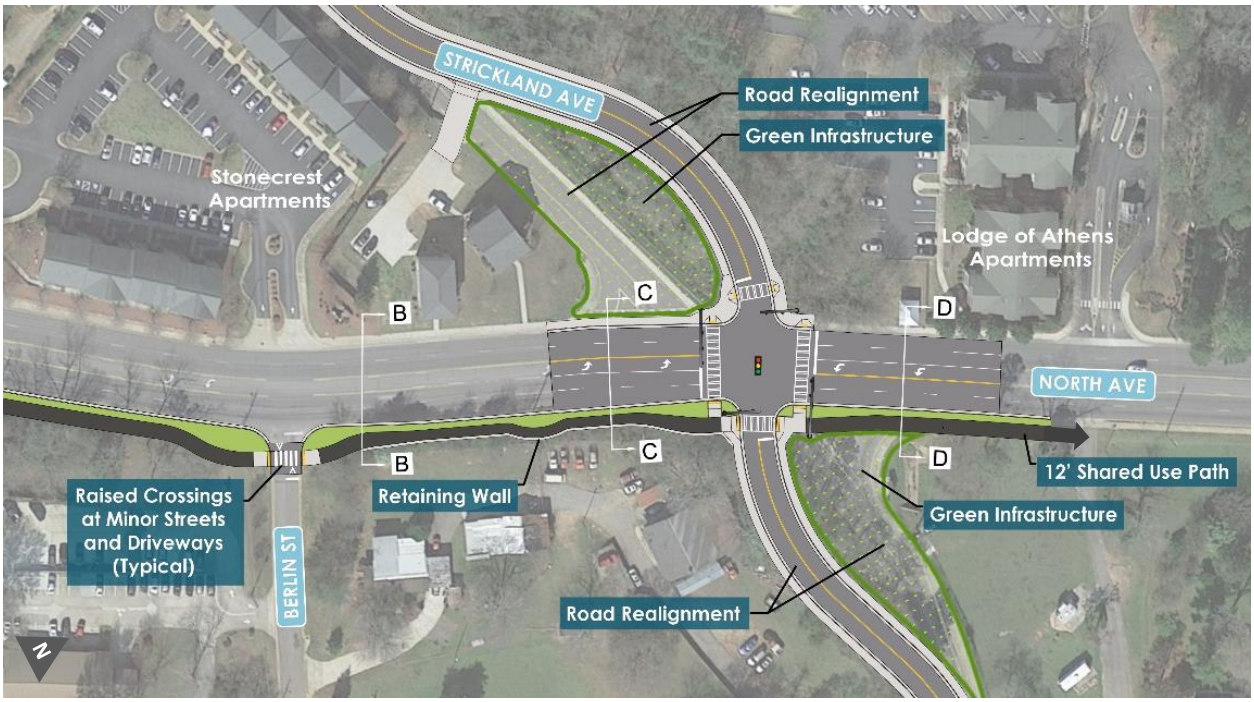
Strickland Avenue Intersection

Moving north along the corridor, North Avenue's intersection with Strickland Avenue is currently skewed. Currently, right-turn slip lanes (such as the one carrying traffic south onto North Avenue from Strickland Avenue, and the one moving traffic east from North Avenue to Strickland Avenue) increase the intersection's footprint and encourage higher turning speeds. The slip-lanes pose safety risks for pedestrians and bicyclists and increase crossing distances.

As shown in **Figure 6**, the Strickland Avenue intersection will be realigned to improve vehicular, pedestrian, and bicyclist legibility, increase sight distances, slow motorized traffic, and shorten pedestrian and bicyclist crossing distances. The realignment also provides an excellent opportunity to implement large-scale green infrastructure elements for capturing, detaining, and treating stormwater before it flows downhill and enters the Oconee River.

Figure 6 | North Avenue at Strickland Avenue



New Pedestrian and Bicycle Facilities Across SR-10

Finally, at the north end of the project, North Avenue currently has no pedestrian or bicycle facilities crossing SR-10. This 0.33-mile gap limits connectivity from Historically Disadvantaged Communities north of the interchange to commercial nodes and social service facilities south of the interchange. It is also the most significant crash hotspot in the corridor (as shown later in **Figure 9**). Providing safe, comfortable pedestrian and bicyclist access across SR-10 has been part of this project's vision for over three years and was included in previous BUILD and RAISE grant applications. These prior grant efforts, while not resulting in a grant award, have gained the attention of GDOT. GDOT has now committed over $15 million dollars to replace the current GDOT bridge over SR-10, include pedestrian and bicycle facilities, and make safety and operational improvements to the interchange. This work is scheduled to move to design in 2024. Therefore, this current RAISE application does not include the bridge itself, but it does include connecting infrastructure on either side of the interchange to ensure seamless connectivity through the corridor. **Figure 7** visualizes the project north of SR-10.

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Figure 7 | Reimagine North Avenue looking north toward the Freeman Drive/Collins Industrial Boulevard Intersection

02: Project Location



Reimagine North Avenue connects Downtown Athens to Historically Disadvantaged Communities to the northeast. It extends from the North Oconee River Greenway/Willow Street to Freeman Drive/Collins Industrial Boulevard north of SR-10. The project is located in ACC, a rural area by RAISE Grant definition; ACC is a 2010 Census-designated urbanized area with a 2010 population of less than 200,000 people. **Figure 8** illustrates the project extent and nearby destinations.

A community-driven vision for this area was adopted in the *2018 Comprehensive Plan for the Unified Government of Athens-Clarke County*. It envisioned the North Avenue corridor as one of the places best suited to receive new growth in the area, including mixed-use development, high- and medium-density residences, neighborhood businesses, and the continued provision of government services. The area between Ruth Street and SR-10 is identified as a location for Community Center Mixed Use, the highest density designation outside of downtown.

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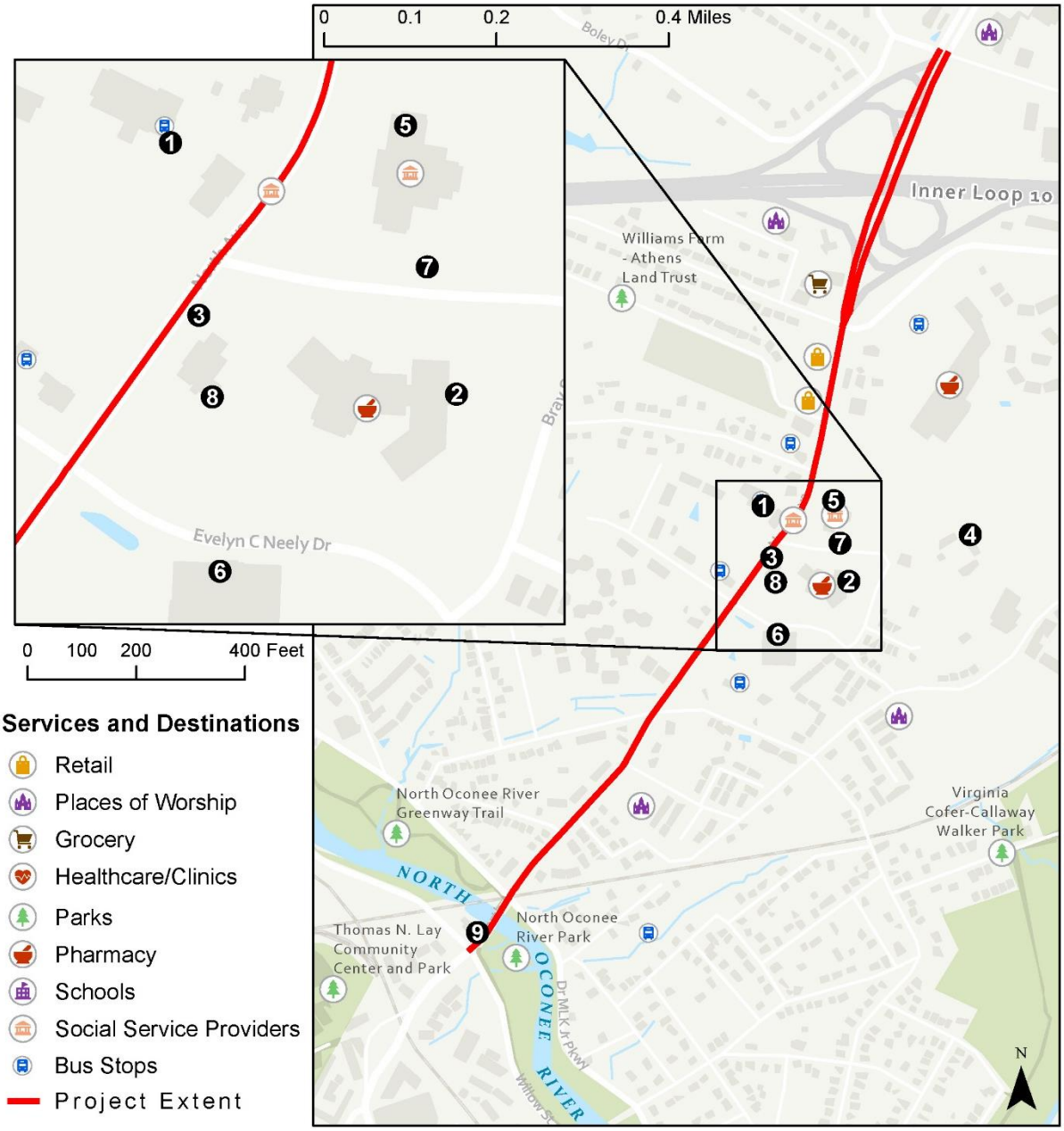
Figure 8 | Project Area Services and Destinations



North Avenue Community Resources

1. Athens Resource Center for Hope (ARCH)
2. Advantage's Women's Services
3. Advantage's Homeless Day Center
4. Athens Area Homeless Shelter (ARCH Village)
5. Clarke County DFCS
6. Georgia Department of Labor
7. Athens Probation Department
8. Athens Nurses Clinic
9. Bigger Vision of Athens Community Shelter

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Area of Persistent Poverty and Historically Disadvantaged Community Benefits

Reimagine North Avenue is located within Clarke County and Census Tracts 301.01 & 301.02 and connects to Census Tracts 1403, and 1404 north of SR-10. All of these Tracts include Areas of Persistent Poverty and Historically Disadvantaged Communities. Within 301.01 and 301.02, most residents (53.6%) are below the poverty line, and the median household income for this area is $20,066 (See **Table 1**). More than 35% of residents in every age group are below the poverty level. With an average yearly cost of car ownership in Georgia of $2,628[3], owning a vehicle may cost a resident earning the median household income in this area 13.1% of their annual earnings.

Table 1 | Population Characteristics

	PROJECT AREA (Tracts 301.01 & 301.02)	ATHENS-CLARKE COUNTY	UNITED STATES
Total Population	6,246	133,941	331,449,281
Below Poverty Level	53.6%	27.5%	13.1%
Median Household Income	$20,066	$36,889	$60,293
Median Age	25.23	28.3	38.1
Walk, Bike, or Take Transit to Work	15.0%	10.4%	9.2%
Households with Zero Cars	14.2%	4.5%	4.3%

Source: US Census

Residents already walk, bike, and take transit more often than the average American or ACC resident despite the lack of infrastructure to do so comfortably. Nearly three times as many households have no vehicle available (14.2%) compared to ACC (4.5%) or the U.S. (4.3%), which is most likely a factor in their use of active transportation. Additionally, the share of residents walking (4.1%) and biking (4.4%) to work is more than double the U.S. average, despite the inadequate bike and pedestrian facilities.

Reimagine North Avenue will benefit the community by providing improved access to jobs, housing, daily needs, social services, education, and parks and recreation.

- **Employment –** Downtown Athens is a thriving and vibrant commercial business district with numerous employment opportunities in various sectors. The 2012 *Athens Downtown Master Plan* identified North Avenue as a key gateway to downtown Athens. Improving the safety, mobility, access, and attractiveness of the corridor will help encourage redevelopment and further establish the corridor as a gateway.
- **Housing –** North Avenue is surrounded by residential areas, including both multi-family complexes and single-family neighborhoods. Housing in this area is relatively dense and affordable. By making it easier to get between these residences and other local destinations, this project will help link affordable housing to affordable transportation in keeping with the U.S. Department of Housing and Urban Development's recommendations for improving transportation connections for low- and moderate-income households in small and mid-sized cities.[4]

[3] Whiteman, D. *The Annual Cost of Car Ownership in Every State*. MoneyWise. 14 January 2020.

[4] U.S. Department of Housing and Urban Development Office of Policy Development and Research. *Creating Connected Communities: A Guidebook for Improving Transportation Connections for Low- and Moderate-Income Households in Small and*

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- **Daily Needs –** This project will bring safe, convenient, and comfortable access to grocery stores and pharmacies at Athens Plaza, and Gateway Shopping Plaza, as well as to other nearby shops and services, especially North of SR-10 where access to these amenities is severely limited.
- **Social Services –** Resources located along this corridor, include the Department of Labor, Department of Probation, Department of Family and Children Services, and various mental health services. There are also several resources for those who are homeless, including Bigger Vision (a homeless shelter that provides skills training to help vulnerable members of the community find employment and establish stable housing); Athens Resource Center for the Homeless (ARCH); and ARCH Village (transitional housing). Better access to these resources would benefit marginalized populations and disadvantaged members of the community.
- **Education –** The University of Georgia is a large economic generator with over 40,000 students and over 10,000 faculty and staff.[5] Implementing **Reimagine North Avenue** will allow those students and staff who do not have access to a car or prefer other modes of transportation a safe and comfortable environment in which to travel.
- **Parks and Recreation –** There are numerous recreational opportunities adjacent to the North Avenue corridor. This project will enhance connections to parks and natural resources associated with the North Oconee River. Increasing access to recreational opportunities will help improve the physical and mental health and well-being of the community.
- **Transit-Accessible Destinations and Opportunities –** The project will improve access to destinations beyond the immediate area by making it easier for transit riders to walk or bike to bus stops and by installing bus stop shelters and amenities to improve their wait time experience. Routes 1, 3, 8, and 24 serve the project area and connect to destinations like Athens Technical College, Piedmont College, Athens Neighborhood Health Center, Holland Youth Sports Complex, and multiple shopping plazas.
- **Public Realm Greening –** The corridor currently lacks landscaping, which is fundamental for making streets inviting and comfortable for pedestrians and bicyclists. The landscaping and green infrastructure elements will help make the corridor a place for people.

Mid-sized Cities. 2014.

[5] https://www.uga.edu/about/facts

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03: Grant Funds, Sources, and Uses

Project Cost

Total Project Cost: $24.97 million

RAISE Request: $24.97 million

Other Federal and Non-Federal Sources: $0

The amount of FY 2022 RAISE funding requested for **Reimagine North Avenue** is $24.97 million; while a local match is not required, GDOT has committed $15 million to replace the bridge, add bike and pedestrian facilities, and improve the interchange over SR-10. Funding for long-term maintenance will be the responsibility of ACC.

Grant/Funding Management Plan

As stewards of the RAISE grant, ACC is committed to a transparent and accountable financial management plan that will include:

- Current, complete disclosure of all spending on an accrual basis.
- Documentation/recording of all authorizations, obligations, unobligated balances, assets, outlays, income, and interest.
- Effective accountability of all funds, property, and other assets. All assets will be safeguarded and used solely for authorized purposes.
- Comparison of outlays with budget amounts for each award, related to performance and unit cost.
- Written procedures to minimize delay between transfer of funds.
- Written procedures for determining reasonableness, allocability, and allowability of costs in accordance with provisions of federal cost principles and terms and conditions of the award
- Accounting records (including cost accounting) that are supported by source documentation.

Table 2 | Project Cost

CONSTRUCTION		
Site Preparation	$970,000.00	3.89%
Asphalt Pavement and Concrete	$4,320,000.00	17.30%
North Oconee River Bridge and Structural	$6,000,000.00	24.03%
Traffic Signals, Pavement Markings, and Signs	$1,290,000.00	5.17%
Drainage and Utility Modifications	$3,860,000.00	15.46%
Lighting	$200,000.00	0.80%
Landscaping	$200,000.00	0.80%
Transit Benches/Shelters	$120,000.00	0.48%
Traffic Management	$650,000.00	2.60%
Mobilization	$200,000.00	0.80%
Contingency	$3,370,000.00	13.50%
Right-of-Way	$750,000.00	3.00%
Construction Subtotal	$21,930,000.00	87.83%

SERVICES		
30%, 60%, 100% Design and Permitting	$2,430,000.00	9.73%
Construction Engineering and Inspection	$610,000.00	2.44%
Services Subtotal	$3,040,000.00	12.17%

TOTAL PROJECT COST/RAISE REQUEST	**$24,970,000.00**	

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04: Merit Criteria

Reimagine North Avenue exemplifies the criteria for a RAISE project, offering exceptional benefits to this rural Area of Persistent Poverty and Historically Disadvantaged Community that is in need of safe, reliable, multimodal infrastructure to promote racial equity and economic opportunity.

Safety

North Avenue is a high-speed, high-volume corridor with a history of regular crashes and a significant population of vulnerable users. The proposed project is centered on improving safety for all users.

Frequent Crashes

There is a high volume of crashes along the corridor, with an average of 1.85 crashes per week.[7] There were 774 total crashes in the area between January 2013 and December 2020. The majority of these (460 crashes) occurred near the SR-10 interchange, between Freeman Drive and Northcrest Drive, but 172 crashes are also focused around the North Oconee River Bridge. **Figure 9** illustrates the concentration of crashes along the North Avenue corridor.

Table 3 | Historical Crashes

YEAR	# CRASHES
2013	92
2014	105
2015	122
2016	106
2017	110
2018	77
2019	101
2020[6]	61

Table 4 breaks down crashes by type, of which the most frequent were rear end (40.57%) and angled crashes (28.55%). At the Northcrest Drive intersection, the most frequent crash type involved a vehicle turning and failing to yield. At the Freeman Drive intersection, rear end crashes were significantly more frequent, typically because a driver was following too closely.

Table 4 | Crashes by Type

CRASH TYPE [8]	# CRASHES	% CRASHES
Rear End	314	40.57%
Angle crash	221	28.55%
Not A Collision with Motor Vehicle	99	12.79%
Sideswipe-Same Direction	90	11.63%
Sideswipe-Opposite Direction	11	1.42%
Head On crash	4	0.52%

Because these high-frequency crash locations also lack adequate pedestrian infrastructure, they pose risks to people walking along the corridor. In December of 2021, a pedestrian was killed in a crash when the vehicle jumped the curb onto a narrow, unbuffered, sidewalk and struck them at a high rate of speed. Until these risks are ameliorated, this corridor will continue to pose a threat to the lives of pedestrians and all road users. At the intersection of North Avenue and Freeman Drive, the southwest corner does not have sidewalks; at Northcrest Drive, there are no sidewalks north of the intersection; and the interchanges and bridge between Freeman Drive and Northcrest Drive have no sidewalks at all.

[6] There was a reduction of crashes in 2020 due to the Covid-19 pandemic.
[7] GDOT Numetrics Data January 2013 to December 2020 (Full data export in Attachments).
[8] 35 crashes did not have a defined crash type.

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Figure 9 | Crash Location Heat Map (2013-2020)



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Pedestrian Safety

The sidewalk network within the project area is incomplete, with stretches of sidewalk missing or damaged. Some sidewalk segments have been installed as part of ACC's ongoing investment in the corridor. Pedestrians must travel in the roadway over the SR-10 interchange and bridge, as there is not even a shoulder present. The sidewalks along the North Oconee River Bridge are narrow and unbuffered with no room for expansion.



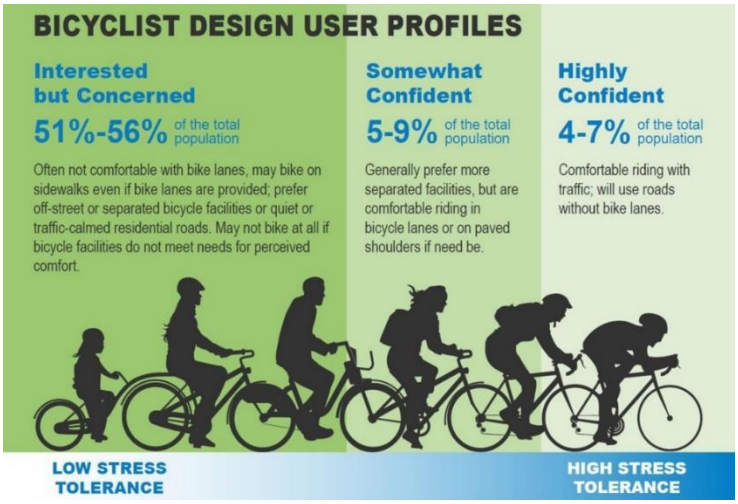
North Avenue's narrow, unbuffered sidewalks.

Where sidewalks do exist, they are typically narrow and directly next to the curb, offering no buffer for pedestrians traveling along the 40 to 45 mph road. In addition to basic pedestrian infrastructure like sidewalks and crosswalks, the corridor also lacks amenities—like pedestrian-scale lighting, trash bins, shade trees, and benches—that make a street comfortable and encourage people to walk.

North Avenue already has high rates of walking, biking, and transit ridership despite the lack of safe facilities (see Section 02: Project Location for more information). Pedestrians and bicyclists are the most vulnerable road users, having the highest risk for injury in the event of a crash. The Federal Highway Administration crash-reduction factor statistics show that upgrading pedestrian facilities with improvements like the ones proposed can decrease pedestrian injuries and fatalities.

Bicyclist Safety and Comfort

There are shared lane markings (sharrows) and "share the road" signs along the corridor today, increasing awareness of cyclists but still requiring them to ride with high-speed vehicular traffic. Sharrows are not considered a safe treatment for roads with speeds greater than 35 mph[9]; the speed limit on North Avenue ranges from 40 to 45 mph, with actual speeds much higher given the steep grade of North Avenue as it approaches the North Oconee River. As part of the *Athens in Motion* plan, a bicycle Level of Comfort (LOC) analysis was performed for streets in ACC based on a report from the Mineta Transportation Institute that assigns a score to each street or bicycle infrastructure. The score reflects characteristics like the level of separation from traffic, road speeds, traffic volumes, and safe crossings. LOC scores range from 1 to 5, with 1 being the most comfortable and 5 being the least comfortable. North Avenue scored LOC 3 and LOC 4, based on characteristics in different parts of the corridor.



USDOT cites that separated facilities, like the shared use path proposed for North Avenue, result in more people choosing to ride a bicycle.

[9] National Association of City Transportation Officials. Urban Bikeway Design Guide, Second Edition. (2014).

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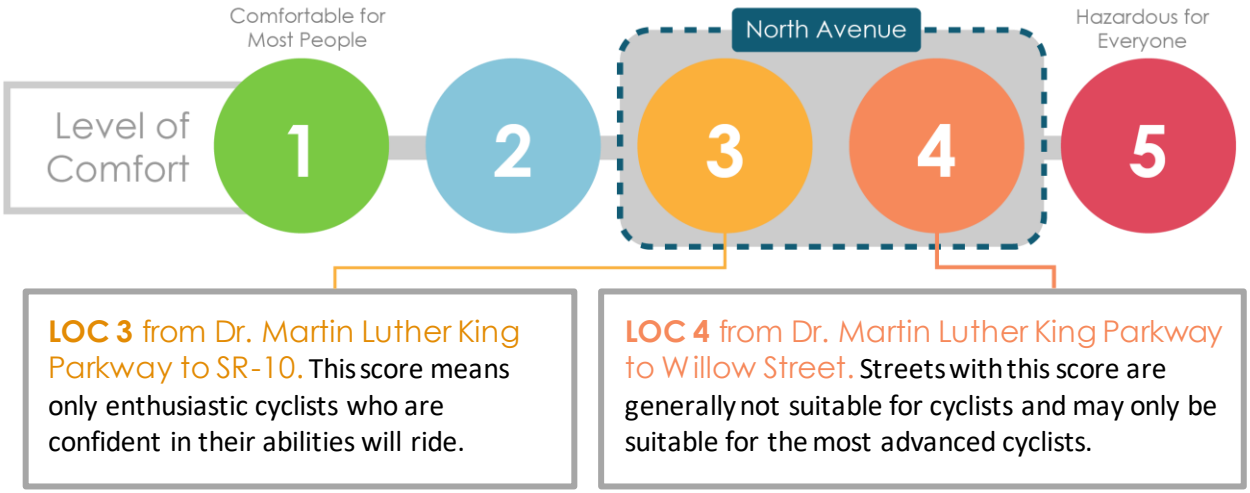

Neither LOC 3 nor LOC 4 streets are considered safe and comfortable by the typical adult, much less the young, elderly, and/or disabled. To reduce the level of stress and attract a wider range of cyclists, a separated shared use path is proposed along this high volume, high speed corridor. The USDOT supports separated facilities as a means to increase bicyclist safety, stating, "Over the last few decades, research suggests that bicyclist risk decreases as the number of bicyclists increases. This phenomenon is known as 'safety in numbers'. Greater safety attracts more bicyclists, resulting in safer cycling conditions overall. Multiple studies show that the presence of bikeways, particularly low-stress, connected bikeways, positively correlates with increased bicycling. This in turn results in improvements in bicyclists' overall safety."[10]

Intersection Safety Risks

The North Avenue corridor has eleven intersections, five of which are signalized. Deficiencies include:

- A lack of pedestrian crosswalks at intersections;
- The skewed intersection at Strickland Avenue, where a right-turn slip lane in each direction poses visibility and legibility challenges for all modes; and
- The intersection of North Avenue and Dr. Martin Luther King, Jr. Parkway, which is #6 on ACC's list of most critical intersections for safety and operations improvement.

Environmental Sustainability

Reimagine North Avenue supports environmental sustainability by addressing climate change, environmental justice, and water quality as outlined below.

Environmental Benefits

The design of North Avenue will contribute to a variety of specific environmental benefits.

- Biking and walking are the only two truly "green" forms of transportation, resulting in zero emissions and a reduction of the number of automobiles on roadways. The project is expected to reduce a small, but significant percentage of vehicle miles travelled as people replace auto trips with biking, walking, and transit.

[10] FHWA Bikeway Selection Guide, February 2019.

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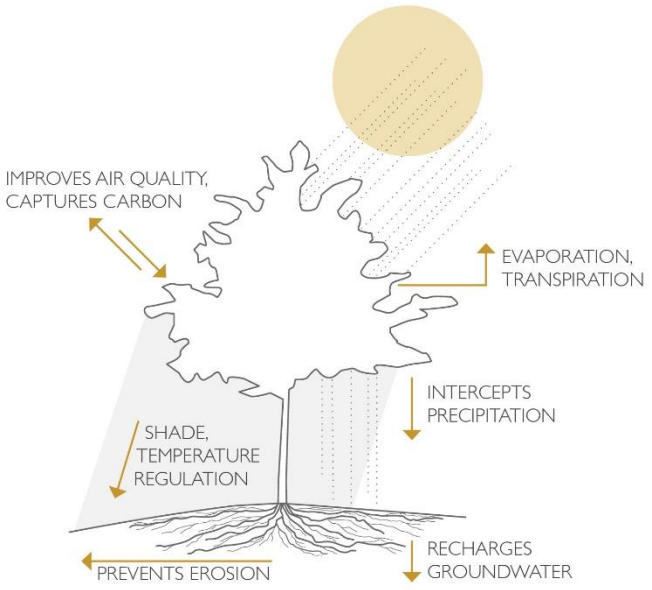
- The shared use path and safer, more convenient transit access will allow more people to choose to walk, bike, and/or ride transit instead of driving their cars. Data is limited, and accurately estimating achieved mode shift is challenging; however, it is reasonable to suggest that if enough people will make the choice to walk, bicycle, and take transit, greenhouse gas emissions will see a noticeable reduction in the corridor. USDOT states, "By serving a broad audience of existing and potential bicyclists, Low-Stress Networks maximize system use by serving high percentages of shorter distance transportation and utilitarian trips for all types of bicyclists. Low-Stress Networks have resulted in bicycling rates of 5-15% in the US, and of 15-50% in countries that have robust low-stress networks complemented by supportive transit, land use, and other policies."[11]

Major Sustainability Elements

- Two large-scale green infrastructure zones (~0.25 acres in size each) at Strickland Avenue
- Approximately 115 native shade trees
- Landscaped buffer between roadway and shared use path
- Reconstructed plaza at Willow Street with permeable paving
- Interpretative signage on the North Oconee River Bridge

- New shared use paths and transit amenities will provide equitable mobility options for those who lack access to an automobile (See **Table 1**) and have historically been marginalized by transportation projects.
- By increasing safe access and connectivity to grocery stores, existing food desert conditions north of SR-10 will be eased.
- Low-income populations typically have less urban tree cover and lack public investment in greening initiatives.[12] Landscaping will make North Avenue an attractive gateway to nearby neighborhoods.



The American Society of Landscape Architects state, "Trees are the ultimate green infrastructure." The diagram above shows several benefits of trees that are critical to environmental and social health.

- Landscaping will be significantly improved along the corridor. Native, low-maintenance plants will provide shade, reduce ambient air temperatures, help slow and clean stormwater runoff, while increased canopy coverage will reduce the "heat island effect." At maturity, the estimated annual impact of the 115 proposed street trees includes preventing over 19,000 gallons of stormwater runoff and sequestering nearly 26,000 pounds of carbon dioxide.
- The project will address stormwater management issues throughout the corridor to mitigate localized flooding with a combination of green infrastructure and new pipe systems. Stormwater control measures (SCMs) will be implemented to improve water quality prior to discharge into the

[11] FHWA Bikeway Selection Guide, February 2019.
[12] Watkins, S. L. & Gerrish, E. *The relationship between urban forests and race: A meta-analysis.* 2018.

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North Oconee River, which together with the Middle Oconee and Oconee Rivers, is the source of 96% of ACC's water supply. These SCMs also reduce the impact of disturbance during construction.

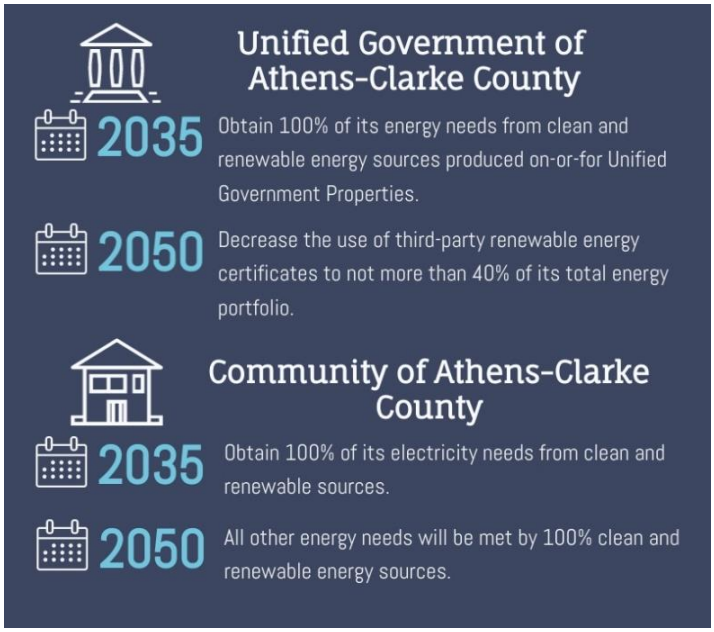
- Proposed infrastructure improvements are, with the exception of the Strickland Avenue intersection, within the existing right-of-way and therefore will have minimal impact on the environment. The Madison Athens-Clarke Oconee Regional Transportation Study *2040 Long Range Transportation Plan* did not identify any archaeological resources within the project area.

Supporting Local Plans and Initiatives

Fundamental goals of several local climate change, resiliency, and environmental justice plans will be supported through the implementation of **Reimagine North Avenue**.

- In May 2019, ACC Mayor and Commission unanimously adopted the 100% Clean and Renewable Energy Resolution as a direct response to climate change. The resolution is a commitment to moving Athens toward a cleaner, more sustainable future by pledging that all of ACC's energy will come from clean and renewable sources by 2035. This will be achieved through a combination of building design, fixture efficiencies, GreenScaping, and a shift to clean and renewable energy. **Reimagine North Avenue** will contribute to these clean energy goals through the implementation of solar and LED lighting and traffic signals, making walking, biking, and transit use easier, safer, and more accessible, and inclusion of green stormwater infrastructure.

- ACC's 100% Clean and Renewable Energy Resolution not only addresses climate change, but it also speaks to racial disparities. Within the resolution, ACC acknowledges Athens' persistent high poverty rate and that Black and Brown communities experience economic, environmental, health, and social harms of climate change at a disproportionate rate. It points out that these communities spend more of their income on energy than median households. To address this, Athens has pledged to prioritize low-income, Black, Brown, and senior communities for policies and programs that will decrease their energy burden through the adoption of sustainable and renewable technologies. These efforts will work in a manner to redress historical inequities in Athens by prioritizing resources to train and hire people from within marginalized communities to participate in the energy efficiency and renewable energy workforce and by facilitating energy efficiency upgrades, opportunities for clean transportation, and renewable energy installations in low-income communities. **Reimagine North Avenue** will support this pledge through the provision of safe, comfortable access to clean transportation choices like walking, bicycling, and transit, as well as connections to renewable energy workforce jobs.



- Construction of a new bridge over the North Oconee River and greenway connections will support the goals of the Restore Our River Project, an initiative funded through the state's Georgia Outdoor

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Stewardship Program. Specifically, these improvements will help to create:

  - High quality and Georgia High Priority Habitats, including river and stream bank, meadows, Oak-Hickory-Pine, Bottomland Hardwood, and canebrakes;
  - Wildlife travel corridors essential to biodiversity; and
  - Ecosystem services (stormwater, pollution bioremediation, water quality).

- **Reimagine North Avenue** Also compliments the goals of ACC's Sustainability Plan and Ecological Resource Plan. Through the provision of clean transportation, solar and LED lighting, access to and repair of sensitive natural areas, and green stormwater infrastructure, this project provides collateral benefits that will help these plans achieve their goals.

Quality of Life

Reimagine North Avenue will enhance economic and individual health in Athens by increasing safe and affordable transportation choices for low-income residents; expanding access to jobs, social services, healthcare, and affordable housing; and allowing residents to exercise and rest in nature by connecting them to the North Oconee Greenway. It will foster a more active, dynamic, and attractive environment where people are engaging on a personal level, which benefits both residents and businesses; this is particularly important in Areas of Persistent Poverty and Historically Disadvantaged Communities.

Transportation Choice is Opportunity

There are two main barriers to mobility along this corridor. One is a natural barrier and the other is man-made. The North Oconee River is a natural barrier separating area residents from many of the jobs, colleges, hospitals, and other critical services in ACC, most of which are located southwest of the river. The construction of SR-10 and the widening of North Avenue, as part of urban renewal projects in the 1950s and 1960s, promoted economic development, reduced blight, and improved vehicular traffic flow in this area. While these projects did increase access for cars, they created another layer of barriers to the surrounding neighborhoods, which have historically been marginalized by transportation decisions. These decisions removed pedestrian and bicycle mobility across the corridor, encouraging those with cars to drive even for short trips and creating obstacles for those without cars. The same "economic drivers" that were meant to increase vehicular access and create economic mobility actually increased the likelihood of poverty and economic suffering, causing more and more people to resort to walking or biking as their primary transportation choice. Meanwhile, facilities for both pedestrians and bicyclists remain unimproved and fragmented to this day. This challenge is especially pronounced for the area's low-income residents and users of social services on North Avenue.

Table 5 | Race within Census Tract 301.01 & 301.02

ASIAN	BLACK	WHITE	HISPANIC	OTHER	TWO+ RACES	TOTAL POC
4%	32%	51%	7%	3%	3%	49%

Source: 2020 US Census

Nearly 54% of households are below the poverty level and, as shown in **Table 5, 49% of the population immediately adjacent to the project are people of color (POC)**. Additionally, the communities directly north of the project, in census tracts 1403 and 1404 are 75% people of color. This project provides a multimodal connection for these communities to the rest of Athens for the first time since urban renewal. The currently wide, high-speed roadway will be transformed into a street for all people,

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complete with a shared use path, landscaping, lighting, and improved transit amenities. These will allow residents to walk, bicycle, and access transit with ease and a high degree of safety and comfort, providing better access to possibilities of economic mobility.

Transit Access

North Avenue has four bus routes with a total of eleven stops. However, transit usage is challenging in the North Avenue corridor because of unsafe conditions for those trying to make first- and last-mile connections on foot, in wheelchairs, and by bicycle. With extremely limited pedestrian and bicycle infrastructure, it is not comfortable, convenient, or safe to reach bus stops along North Avenue.

Because there is a high transit-dependent population along North Avenue (14.2% of households do not have a car and 15% walk, bike, or ride transit to work; see **Table 1**), it is essential that quality transit facilities exist within the corridor. **Reimagine North Avenue** will result in the necessary improvements to make ACC Transit a conduit to self-sufficiency and economic independence for populations that have historically not been afforded such. Improvements will include bus stops with shelters, benches, and other amenities. These facilities, in conjunction with proposed accessible sidewalks and the shared use path, will provide basic dignity elements that make riding transit viable. Street trees will also make it more comfortable to take transit as research shows the experience waiting for the bus is improved by the presence of nearby trees.[13]

Athens-Clarke County's Commitment

ACC's Inclusion Office's core purpose is to create a better "Athens Together" by closing the gaps, expanding access, and improving outcomes. By actively listening and learning, the Inclusion Office works to meet every person where they are. They are taking consistent, focused action to cultivate a more inclusive, diverse, and equitable Athens-Clarke County where a person's identity is no longer a predictor of outcomes.

During its first 3 years, the Inclusion Office has acted on over 100 action items through a task force, Mayor and Commission, residents, and staff. These can be summarized into five primary action areas:

- **Athens Justice and Memory Project –** Supporting the first resident-led team appointed by Mayor Kelly Girtz to atone for the impact of urban renewal policies on the Black community of Linnentown.
- **Discrimination Complaint Processes –** Developing a centralized location and implementing strategies to improve resident access to discrimination complaint processes.
- **Juneteenth –** Taking a collaborative, culturally informed approach towards providing critical community education, while supporting, developing, and amplifying existing celebrations.
- **Minority Participation in Procurement –** Assessing, evaluating, and taking strategic steps in collaboration with multiple ACC departments to expand minority participation in ACC contracting.
- **Minority Recruitment and Retention –** Assessing, evaluating, and taking strategic steps in collaboration with multiple ACC departments to expand minority recruitment and retention throughout local government.

[13] Lagune-Reutler, M., Guthrie, A., Fan, Y., & Levinson, D. *Transit Riders' Perception of Waiting Time and Stops' Surrounding Environments.* 2016.

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Mobility and Community Connectivity

Reimagine North Avenue will increase affordable transportation choices for everyone, make the corridor ADA accessible, and provide much deserved safe connectivity across SR-10 and the North Oconee River for residents who have historically been marginalized by transportation decisions.

Limited Crossings

Historically Disadvantaged Communities north of SR-10 do not have a safe way to cross the highway to access destinations to the south, where most jobs and resources are located. There are few bridges or underpasses to get across SR-10 and the nearest alternative to North Avenue is more than 0.6 miles away. None of the crossings in the area have sidewalks, bicycle facilities, or adequate shoulders to protect pedestrians and cyclists from high-speed traffic.



Pedestrian crossing at unmarked intersection.

On North Avenue itself, there are few opportunities to cross safely. Most intersections have poorly marked or unmarked crossings. Marked crosswalks are typically spaced about ¼-mile apart, much further than the average pedestrian is willing to walk to a crosswalk. As a result, pedestrians are more likely to cross at unmarked locations, posing risks both to themselves and to drivers. The five-lane road with wide lanes is daunting for pedestrians to cross and no medians exist to offer refuge to pedestrians.

Universal Design

Reimagine North Avenue will result in a completely upgraded environment for people with disabilities. All sidewalks, shared use paths, and crossings will be ADA compliant, allowing people of all ages and abilities to traverse the corridor without concern for gaps in mobility, connectivity, or comfort. Everyone will have access to and along the corridor.

Freight Movement

Replacement of the Oconee River Bridge will decrease truck travel times and improve freight movement and supply chains for the region. Currently, larger trucks serving the corridor and downtown must travel a half-mile or more out of their way to cross the Oconee River, as the current bridge is deficient, load restricted, and has sustained fire damage.

Transportation Equity Benefits Everyone

Research by the American Planning Association, Urban Land Institute, and others document that Americans of all ages want to live in communities that place a focus on a variety of modes of transportation, rather than just on cars. Nationally, almost half of the trips made daily are three miles or less in length, not an unreasonable walking, bicycling, or transit distance. When communities invest in a truly multimodal transportation network, they increase the choices their citizens have for these shorter trips, which can make life easier and more enjoyable; this is especially true on North Avenue, where a host of destinations and services are within a short distance. In addition, communities who have access to parks and open space not only provide opportunities for recreation but also improved health and well-being for the community.

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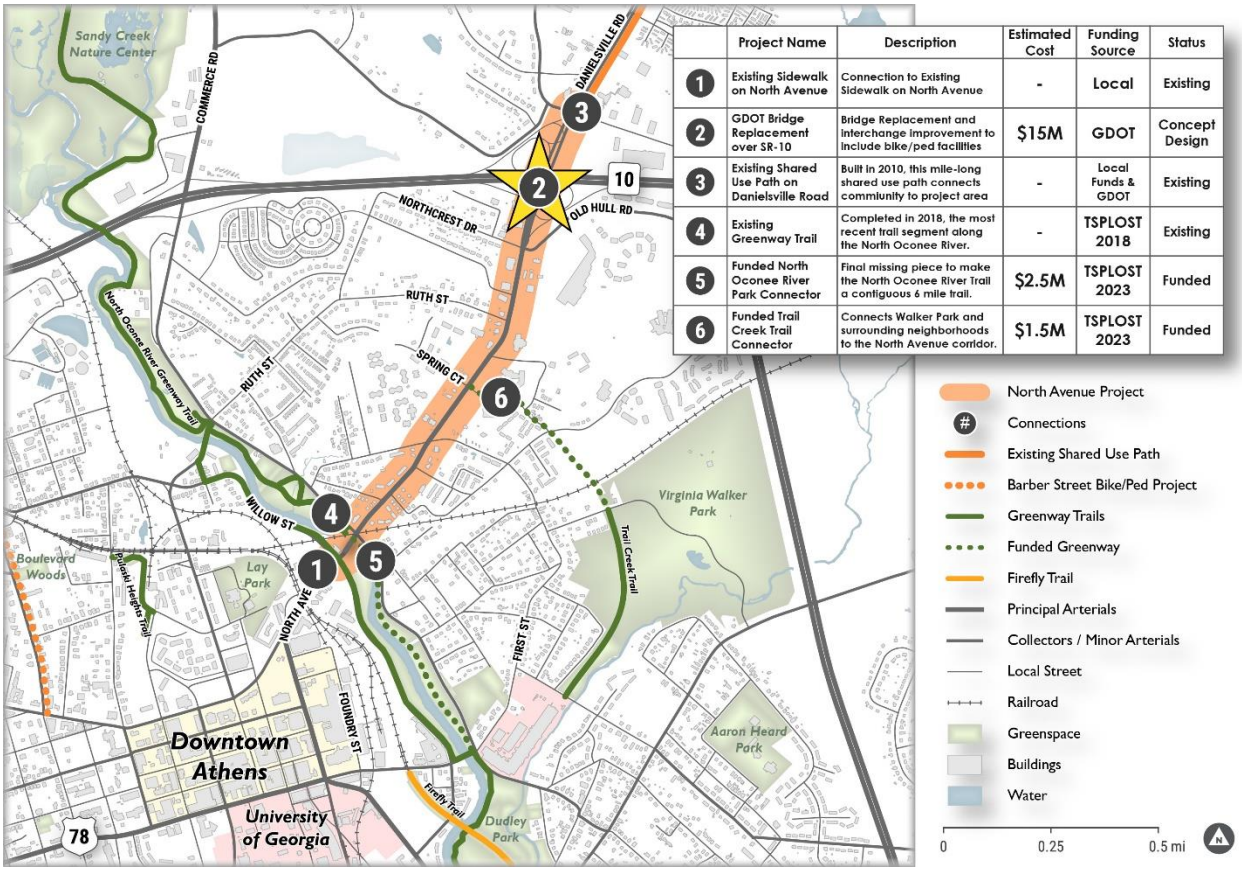
Connecting the Larger Community

ACC is proactively seeking to connect North Avenue to the larger community to further increase opportunities for residents of this Historically Disadvantaged Community. Adjacent transportation projects like the existing greenway trail, North Oconee River Park Connector, Walker Park Connector, and the SR-10 bridge replacement and interchange operational improvements will provide linkages throughout ACC. **Figure 10** shows these related projects that will increase connectivity for all users.

Figure 10 | Related Projects Providing Greater Connectivity



	Project Name	Description	Estimated Cost	Funding Source	Status
1	Existing Sidewalk on North Avenue	Connection to Existing Sidewalk on North Avenue	-	Local	Existing
2	GDOT Bridge Replacement over SR-10	Bridge Replacement and interchange improvement to include bike/ped facilities	$15M	GDOT	Concept Design
3	Existing Shared Use Path on Danielsville Road	Built in 2010, this mile-long shared use path connects community to project area	-	Local Funds & GDOT	Existing
4	Existing Greenway Trail	Completed in 2018, the most recent trail segment along the North Oconee River.	-	TSPLOST 2018	Existing
5	Funded North Oconee River Park Connector	Final missing piece to make the North Oconee River Trail a contiguous 6 mile trail.	$2.5M	TSPLOST 2023	Funded
6	Funded Trail Creek Trail Connector	Connects Walker Park and surrounding neighborhoods to the North Avenue corridor.	$1.5M	TSPLOST 2023	Funded

Economic Competitiveness and Opportunity

Reimagine North Avenue offers multiple economic benefits for the Athens-Clarke County community by increasing access to opportunities for current residents, reducing transportation costs for low-income households, lowering health care costs, increasing property values, and encouraging redevelopment.

Job Access and Upward Mobility

Walkable, bikeable, transit-supportive communities that connect jobs to residential areas provide greater access to jobs for people without a vehicle and can improve upward economic mobility.[14] This project will make low-cost transportation safe and reliable so residents can access jobs southwest of the North Oconee River, where most residents work,[15] regardless of their ability to own a car. It will also expand access to the University of Georgia and Piedmont College, which would be a reasonable two-

[14] Chetty, Raj, et al. "Where is the Land of Opportunity? The Geography of Intergenerational Mobility in the United States." Harvard University and the National Bureau of Economic Research. 2014.

[15] U.S. Census On the Map. Distance/Direction Analysis – Home to Work for Census Tract 301 in Athens-Clarke County, GA. 2017.

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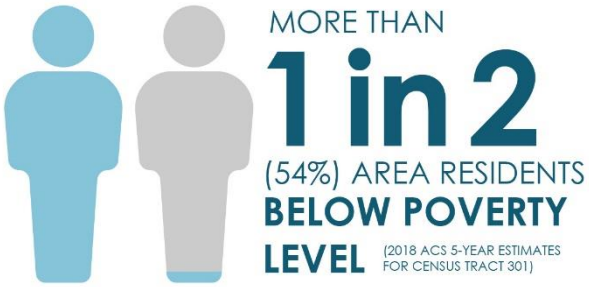
mile bike ride from the furthest point of the study area.

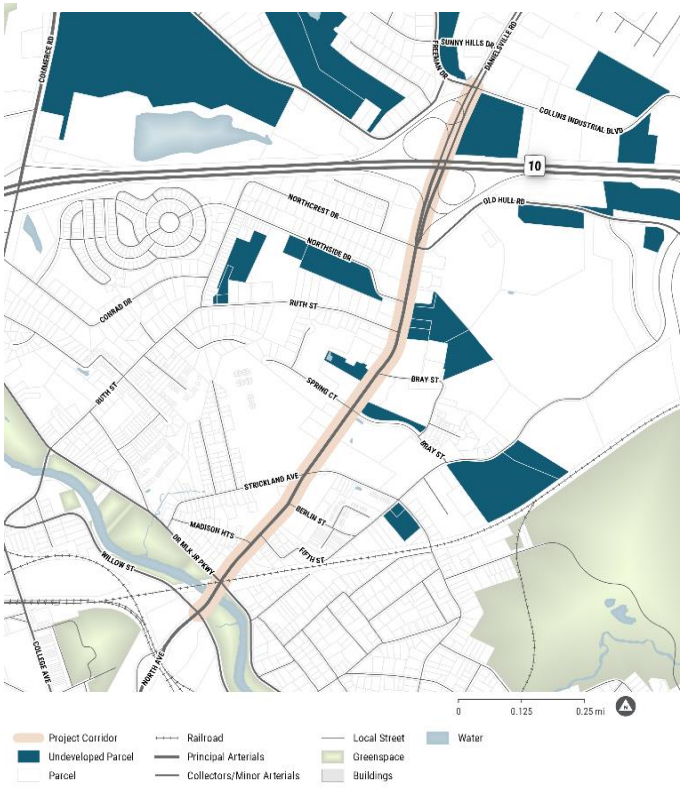
Access to jobs and resources will also be improved, including the cluster of government agencies that serve and employ the community. The corridor includes the county's highest concentration of shelters and service centers for people experiencing homelessness, who generally do not own cars and will benefit from being able to safely walk, bike, or take transit to get support and reach job interviews.



When people can choose to walk, bike, or use transit instead of drive, it can make a significant impact to a household's expenses and increase job opportunities, especially when 53.6% of the population is below the poverty line. A 2019 study by psychologists at Columbia University, University of Virginia, and University of Illinois concluded that children growing up in walkable areas earn more money as adults.[16] Additionally, cost savings from driving less or not needing to own and maintain multiple or even a single vehicle provide additional income that can be used for other necessities and discretionary purchases.

Attracting New Development

Figure 11 | Undeveloped Parcels



Reimagine North Avenue will enhance the marketability and potential for redevelopment of underutilized sites along the corridor. These sites, with easy access to SR-10, are prime for a variety of non-residential land uses, which produce jobs and would increase the region's economic competitiveness. Within the study area, there are several large, undeveloped parcels well suited to private development. Error! Reference source not found. **11** illustrates undeveloped parcels in the area. Additional parcels have very limited existing development or aging structures and are likely to redevelop. A portion of the corridor between Ruth Street at SR-10 has been designated as a Community Mixed Use area in the *City of Athens Comprehensive Plan*, meaning it is envisioned as becoming one of the densest areas outside of downtown. As part of the planning process for *Athens in Motion*, the results of similar projects were analyzed, showing the aggregate return on investment for the projects considered was $23 of private investment for every public dollar spent.

[16] Oishi, S., Koo, M., & Buttrick, N.R. "The Socioecological Psychology of Upward Social Mobility." *American Psychologist, 74*. 2019.

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Lowering Healthcare Costs

Active transportation has been shown to reduce costs and lower the burden on an already strained healthcare system by improving individual health. The nation could save an estimated $5.6 billion in healthcare costs related to obesity if 1 in 10 adults started a regular walking program.[17]

Increasing Property Values

Improving critical corridors like North Avenue have positive impacts on a community's local economy. More people are expressing a preference to live in compact, walkable, mixed-use areas. The National Realtors Association 2013 Community Preference Survey revealed that 60% of adults favor walkable, mixed-use neighborhoods, and almost two thirds of adults between 18 and 35 reported a desire to drive less if alternative transportation options were available. Additionally, property values have shown increases of $700 to $3,000 for each additional point on WalkScore, a widely used tool to measure a community's walkability.[18]

State of Good Repair

Reimagine North Avenue will improve existing transportation infrastructure. It will replace asphalt pavement that has seen numerous repairs and rehabilitations. Cracked and heaved concrete curbs, gutters, and sidewalks will also be replaced. ADA issues will be addressed through new curb ramps, crosswalks, and pedestrian signals. The existing stormwater system, which routinely fails during moderate storm events, will be updated with the inclusion of green infrastructure.

The North Oconee River Bridge is currently load and height restricted, which puts pressure on the limited number of connections across the river for freight. This project will reconstruct the North Oconee River Bridge to address its structural deficiencies, allow it to serve larger trucks, and provide pedestrian and bicycle facilities. It will also help close a gap in the greenway network by allowing the trail to extend under the bridge, something that was previously blocked by limited space.

The project will also improve the resilience of the existing transportation system by increasing multimodal capacity so it can better respond to changes like local detours, climate change, or economic downturns that require more affordable options.

*Without **Reimagine North Avenue**, infrastructure will continue to degrade, making it more difficult for people to traverse the corridor. At the same time, private disinvestment will continue. It has become abundantly clear that economic redevelopment will only happen once public investment is in place to catalyze it.*

[17] National Governor's Association Report on Healthy Living. 2011.
[18] Cortright, Joe. "How Walkability Raises Home Values in U.S. Cities." CEOs for Cities. 2009.

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Partnership and Collaboration

Reimagine North Avenue is not a project that ACC can undertake on its own, as North Avenue will benefit a broad cross-section of the community and bring added value to many stakeholders. Therefore, partnerships and collaborations that were developed for *Athens in Motion* and other planning processes will continue during design and construction.

Reimagine North Avenue was included in the *Athens in Motion* plan, which had extensive public outreach and community support. With the award of a RAISE grant, ACC will again engage a broad cross-section of the community to ensure that equity, diversity, and community input and ownership are central to the implementation of the project.

While many partnerships will be leveraged to implement **Reimagine North Avenue**, the following collaborations are underway:

- Georgia Department of Transportation (GDOT)
- ACCGov Departments (Transit, Leisure Services, Sustainability Office, Police, & Probation Office)
- Athens Chamber of Commerce
- Athens in Motion Commission
- Advantage Behavioral
- Athens Community Council on Aging
- Athens Resource Center for the Homeless
- Athens Land Trust
- Athens Nurses Clinic
- Bigger Vision Homeless Shelter
- BikeAthens
- Envision Athens
- Family Connection of Athens
- Firefly, Inc.
- Georgia Bikes
- Goodwill
- Northeast Georgia Regional Commission (NEGRC)
- Oconee River Greenway Commission
- University of Georgia

Innovation

This project uses the latest guidance on pedestrian and bicycle facility design, which considers not only physical design elements but also the psychological and behavioral tendencies of users. By designing facilities that will be perceived as safe and comfortable by a higher share of the population than traditional approaches, this project will attract a wide range of users and maximize the investment. This project also employs green infrastructure to provide a sustainable alternative to traditional stormwater management, resulting in improved water quality in this environmentally sensitive area.

05: Project Readiness: Environmental Risk

Reimagine North Avenue has the support of the community and the entities responsible for permitting and implementing it in a timely manner. Letters of support from U.S. congressional representatives, state representatives, local elected officials, staff leadership, non-profit organizations, healthcare providers, corridor businesses, and other partners are included as an attachment.

Technical Feasibility

Proposed transportation facilities follow nationally accepted design standards and will be completed according to standard design-bid-build contracts. Improvements will be completed according to ACC's established standards, which follow state and federal guidelines. The proposed project is mostly within existing right-of-way, except for the Strickland Avenue intersection realignment. Cost estimates have been prepared to ensure the project's financial feasibility.

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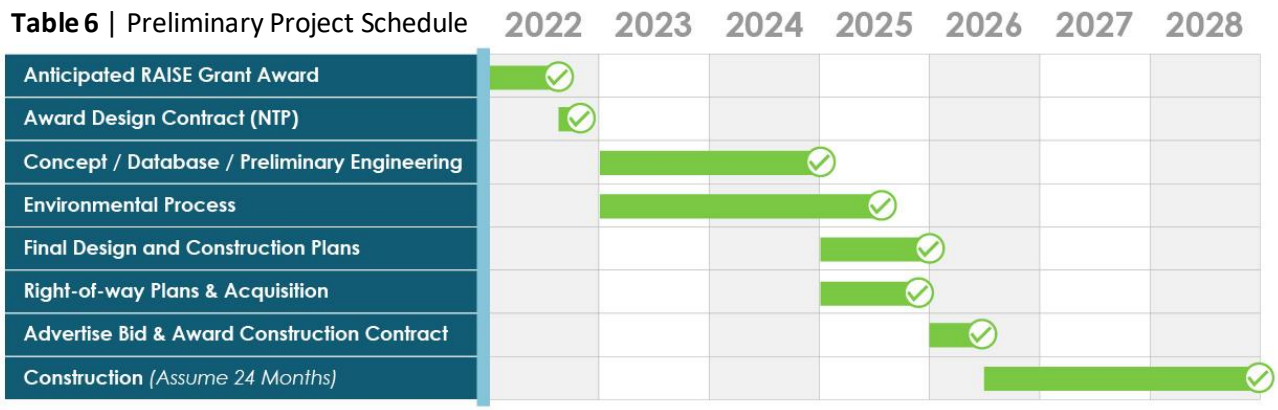
Project Schedule

The schedule for this project depends on the award of the grant and will be finalized upon its receipt. The project is a priority project for ACC and will begin moving forward immediately. **Table 6** outlines the preliminary project schedule. All proposed infrastructure improvements are within the existing right-of-way and align with the existing corridor, except for the Strickland Avenue intersection realignment, so the project will not have to wait for significant acquisition. All necessary activities will be complete to allow RAISE grant funds to be obligated sufficiently in advance of the June 30, 2026 statutory deadline. Construction and final reimbursements will be completed prior to the September 30, 2031 deadline for expending all obligated RAISE funds.

Table 6 | Preliminary Project Schedule



Required Approvals

Environmental

Reimagine North Avenue is anticipated to qualify for a Categorical Exclusion under the National Environmental Policy Act, as most construction activities will occur within existing right-of-way and are not expected to have a significant effect on the human environment. In addition, all federal, state, and local agencies will be coordinated prior to the commencement of construction.

State, Local and Legislative

The components of **Reimagine North Avenue** is included in the *Athens in Motion* plan, identifying it as a critical corridor. The AiM planning process included extensive public outreach, and there is broad community support for the project. ACC is committed to transparency and inclusion and will continue to engage the public as the project moves forward in design and construction.

Although North Avenue is not a state route, the proposed project interfaces with a state route: SR-10. The proposed improvements in this area will not directly affect traffic flow on SR-10; however, it will connect to the interchange and bridge. ACC is already coordinating with GDOT on this project and how it will complement their planned work on the SR-10 interchange and bridge. ACC will obtain GDOT encroachment permits for any work proposed within the SR-10 right-of-way. ACC regularly partners with GDOT and will coordinate closely with them to minimize traffic flow disruptions during construction. The ACC Planning Department is designated as the Metropolitan Planning Organization (MPO) for the region. Elements of **Reimagine North Avenue** are included in the TIP and STIP. Upon award, the full project will be added. No further legislative approvals are needed for **Reimagine North Avenue** to move forward.

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06: Benefit-Cost Analysis

Reimagine North Avenue will improve safety, service, and access for pedestrians, bicyclists, vehicular traffic, and transit. It will provide a missing link between existing facilities north of SR-10 and Downtown Athens. **Table 7** summarizes how it will address key challenges.

Table 7 | Summary of Transportation Challenges and Solutions

CURRENT STATUS/ NO BUILD AND PROBLEM TO BE ADDRESSED	CHANGE TO NO BUILD	TYPES OF IMPACTS
No pedestrian or bicycle infrastructure connecting Historically Disadvantaged Communities north of SR-10 with services and downtown south of SR-10	Connect pedestrian and bicycle infrastructure to either side of GDOT redesigned SR-10 interchange and bridge.	• Increased safety of pedestrians and bicyclists. • Reduced conflicts between motorized vehicles and pedestrians and bicyclists.
No bicycle infrastructure between Athens-North Oconee River Greenway and existing facilities north of SR-10.	Add 12-foot shared use path along North Avenue to Danielsville Road and Collins Industrial Boulevard.	• Increased safety of pedestrians and bicyclists. • Better access to community resources (e.g., government offices, homeless shelters and transitional housing, childcare, community center, parks, and natural resources).
No bicycle accommodation and deficient sidewalks on North Avenue bridge over the North Oconee River.	Replace North Avenue bridge over North Oconee River and include a 12-foot shared use path.	• Replace bridge that requires major maintenance and replacement. • Make travel more comfortable from the west side of the North Oconee River to the east side. • Access to transit and other modes of transportation.
Insufficient and unsafe crossings along North Avenue.	Upgrade intersections to better accommodate multimodal transportation.	• Make travel more comfortable and safer for pedestrians and bicyclists. • Increase predictability for drivers. • Reduce modal conflicts.

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Investment in **Reimagine North Avenue** will generate a variety of benefits that align with the RAISE merit criteria and United States Department of Transportation (USDOT) guidance on the preparation of RAISE applications. Where USDOT has not detailed guidance for valuing costs and benefits, standard industry practice has been applied. This benefit-cost analysis is limited to costs and benefits directly resulting from **Reimagine North Avenue** improvements. Additional benefits, such as increased private investment in the corridor, may occur but are not included in the benefit-cost ratio (BCR) calculation. The analysis compares both a build and a no-build scenario, highlighting the additional benefits accrued from the proposed project.

The results of the benefit-cost analysis combine the annual schedule of costs and benefits to determine the project's net benefits. Under the build scenario, it is estimated that the project will require nearly $25 million in capital expenditures in 2022 dollars. In accordance with USDOT guidance, the net benefits are monetized using a consistent base year (2020) and are discounted at 7%, which reflects the time value of money (benefits in the short-term are of greater value than benefits in the long-term). **After discounting, the net benefits total $51,300,221 and a benefit-to-cost ratio of 2.23.**

Table 8 | Benefit-Cost Analysis Summary

COSTS	
Capital Cost (2022$)	$(24,972,485)
BENEFITS	
Truck Travel Time Savings	$187,923
Bicyclists Travel Time Savings	$13,874
Pedestrian Travel Time Savings	$5,736
Fatality Reduction Impacts	$23,200,000
Injury Reduction Impacts	$27,076,125
Crash Property Damage Reduction Impacts	$2,670,300
Health Impacts	$5,435,368
Recreation Impacts	$1,446,747
Daily Mobility Benefits	$13,479,900
Avoided Costs	$1,758,488
TOTAL BENEFITS (before adjustments)	**$75,274,462**
Discount @ 7%	$(23,974,241)
TOTAL BENEFITS (NPV @ 7%)	**$51,300,221**
BCR @ 7%	2.23

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Benefit Cost Analysis

Reimagine North Avenue
2022 RAISE Grant Application Appendix

Executive Summary

Reimagine North Avenue will enhance the environment for pedestrians and bicyclists, while improving service for vehicular traffic and buses. North Avenue is a critical corridor connecting Downtown Athens with areas outside of State Route 10 (SR-10). Adding active transportation infrastructure within this corridor will provide a missing link between existing facilities north of SR-10 and Downtown Athens.

Table BCA-1 | Summary of Transportation Challenges and Solutions

CURRENT STATUS/ NO BUILD AND PROBLEM TO BE ADDRESSED	CHANGE TO NO BUILD	TYPES OF IMPACTS
No pedestrian or bicycle infrastructure on bridge crossing SR-10.	Coordinate with GDOT bridge replacement, which includes new sidewalks across SR-10.	• Increased safety of pedestrians and bicyclists. • Reduced conflicts between motorized vehicles and pedestrians and bicyclists.
No bicycle infrastructure between Athens-North Oconee River Greenway and existing facilities north of SR-10.	Add 12-foot shared use path along North Avenue to Danielsville Road and Collins Industrial Boulevard.	• Increased safety of pedestrians and bicyclists. • Better access to community resources (e.g., government offices, homeless shelters and transitional housing, childcare, community center, parks, and natural resources).
No bicycle accommodation and deficient sidewalks on North Avenue bridge over the North Oconee River.	Replace North Avenue bridge over North Oconee River and include a 12-foot shared-use path.	• Replace bridge that requires major maintenance and replacement. • Make travel more comfortable from the west side of the North Oconee River to the east side. • Access to transit and other modes of transportation.
Insufficient and unsafe crossings along North Avenue.	Upgrade intersections to better accommodate multimodal transportation.	• Make travel more comfortable and safer for pedestrians and bicyclists. • Increase predictability for drivers. • Reduce modal conflicts.

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Investment in Reimagine North Avenue will generate a variety of benefits that align with the RAISE merit criteria and United States Department of Transportation (USDOT) guidance on the preparation of RAISE applications. Where USDOT has not detailed guidance for valuing costs and benefits, standard industry practice has been applied. This benefit-cost analysis is limited to costs and benefits directly resulting from Reimagine North Avenue. Additional benefits, such as increased private investment in the corridor, may occur but are not included in the benefit cost ratio (BCR) calculation. The analysis compares both a build and a no-build scenario, highlighting the additional benefits accrued from the proposed project. Of note, the replacement of the bridge over SR-10 is not included in the BCR as it is a separately funded project that will be managed and constructed by GDOT. Efforts surrounding the Reimagine North Avenue project have already helped garner commitment from GDOT to include nonmotorized facilities as part of the bridge replacement project. Reimagine North Avenue will coordinate with GDOT to ensure continuity of facilities for pedestrians and bicyclists across SR-10.

The results of the benefit-cost analysis combine the annual schedule of costs and benefits to determine the project's net benefits. Under the build scenario, it is estimated that the project will require nearly **$25 million** in capital expenditures in 2022 dollars. Table BCA-2 presents results of the benefit-cost analysis conducted for this application. In accordance with USDOT guidance, the net benefits are monetized using a consistent base year (2020) and are discounted at 7 percent, which reflects the time value of money (i.e., benefits in the short term are of greater value than benefits in the long term). After discounting, the net benefits total **$51,300,221** and a benefit-to-cost ratio of **2.23**.

Table BCA-2 | Benefit-Cost Analysis Summary

COSTS	
Capital Cost (2022 $)	$(24,972,485)
BENEFITS	
Truck Travel Time Savings	$187,9230
Bicyclists Travel Time Savings	$13,874
Pedestrian Travel Time Savings	$5,736
Fatality Reduction Impacts	$23,200,000
Injury Reduction Impacts	$27,076,125
Crash Property Damage Reduction Impacts	$2,670,300
Health Impacts	$5,435,368
Recreation Impacts	$1,446,747
Daily Mobility Benefits	$13,479,900
Avoided Costs	$1,758,488
TOTAL BENEFITS (before adjustments)	**$75,274,462**
Discount @ 7%	$(23,974,241)
TOTAL BENEFITS (NPV @ 7%)	**$51,300,221**
BCR @ 7%	2.23

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General Assumptions

a. *Analysis period:* The design period is assumed to be 36 months, from 2023-2025, and the construction work is assumed to be 24 months, from 2026-2028. In accordance with USDOT BCA guidance, this benefit cost analysis assumes a 20-year period, post-construction, of continued operations and maintenance.

b. *Annual inflation factor:* Using the US Bureau of Labor Statistics' average inflation numbers from the past 10 years, this benefit cost analysis uses an annual inflation rate of **2.44%**.

c. *Impact area:* The BCA assumes an impact area, comprised of the population and area within all census tracts touching the project extents.

d. *Traffic projections:* Traffic is projected to increase by **1%** annually. Bicycle, truck, and pedestrian mode shares are conservatively interpolated from these projections based on mode share percentages in the US and in the impact area.

e. *Project length:* Reimagine North Avenue spans **1.2 miles**. Calculations of travel time assume that roadway users travel the complete length of the corridor. While this is not necessarily true for all users for all trips, it is most important to consider the impact for those that use the entire length of the corridor.

f. *Population growth:* Population is assumed to grow in ACC by **1.85%** yearly, which is the average rate of growth between 2010 and 2016.

A comprehensive list of all assumptions and data used to create the BCA are included in the attached BCA spreadsheet.

Benefits

The benefits described below are those that impact the project by increasing the well-being of individuals and society. Impacts that are costs (i.e., the initial expenditures that allow for these beneficial impacts) and transfers (i.e., monetary exchanges that do not change the net value of resources available to society) are not included. The list of benefits is mutually exclusive to avoid double-counting.

Calculating benefits to pedestrians, bicyclists, motorized traffic, and freight are difficult because data on these populations are not always timely and relevant. Some benefits are difficult to quantify due to their subjective, non-market nature. The BCA monetizes benefits where possible. In such cases, the formulas to calculate demand and benefits provided in this section come from a variety of sources, including the US Census Bureau and the 2022 *Benefit-Cost Analysis Guidance for Discretionary Grant Programs* from the USDOT.

Some benefits are not easily translated into dollar amounts and are not captured in the cost-benefit ratios presented here. This analysis, however, describes qualitatively those benefits that are not

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quantifiable in dollars in an attempt to describe all positive impacts of the project. In addition, only direct impacts (e.g., impacts on new and continuing users of the North Avenue Corridor) are counted rather than including indirect impacts (e.g., impacts on land use activities or users of alternative corridors).

Monetized Benefits

The benefits that are monetized in the BCA are enumerated below:

a. Travel time savings

Transportation improvements that increase roadway capacity, surface smoothness, or reduce obstacles can save time for travelers. Even when a traveler's actual amount of travel time is not reduced, a reduction in opportunity cost of travel time results in travel time savings. For example, amenities that make walking, bicycling, or taking transit more pleasing reduce time travel costs because the time spent traveling is less stressful and more enjoyable. This analysis assumes that the project will decrease delay for pedestrians, bicyclists, and truck traffic in a small but appreciable amount. While these assumptions have not been confirmed with traffic analysis of the proposed improvements, the time saving assumptions are conservative; they likely undervalue the actual time savings that would be accrued due to better quality pavement, efficiencies due to signal retiming, and delineated infrastructure for vulnerable roadway users.

i. *Bicycle:* Assumes project will improve bicycle travel times by 20% due to shared use path and additional safety measures.
ii. *Pedestrian:* Assumes project will improve pedestrian travel times by 20% due to shared use path, additional safety measures, and possible pedestrian preemption at intersections.
iii. *Truck:* Assumes project will improve truck travel times by 10% due to improved geometries and roadway resurfacing.

b. Health

Increased walking and bicycling can help remedy several common health issues. The Mayo Clinic encourages regular walking as a healthy activity[1], stating that walking can help an individual:

i. Maintain a healthy weight;
ii. Prevent or manage various conditions, including heart disease, high blood pressure, and type 2 diabetes;
iii. Strengthen bones;
iv. Lift mood; and
v. Improve balance and coordination.

[1] https://www.mayoclinic.org/healthy-lifestyle/fitness/in-depth/aerobic-exercise/art-20045541

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Walking and bicycling also have particular benefits for older adults and children:

i. Exercise on a regular basis has been shown to help prevent dementia.[2]
ii. Walking is an excellent way for seniors, especially those who don't drive, to socialize with friends and access local services.[3]
iii. In 2017, 18.5% of children and adolescents were considered obese.[4] The CDC cites community environment as being a determinate in the health of children; if communities support healthy habits, like walking and bicycling, it is easier for children and adults to get enough physical activity.

Reimagine North Avenue will add new bicycle and pedestrian infrastructure along a corridor with a wide variety of community resources. It is possible that people could shift their preferred mode of transport along North Avenue. Those that switch from auto-oriented modes to bicycling or walking will likely experience the health benefits mentioned previously.

The BCA assumes 1% of recorded and projected AADT for both the pedestrian and bicycle mode share. In a no-build scenario, it is assumed that these mode shares will grow by 0.5% annually, characterized as "typical" growth. The North Avenue Project, however, provides more delineated infrastructure for bicyclists and pedestrians, making this corridor a much safer and therefore more attractive option. In the build scenario, the BCA assumes typical growth until the project is completed, after which the analysis assumes a 10% growth rate for bicyclist and a 2% growth rate for pedestrians.

c. *Safety (injuries, fatalities, and property damage from crashes)*
Improvements in active transportation infrastructure can reduce the likelihood of fatalities, injuries, and property damage resulting from crashes. Reimagine North Avenue will improve the safety of pedestrians and bicyclists by providing upgraded facilities, separating them from motorized traffic. Bus stops along the corridor will see safety improvements through the addition of lighting, shelters, and seating. Intersection improvements to better accommodate multimodal transportation will likely reduce the number of crashes. This project also includes a safe connectivity to a funded GDOT bridge replacement project that will provide a safe connection for bicyclists and pedestrians over SR-10.

Safety benefits were calculated using the USDOT BCA Guidance's recommended values for a statistical life applied to the number of bicyclist and pedestrians proposed to use the roadway extents, adjusting for the assumed reduction of crashes (injuries and fatalities) per year. These adjustments are based on existing crash data for the North Avenue corridor.

[2] Alzheimer's Society. https://www.alzheimers.org.uk/about-dementia/risk-factors-and-prevention/physical-exercise
[3] American Senior Communities. https://www.asccare.com/walking-beneficial-seniors/
[4] CDC, "Prevalence of Obesity Among Adults and Youth: United States, 2015-2016," NCHS Data Brief, No. 228, (2017): Pg 1.

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d. Recreation

The NCHRP Report 552 specifies benefits accrued to new cyclists from recreational cycling that may grow due to additional bicycle facilities. Given this project's connectivity to other facilities, it is likely that the project will induce demand for more recreational trips. This analysis assumes 1 hour of bicycling activity, which is valued at $12.46 per hour, based on guidance from the report and adjusted to 2018 dollars. This activity value is multiplied by the projected number of new bicyclists.

e. Daily mobility benefit

The NCHRP Report 552 quantifies a mobility benefit for bicyclists who prefer to travel on off-street bicycle trails and are willing to spend extra time to use the facilities so that they feel safe and comfortable. The report estimates the trip benefits at over $4 per person per trip based on research. This seems high, so this BCA analysis uses a very conservative estimate of $1.00 per person per daily trip, multiplied by the projected number of bicyclists, and then doubled to include trips both to and from work. The daily benefit was then multiplied by 50 weeks per year and 5 days per week.

f. Avoided costs

The BCA also includes two significant avoided costs, or those that will be prevented as the project is implemented. First, the bridge within the project extents is due for immediate (2-5 years) maintenance that would, in the build scenario, be avoided due to bridge replacement. Engineering cost estimates quantify the required maintenance at $502,425 in 2020 dollars, and the BCA estimates this cost would accrue in 2022. Additional maintenance is also predicted for 2030 that would amount to $215,213 in 2020 dollars.

Also, the full roadway reconstruction outlined in the project would avoid roadway surface maintenance requirements in the next ten years, valued at $1,004,850 in 2020 dollars. This is a conservative estimate, as it does not account for traffic control, mobilization, levelling or additional asphalt required for milling.

Other Benefits

The benefits that were not monetized in the BCA are described below:

a. Livability

The cumulative effect of the benefits detailed throughout this BCA (e.g., improved air quality, safer streets, better connectivity with community resources) create a more livable environment for the people who live, work, and play in Athens-Clarke County, as well as those who are visiting. The induced demand from providing new and improving existing active transportation infrastructure will bring more people to the streets, thereby allowing for more opportunities for social connectivity. Landscaping, especially shade trees, will make North Avenue more comfortable for all.

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b. Environmental impacts

Transportation accounts for the largest source of greenhouse gas emissions across the nation, totaling nearly 30 percent.[5] Passenger cars and trucks, as well as buses and commercial vehicles, comprise the bulk of these emissions (about 90 percent), averaging 1.7 billion metric tons per year.[6] Emissions data specific to the corridor area, the City of Athens, or Clarke County at-large are not available. Reimagine North Avenue will reduce the transportation system's impact on the environment by lowering auto emissions, thereby increasing air quality. Additionally, added active transportation infrastructure will reduce vehicular miles traveled, further reducing emissions. North Avenue crosses directly over the Oconee River, which provides drinking water as well as water for industrial and municipal uses. The Oconee is also a major asset for water-based recreation in the area.[7] The green infrastructure and Stormwater Control Measures (SCMs) included with Reimagine North Avenue will help mitigate the impervious footprint of the corridor and improve water quality.

c. Multimodal connectivity and mobility choice

Expanded infrastructure for people who bicycle or walk will close the gap between existing bus stops and transit stations and transit users' starting or ending destinations. The Athens-Clarke County Multimodal Transportation Center is less than a half mile from the intersection of North Avenue and Willow Street where Reimagine North Avenue is proposed to begin. This transit center provides connections to bus routes traveling within Athens-Clarke County, around the University of Georgia, and to and from cities across the East Coast. Increasing active transportation infrastructure across the North Oconee River gives people more options on how to reach their destination.

d. Accessibility

Reimagine North Avenue will ensure that all facilities along the corridor are ADA compliant, meaning that many areas of North Avenue will be upgraded to provide more ADA accommodations. The project would also make the walking environment more comfortable for pedestrians through the implementation of a shared use path by distancing them from passing vehicles and giving them more space.

[5] EPA. https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions#t1fn2
[6] IPCC, *Contribution of Working Group III to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change,* (2007). https://www.ipcc.ch/site/assets/uploads/2018/03/ar4_wg3_full_report-1.pdf
[7] Georgia River Network, *Oconee River: Quick Facts about the River*, (n.d.). https://garivers.org/oconee-river/

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e. Economic stimulation

Bicycling and walking serve as an economic boost to local businesses. Numerous studies have demonstrated that people who bike tend to make more trips and spend similar amounts on average, than their counterparts driving automobiles, pushing more money into the local economy over time.[8-12] Other studies have found similar results from increased walkability.[13-15]

f. Quality of life

An increase in transportation choices gives individuals more freedom in their transportation decisions, expands their access to essential community services, and improves connectivity to jobs, health care, and other critical destinations. Reimagine North Avenue will improve access to employment and a variety of community resources and amenities. For example, major community destinations that provide skills training and transitional housing are located along this corridor, including the Department of Labor, Department of Probation, Department of Family and Children Services, Mental Health Services, Athens Resource Center for the Homeless, Little Angels Daycare, Athens Resource Center, Medical Clinic, Live Forward, and others.

[8] Oregon Transportation Research and Education Consortium, *Consumer Behavior and Travel Mode Choices,* (2012). http://kellyjclifton.com/Research/EconImpactsofBicycling/OTRECReport-ConsBehavTravelChoices_Nov2012.pdf

[9] Transportation Alternatives, *East Village Shoppers Study,* (2012). https://www.transalt.org/sites/default/files/news/reports/2012/EV_Shopper_Study.pdf

[10] New Zealand Transport Agency, *Reallocation of road space*, (2013). https://www.nzta.govt.nz/assets/resources/research/reports/530/docs/RR-530-Reallocation-of-road-space.pdf

[11] Stantec Consulting Ltd., *Vancouver Separated Bike Lane Business Impact Study*, (2011). https://council.vancouver.ca/20110728/documents/penv3-BusinessImpactStudyReportDowntownSeparatedBicycleLanes-StantecReport.pdf

[12] The Clean Air Partnership, *Bike Lanes, On-Street Parking and Business: A Study of Bloor Street in Toronto's Annex Neighbourhood*, (2009). http://www.bikeleague.org/sites/default/files/bikeleague/bikeleague.org/programs/bicyclefriendlyamerica/bicyclefriendlybusiness/pdfs/toronto_study_bike_lanes_parking.pdf

[13] San Francisco County Transportation Authority, *Modal Choices and Spending Patterns of Travelers to Downtown San Francisco: Impacts of Congestion Pricing on Retail Trade,* (2008). https://archive.sfcta.org/sites/default/files/content/Planning/CongestionPricingFeasibilityStudy/PDFs/SF-ModalChoices-SpendingPatterns_RevisedFinal.pdf

[14] Rails to Trails Conservancy, *Active Transportation for America: The Case for Increased Federal Investment in Bicycling and Walking,* (2008). https://www.railstotrails.org/resourcehandler.ashx?id=2948

[15] Victoria Transport Policy Institute*, Smart Transportation Economic Stimulation: Infrastructure Investments That Support Economic Development,* (2009). https://www.vtpi.org/econ_stim.pdf

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Costs

The Athens-Clarke County government's annual operations and maintenance budget allocates $12,178 per mile of roadway. Based off this project's length of 1.2 miles, we estimate the annual operations and maintenance costs for Reimagine North Avenue are $15,345 per year in 2020 dollars. Of note, under the no-build scenario, the North Avenue bridge over the North Oconee River has incurred damage from a fire. It will need maintenance – including concrete repair of the deck, spalls, and cracks, as well as the clean-up and repair of the steel beams – regardless of whether Reimagine North Avenue is built.

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The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT4-1237-BCA_Model.xlsx

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT5-1238-References.pdf

Project Area Maps

Reimagine North Avenue Project 2022 RAISE Grant Application Appendix

Project Features - Page 2

Existing Conditions - Page 3

Nearby Destinations - Page 4

Related Projects for Connectivity - Page 5

Undeveloped Parcels - Page 6

Crash Heat Map - Page 7

Bicycle Level of Comfort Analysis - Page 8

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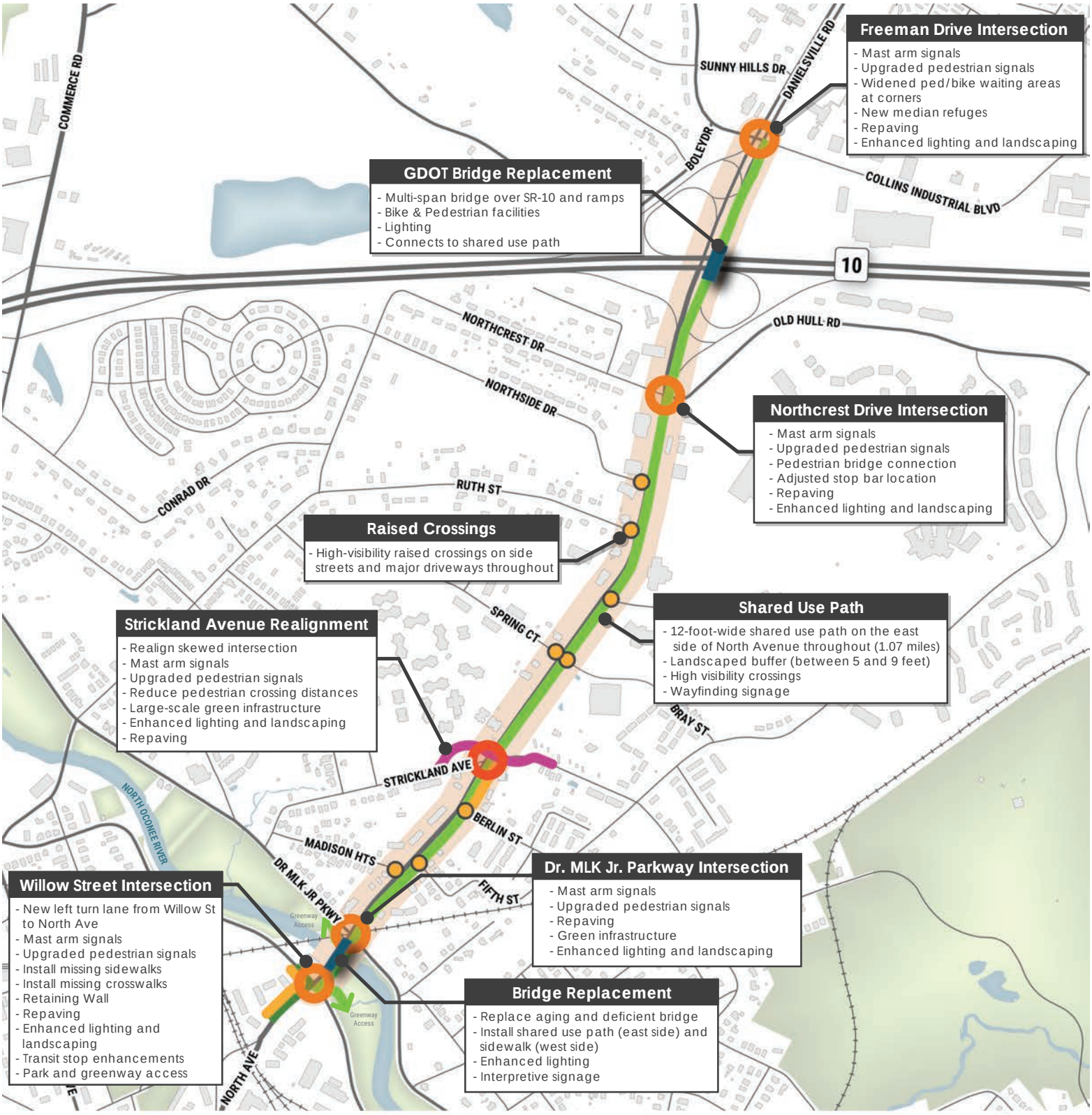

PROJECT FEATURES

- Bridge Replacement
- Road Realignment
- Retaining Wall
- Sidewalk
- Shared Use Path
- Intersection Realignment
- Intersection Improvements
- Raised Crossing
- Railroad
- Principal Arterials
- Collectors/Minor Arterials
- Local Street
- Greenspace
- Buildings
- Water



EXISTING CONDITIONS

0 0.125 0.25 mi

- Project Corridor
- Missing Sidewalks
- Bike Lane
- Greenway
- Sharrows
- Bus Stop
- Deficient Bridge
- Signalized Intersection - Full Crosswalks
- Signalized Intersection - Partial Crosswalks
- Mid-block Crossing
- Continuous Right Turn Lane
- Principal Arterials
- Collectors/Minor Arterials
- Local Street
- Railroad
- Greenspace
- Buildings
- Water

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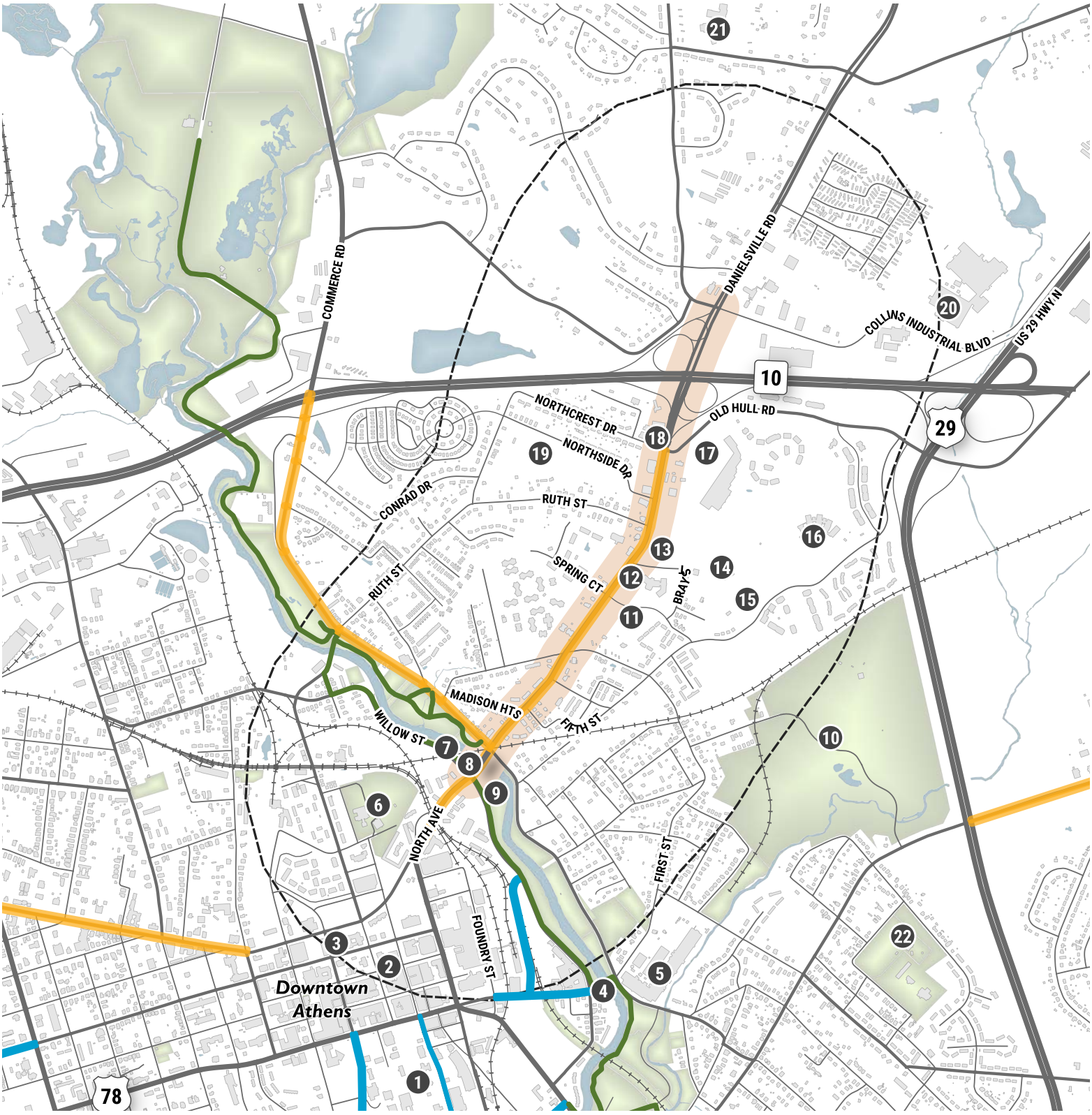

NEARBY DESTINATIONS

0 0.25 0.5 mi

N

- North Avenue Project
- 1/2- mile from Project
- # Destinations
- Principal Arterials
- Collectors/Minor Arterials
- Local Street
- Railroad
- Bridge
- Greenspace
- Buildings
- Water
- Bike Lanes
- Greenway Trails
- Sharrows

1. University of Georgia
2. Downtown Athens
3. U.S. Post Office
4. Firefly Trail
5. UGA Small Business Development Center
6. Thomas N. Lay Park
7. North Oconee River Greenway Trail
8. Bigger Visions of Athens Shelter
9. North River Oconee Park
10. Virginia Walker Park
11. Georgia Dept. of Labor
12. Advantage Homeless Day Service Center
13. ACC Dept. of Child and Family Services
14. Athens Area Homeless Shelter ARCH Village
15. Boys and Girls Club
16. Howard B. Stroud Elementary School
17. Athens Plaza Shopping Center
18. Gateway Shopping Center
19. Williams Farm - Athens Land Trust
20. ABB Electric Company
21. Fowler Drive Elementary School
22. Aaron Heard Park and Community Center

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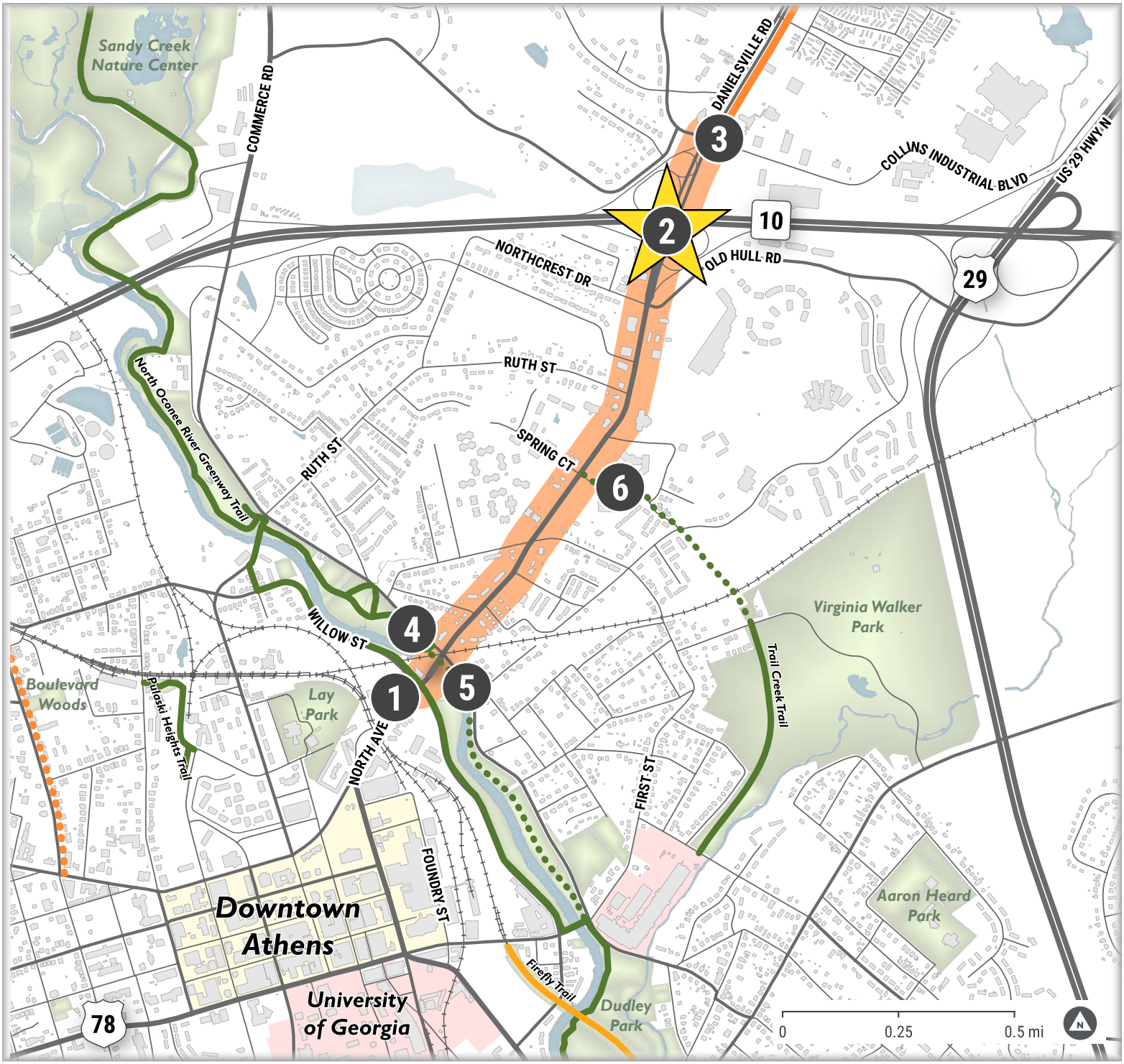

RELATED PROJECTS FOR CONNECTIVITY

- North Avenue Project
- Connections (#)
- Existing Shared Use Path
- Barber Street Bike/Ped Project
- Greenway Trails
- Funded Greenway
- Firefly Trail
- Principal Arterials
- Collectors / Minor Arterials
- Local Street
- Railroad
- Greenspace
- Buildings
- Water

	Project Name	Description	Estimated Cost	Funding Source	Status
1	Existing Sidewalk on North Avenue	Connection to Existing Sidewalk on North Avenue	-	Local	Existing
2	GDOT Bridge Replacement over SR-10	Bridge Replacement and interchange improvement to include bike/ped facilities	$15M	GDOT	Concept Design
3	Existing Shared Use Path on Danielsville Road	Built in 2010, this mile-long shared use path connects commiunity to project area	-	Local Funds & GDOT	Existing
4	Existing Greenway Trail	Completed in 2018, the most recent trail segment along the North Oconee River.	-	TSPLOST 2018	Existing
5	Funded North Oconee River Park Connector	Final missing piece to make the North Oconee River Trail a contiguous 6 mile trail.	$2.5M	TSPLOST 2023	Funded
6	Funded Trail Creek Trail Connector	Connects Walker Park and surrounding neighborhoods to the North Avenue corridor.	$1.5M	TSPLOST 2023	Funded

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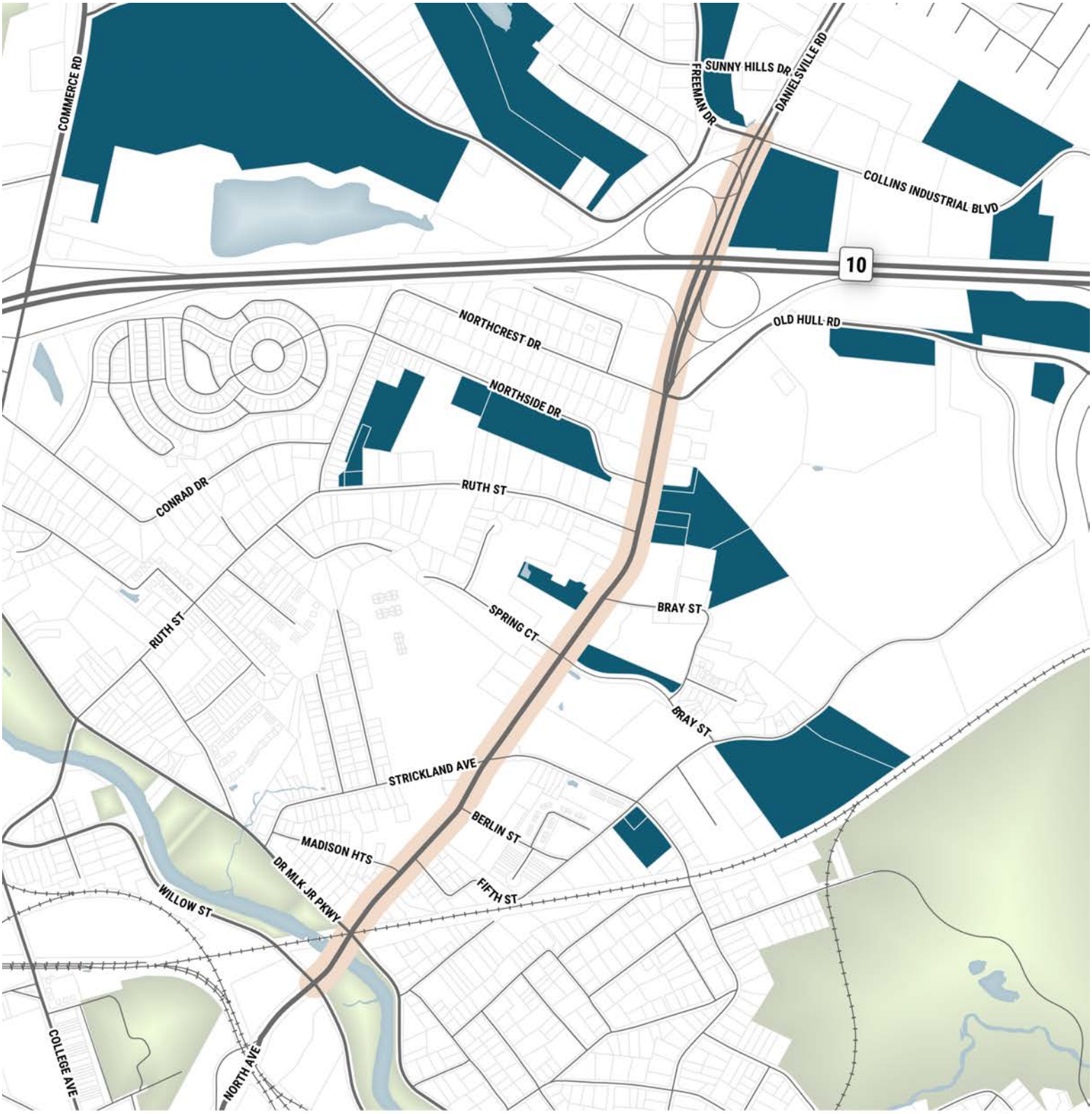
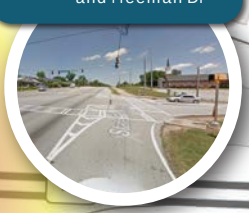

COMMERCE RD
SUNNY HILLS DR
FREEMAN DR
DANIELSVILLE RD
COLLINS INDUSTRIAL BLVD
10
OLD HULL RD
NORTHCREST DR
NORTHSIDE DR
CONRAD DR
RUTH ST
RUTH ST
BRAY ST
SPRING CT
BRAY ST
STRICKLAND AVE
BERLIN ST
MADISON HTS
FIFTH ST
DR MLK JR PKWY
WILLOW ST
COLLEGE AVE
NORTH AVE
UNDEVELOPED PARCELS
0
0.125
0.25 mi
Project Corridor
Undeveloped Parcel
Parcel
Railroad
Principal Arterials
Collectors/Minor Arterials
Local Street
Greenspace
Buildings
Water

CRASH HEATMAP



282 crashes on/in the SR-10 interchange at North Ave

96 crashes at North Ave/Danielsville Rd and Freeman Dr



119 crashes at North Ave and Northcrest Dr



163 crashes at North Oconee River Bridge



SUNNY HILLS DR
FREEMAN DR
DANIELSVILLE RD
BOLEYDR
OLD HULL RD
NORTHSIDE DR
CONRAD DR
RUTH ST
NORTH AVE
SPRING CT
BRAY ST
FOURTH ST
STRICKLAND AVE
BERLIN ST
MADISON HTS
DR MLK JR PKWY
WILLOW ST

BICYCLE LEVEL OF COMFORT ANALYSIS



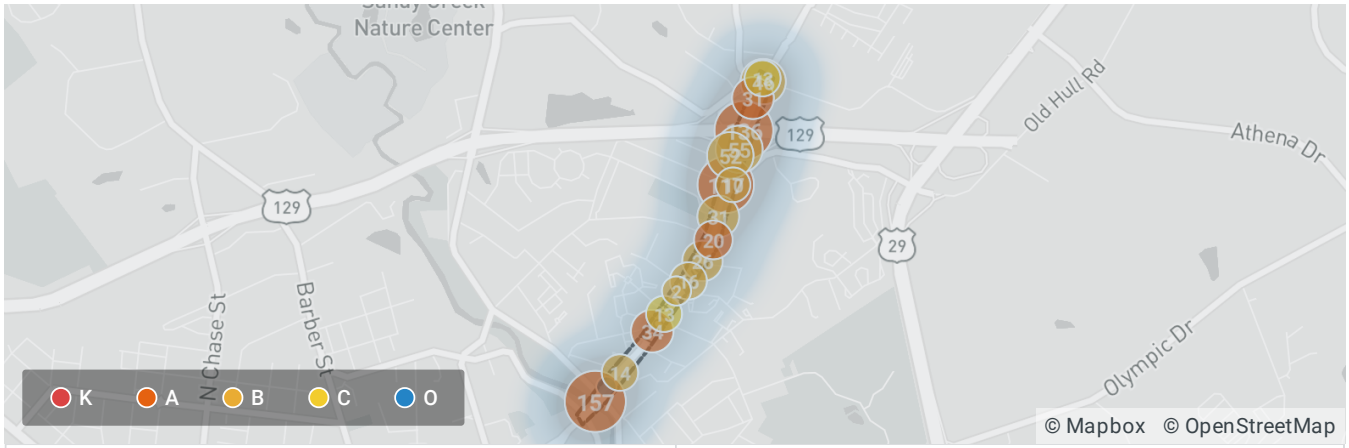
CRASH SUMMARY REPORT

North Avenue Crash Data (2013-2020)

Created on April 8, 2022
Created by Daniel Sizemore
Requested by Daniel Sizemore
Data extents: January 5, 2013 to December 24, 2020

Applied Filters

Shape: Polygon



Total Crashes	774	Fatal Crashes	0

GDOT Summary	Collisions Dataset	
Total Crashes	774	100.00%
Intersection Related	582	75.19%
Distracted Driver (Suspected)	347	44.83%
Single Motor Vehicle Involved	85	10.98%
Impaired Driving (Confirmed)	26	3.36%
Impaired (Suspected)	21	2.71%
CMV Related	13	1.68%
Pedestrian	11	1.42%
Distracted Driver (Confirmed)	7	0.90%
Motorcycle	7	0.90%
Bicycle	6	0.78%

KABCO Severity	Collisions Dataset	
(O) No Injury	549	70.93%
(C) Possible Injury / Complaint	168	21.71%
(B) Suspected Minor/Visible Injury	47	6.07%
(A) Suspected Serious Injury	10	1.29%

Tracking Number:GRANT13597028 Funding Opportunity Number:DTOS59-22-RA-RAISE Received Date:Apr 14, 2022 03:14:02 PM EDT

(K) Fatal Injury Unknown	0	0.00%

Date and Time (Year)	Collisions Dataset	
2020	61	7.88%
2019	101	13.05%
2018	77	9.95%
2017	110	14.21%
2016	106	13.70%
2015	122	15.76%
2014	105	13.57%
2013	92	11.89%

Date and Time (Hour of Day)	Collisions Dataset	
12 am - 2 am	18	2.33%
2 am - 4 am	14	1.81%
4 am - 6 am	10	1.29%
6 am - 8 am	46	5.94%
8 am - 10 am	66	8.53%
10 am - 12 pm	85	10.98%
12 pm - 2 pm	92	11.89%
2 pm - 4 pm	106	13.70%
+ 4 more	337	43.54%

Manner of Collision (Crash Level)	Collisions Dataset	
Rear End	314	40.57%
Angle (Other)	119	15.37%
Not a Collision with Motor Vehicle	99	12.79%
Sideswipe-Same Direction	90	11.63%
Left Angle Crash	83	10.72%
(None)	35	4.52%
Right Angle Crash	19	2.45%
Sideswipe-Opposite Direction	11	1.42%
Head On	4	0.52%

Location at Impact (Crash Level)	Collisions Dataset	
On Roadway - Roadway Intersection	522	67.44%
On Roadway - Non-Intersection	116	14.99%
(None)	34	4.39%
Entrance/Exit Ramp	32	4.13%

Off Roadway	28	3.62%
On Shoulder	22	2.84%
On Roadway - Driveway Intersection	12	1.55%
Off Roadway - Sidewalk	3	0.39%
+ 9 more	5	0.65%

Most Harmful Event (Crash Level)		Collisions Dataset
Motor Vehicle in Motion	671	86.69%
Parked Motor Vehicle	24	3.10%
Deer	12	1.55%
Other - Fixed Object	9	1.16%
Other Non-Collision	9	1.16%
Animal	8	1.03%
Curb	8	1.03%
Pedestrian	8	1.03%
+ 30 more	52	6.75%

Operator / Driver Contributing Factor		Collisions Dataset
No Contributing Factors	584	75.45%
Following Too Close	238	30.75%
Failure to Yield	128	16.54%
(None)	119	15.37%
Changed Lanes Improperly	78	10.08%
Other	41	5.30%
Disregard Stop Sign/Signal	40	5.17%
Driver Lost Control	16	2.07%
+ 35 more	82	10.59%

Area: County		Collisions Dataset
Clarke	770	99.48%
+ 158 more	0	0%

Area: District (Crash Level)		Collisions Dataset
D1	770	99.48%
+ 6 more	0	0%

Safety Equipment (Crash Level)		Collisions Dataset
Lap and Shoulder Belt Used	653	84.37%
Unknown	132	17.05%

Child Restraint System (Properly Used)	67	8.66%
None Used	22	2.84%
Lap Belt Only Used	11	1.42%
Motorcycle Helmet	7	0.90%
Shoulder Belt Only Used	7	0.90%
Child Restraint System (Improperly Used)	3	0.39%
+ 5 more	4	0.52%

CRASH SUMMARY REPORT

North Avenue Bike Crashes (2013-2020)

Created on April 8, 2022
Created by Daniel Sizemore
Requested by Daniel Sizemore
Data extents: May 9, 2013 to May 20, 2019

Applied Filters

Shape: Polygon | GDOT Summary = Bicycle



Total Crashes	6	Fatal Crashes	0

GDOT Summary	Collisions Dataset	
Bicycle	6	100.00%
Total Crashes	6	100.00%
Intersection Related	3	50.00%
Distracted Driver (Suspected)	2	33.33%
CMV Related Distracted Driver (Confirmed) Impaired (Suspected) Impaired Driving (Confirmed) Motorcycle Pedestrian Single Motor Vehicle Involved	0	0.00%

KABCO Severity	Collisions Dataset	
(A) Suspected Serious Injury	2	33.33%
(B) Suspected Minor/Visible Injury	2	33.33%
(C) Possible Injury / Complaint	1	16.67%
(O) No Injury	1	16.67%
(K) Fatal Injury Unknown	0	0.00%

Date and Time (Year)	Collisions Dataset

Tracking Number:GRANT13597028 Funding Opportunity Number:DTOS59-22-RA-RAISE Received Date:Apr 14, 2022 03:14:02 PM EDT

2019	1	16.67%
2017	1	16.67%
2015	2	33.33%
2014	1	16.67%
2013	1	16.67%
2020 2018 2016	0	0.00%

Date and Time (Hour of Day)	Collisions Dataset	
6 am - 8 am	1	16.67%
10 am - 12 pm	1	16.67%
4 pm - 6 pm	1	16.67%
6 pm - 8 pm	1	16.67%
8 pm - 10 pm	2	33.33%
+ 7 more	0	0%

Manner of Collision (Crash Level)	Collisions Dataset	
Angle (Other)	2	33.33%
Not a Collision with Motor Vehicle	2	33.33%
(None)	1	16.67%
Rear End	1	16.67%
+ 5 more	0	0%

Location at Impact (Crash Level)	Collisions Dataset	
On Roadway - Roadway Intersection	4	66.67%
(None)	1	16.67%
On Roadway - Non-Intersection	1	16.67%
+ 14 more	0	0%

Most Harmful Event (Crash Level)	Collisions Dataset	
Motor Vehicle in Motion	6	100.00%
Pedal-Cycle	6	100.00%
+ 36 more	0	0%

Operator / Driver Contributing Factor	Collisions Dataset	
(None)	3	50.00%
No Contributing Factors	2	33.33%
Other	2	33.33%
Failure to Yield	1	16.67%

+ 39 more	0	0%

Area: County	Collisions Dataset	
Clarke	6	100.00%
+ 158 more	0	0%

Area: District (Crash Level)	Collisions Dataset	
D1	6	100.00%
+ 6 more	0	0%

Safety Equipment (Crash Level)	Collisions Dataset	
Lap and Shoulder Belt Used	5	83.33%
None Used	3	50.00%
Bicycle Helmet	2	33.33%
Unknown	2	33.33%
Child Restraint System (Properly Used)	1	16.67%
+ 8 more	0	0%

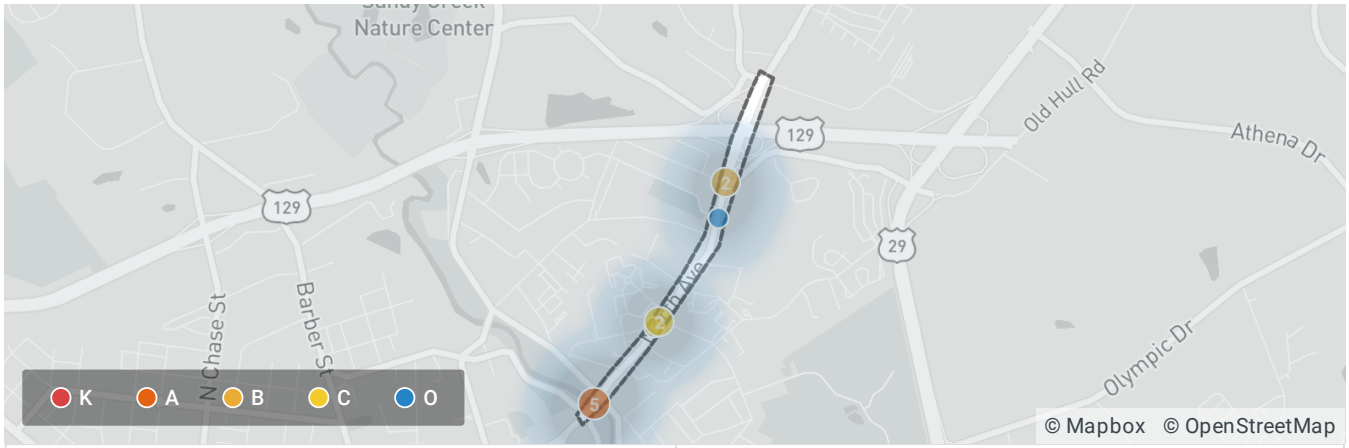
CRASH SUMMARY REPORT

North Avenue Pedestrian Crashes (2013-2020)

Created on April 8, 2022
Created by Daniel Sizemore
Requested by Daniel Sizemore
Data extents: November 6, 2013 to November 11, 2020

Applied Filters

Shape: Polygon | GDOT Summary = Pedestrian



Total Crashes	11	Fatal Crashes	0

GDOT Summary	Collisions Dataset	
Pedestrian	11	100.00%
Total Crashes	11	100.00%
Intersection Related	9	81.82%
Distracted Driver (Suspected)	4	36.36%
Impaired Driving (Confirmed)	1	9.09%
Bicycle CMV Related Distracted Driver (Confirmed) Impaired (Suspected) Motorcycle Single Motor Vehicle Involved	0	0.00%

KABCO Severity	Collisions Dataset	
(C) Possible Injury / Complaint	4	36.36%
(O) No Injury	3	27.27%
(A) Suspected Serious Injury	2	18.18%
(B) Suspected Minor/Visible Injury	2	18.18%
(K) Fatal Injury Unknown	0	0.00%

Tracking Number:GRANT13597028 Funding Opportunity Number:DTOS59-22-RA-RAISE Received Date:Apr 14, 2022 03:14:02 PM EDT

Date and Time (Year)	Collisions Dataset	
2020	2	18.18%
2018	2	18.18%
2015	4	36.36%
2014	2	18.18%
2013	1	9.09%
2019 2017 2016	0	0.00%

Date and Time (Hour of Day)	Collisions Dataset	
2 am - 4 am	1	9.09%
4 am - 6 am	1	9.09%
6 am - 8 am	1	9.09%
8 am - 10 am	1	9.09%
10 am - 12 pm	2	18.18%
12 pm - 2 pm	2	18.18%
4 pm - 6 pm	1	9.09%
10 pm - 12 am	2	18.18%
+ 4 more	0	0%

Manner of Collision (Crash Level)	Collisions Dataset	
Not a Collision with Motor Vehicle	11	100.00%
+ 8 more	0	0%

Location at Impact (Crash Level)	Collisions Dataset	
On Roadway - Roadway Intersection	9	81.82%
On Roadway - Non-Intersection	2	18.18%
+ 15 more	0	0%

Most Harmful Event (Crash Level)	Collisions Dataset	
Pedestrian	8	72.73%
Motor Vehicle in Motion	2	18.18%
+ 36 more	0	0%

Operator / Driver Contributing Factor	Collisions Dataset	
No Contributing Factors	8	72.73%
Failure to Yield	5	45.45%
(None)	2	18.18%
Other	1	9.09%

Under the Influence (U.I.)	1	9.09%
+ 38 more	0	0%

Area: County		Collisions Dataset
Clarke	11	100.00%
+ 158 more	0	0%

Area: District (Crash Level)		Collisions Dataset
D1	11	100.00%
+ 6 more	0	0%

Safety Equipment (Crash Level)		Collisions Dataset
Lap and Shoulder Belt Used	8	72.73%
None Used	2	18.18%
Unknown	2	18.18%
+ 10 more	0	0%

The following attachment is not included in this view since it is not a read-only PDF file.

The agency will receive all application forms and attachments without any data loss.

AttachmentForm_1_2-ATT8-1241-Letters.pdf

U.S. Department of Transportation

1200 New Jersey Avenue SE
Washington, DC 20590

Project Name: Reimagine North Avenue
Applicant: County of Athens-Clarke
RAISE Grant Funding: $24,970,000
Estimated Total Project Costs: $24,970,000
Project Description: The project will improve access to reliable, safe, and affordable multimodal transportation options along North Avenue by replacing aging bridge infrastructure, implementing intersection improvements, and building a shared use path.

Congratulations! The project above was selected to receive an FY 2022 RAISE grant.

The USDOT Operating Administration overseeing your project will contact you in September regarding next steps to complete the relevant requirements before executing a grant agreement.

This letter DOES NOT authorize the applicant to incur costs to carry out the project. The execution of the grant agreement will obligate RAISE grant funding, making it available to reimburse eligible expenses for the awarded project. Unless authorized by USDOT in writing, any costs incurred prior to that obligation of funds for a project (i.e., "pre-award costs") are ineligible for reimbursement and may be ineligible to count towards non-Federal match requirements. This letter DOES NOT authorize pre-award costs to be eligible. The Department expects all RAISE funding be obligated by September 30, 2026 and expended by September 30, 2031.

If you have any questions about this award, please contact the RAISE Grants Team at raisegrants@dot.gov

Sincerely,

John Augustine

Director, Office of Infrastructure Finance and Innovation
Office of the Secretary

ATHENS-CLARKE COUNTY, GEORGIA
INTER-DEPARTMENTAL MEMORANDUM

To: **Blaine Williams, Manager, ACCGov**

From: **Stephen Bailey, Director, Transportation & Public Works**

Date: **March 7, 2023**

Subject: **Reimagine North Ave Raise Grant FY2022 – Updates**

The purpose of this memo is to provide history, facts, and critical updates supporting the TPW staff decision to move forward with beginning early concept report tasks - with local funding from already designated SPLOST programs - utilizing Capital Project Consultant Jacobs and on-call consultant Benesch Alfred & Company engineering services.

HISTORY & FACTS:

1. In 1966, SR10 Loop was constructed, separating the neighborhoods of Danielsville Road, Freeman Drive, and Boley Drive from businesses and community assets south of the Loop.

2. In 1974, the North Avenue Bridge over the North Oconee River was constructed.

3. On October 2, 2018, the Athens in Motion Bicycle and Pedestrian Master Plan was approved by Mayor and Commission (M&C).

4. On January 30, 2019, the North Avenue Bridge Replacement project was presented by Transportation & Public Works staff as a potential SPLOST 2020 project. This project was not advanced as a final SPLOST 2020 candidate.

5. On August 6, 2019 M&C authorized the application for the 2019 BUILD Grant on North Avenue.

6. On November 12, 2019 the USDOT published the awarded projects for the 2019 BUILD Grant. ACCGov North Avenue was not among the selected projects.

7. On May 5, 2020, M&C authorized the Mayor and appropriate staff to complete all related application documents to apply for the 2020 BUILD Grant on North Avenue.

8. On September 16, 2020, the USDOT published the awarded projects for the 2020 BUILD Grant. ACCGov North Avenue was not among the selected projects.

9. On June 1, 2021, M&C approved the application, and if awarded, acceptance of the Fiscal Year 2021 $25,000,000 Raise Grant Program funding.

10. On November 22, 2021 the UDOT published the awarded projects for the 2021 Raise Grant. ACCGov North Ave Raise Grant was not among the selected projects.

11. On April 14, 2022, T&PW resubmitted Reimagine North Ave 2022 Raise Grant application.

12. On August 8, 2022 the USDOT published the awarded projects for the 2022 Raise Grant. ACCGov Reimagine North Ave 2022 Raise Grant was among the selected projects. An official Award Notice was issued to ACCGov on November 11, 2022.

    The Notification Letter (attached) included, but was not limited to, the following key items:
    - No local match required
    - The letter does not authorize ACCGov to incur costs to carry out the project.
    - The letter does not pre-authorize costs to be eligible.
    - All (RAISE funding) to be obligated by September 30, 2026.
    - All (RAISE funding) to be expended by September 30, 2031.

13. On September 22, 2022, FHWA hosted the 2022 Raise Grant Implementation Webinar with all awardees and emphasized on the importance of meeting grant obligation and expenditure deadlines. T&PW staff attended and learned that the project has a rigid and critical timeline and, if the locals are able to partner with the State's Department of Transportation (GDOT) to utilize existing FHWA approved processes and public Financial Management Information System (FMIS), this will ensure efficiency by providing a shorter timeline to start and complete the project.

14. On November 2, 2022, FHWA confirmed to T&PW staff that an amendment to the Madison Athens-Clarke Oconee Regional Transportation Study (MACORTS) (FY 2021-2024) Transportation Implementation Program (TIP), aka TIP Amendment, is required before agreements with FHWA, followed by agreements with GDOT, can be executed. T&PW staff coordinated immediately with MACORTS staff and a TIP Amendment is now in process with MACORTS and is scheduled to be completed in April 2023.

15. On November 18, 2022, GDOT's Program Delivery Director, Albert Shelby, agreed to administer the FY2022 Raise Grant with the support of local ACCGov funds. GDOT and T&PW staff are working to finalize these agreements and they are slated to be vetted through ACCGov Attorney's Office and Safety and Risk staff in the near future.

16. On November 28, 2022, a Kickoff Meeting was held with FHWA, GDOT, and T&PW staff to meet all points of contact, identify key milestones, and set reasonable expectations for each entity.

17. Between November 28, and December 11, 2022, T&PW staff began looking at ways to begin early concept report efforts that will eventually be included in the preliminary engineering

phase, with local funds – these efforts will not qualify for reimbursement by the grant, but will show good faith measure from ACCGov to meet the set deadline of September 30, 2026 for completion of ROW and final design of the Project, otherwise ACCGov will be responsible to pay back expended grant funding and lose the remaining funds.

18. On December 12, 2022, FHWA representative Trevor Smart sent an email identifying what can be done now to move as quickly as possible and advised with the following:

    a. ACC should get the project into the TIP as quickly as possible
    b. FHWA, GDOT, and ACCGov will begin drafting the grant agreement soon
    c. GDOT and ACCGov will work on a project framework agreement.
    d. ACC may begin procuring consultant services immediately, but should wait to award a consultant contract until the project is in the TIP.
    e. As soon as the project is in the TIP, GDOT should submit a request in FMIS for PE authorization using Advance Construction (AC) allowing ACCGov to begin PE work as soon as the project is in the TIP.
    f. Once FHWA GA Division authorizes PE in FMIS, ACCGov may award a consultant contract and begin reimbursable PE work.

19. On December 12, 2022, FHWA forwarded to T&PW staff a template FHWA agreement along with terms, conditions, and exhibits that this project is subject to. Staff coordination with T&PW Subject Matter Experts (SMEs), Human Resources (HR) Administration, Safety and Risk, and Procurement staff has begun coordinating the draft agreement with FHWA and GDOT. Staff will be working with the Attorney's Office staff to review and later finalize the agreement with FHWA and GDOT before final agreement is presented to ACCGov Mayor and Commission (M&C) in the April - May agenda cycle.

20. On December 13, 2022, FHWA advised, via a phone conversation with T&PW staff, that ACCGov cannot start pre-design work without the TIP Amendment. FHWA added that if ACCGov begins any portion of the PE phase with local funding, then the rest of the PE phase will not qualify for reimbursement from the Raise Grant. This news stalled coordination efforts and negotiations with Benesch (on-call consultant) to begin topographic survey and traffic data collection in January-February 2023. This issue was later debated with GDOT and FHWA, and T&PW is now moving forward with early PE phase tasks with local funding. This will not impact future PE phase tasks, to be performed under a new Master Contract once an agreement has been executed between GDOT, FHWA, and ACCGov. For more details see Facts & Issues #23 & 24.

21. On December 22, 2022, T&PW staff began project coordination efforts with on-call capital project consultant, Jacobs Inc. to assist with project delivery efforts and to champion the procurement, evaluation, and contract with a Prime Design Consultant, with the goal to

present the award for a finalist prime engineering consultant in the April – May 2023 agenda cycle.

22. In December 2022, staff also began CSX Coordination, and a construction agreement with CSX Transportation is under way.

23. On February 10, 2023, during an update meeting with FHWA, GDOT, Jacobs, and T&PW staff, Derek Doster (Jacobs) asked if ACCGov can move with soliciting public feedback, or begin early concept report work, with local funds, to help meet the set project schedule. The question was answered by GDOT, Albert Shelby, "yes, I don't see a problem with that - it is your money." The meeting ended with staff understanding that if ACCGov begins any portion of the PE phase, then the upcoming PE Master Contract with a selected Prime Consultant should reflect a reduced scope from full PE Phase. This answer conflicts with the answer given by FHWA via a phone call with Rani Katreeb on 12-13-2022. (see History & Facts # 20).

24. On February 23, 2023, T&PW staff received a professional service supplement from Alfred Benesch & Company, an on-call contractor, to perform survey and traffic data collection on the project, with local funding, and without reimbursement from the Raise grant. This effort, when completed, will show good faith efforts with local contribution to meet set project timeline and schedule. The cost for this task will not exceed $107,230 and it will have a vital role to maintain timely project delivery. In addition, the month of March is ideal for topographic survey and for traffic data counts (before the end of school year).

25. On February 24, 2023, FHWA Division Office provided via email a written statement explaining Raise Grant Conditions if ACCGov was not able to encumber funding by the set date for the upcoming contract.

    "As previously discussed, the USDOT will require that all funding is obligated by September 30, 2026. What that means, practically, is that we have to approve your PS&E package and authorize the funding in our financial management system (FMIS) by this date.

    Regarding the consequences of not meeting this date, we have received clear direction that you would forfeit the grant funding. I'll point you to Article 10 of the General Terms and Conditions of the Grant Agreement:

    10.1 USDOT Termination. (a) The USDOT may terminate this agreement and all of its obligations under this agreement if any of the following occurs: (1) the Recipient fails to obtain or provide any non-RAISE Grant contribution or alternatives approved by the USDOT as provided in this agreement and consistent with schedule D; (2) a completion date for the Project or a component of the Project is listed in section 2 of schedule C and the Recipient fails to meet that milestone by six months after the date listed in section 2 of

schedule C; (3) the Recipient fails to meet a milestone listed in section 3 of schedule C by the deadline date listed in that section for that milestone; (4) the Recipient fails to comply with the terms and conditions of this agreement, including a material failure to comply with the project schedule in schedule C even if it is beyond the reasonable control of the Recipient;

Also, in Article 4:

4.3(h) RAISE grant program funding that was appropriated in division J of the Infrastructure Investment and Jobs Act, Pub. L. No. 117-58 (Nov. 15, 2021), lapses and is unavailable for obligation, by statute, after September 30, 2026.

Per previous discussions with FHWA's RAISE Grant Program Managers, there will not be an opportunity to pursue a time extension."

26. Based on the firm response T&PW staff have received from FHWA, T&PW staff and the assigned on-call consultant team remain committed to work towards delivering the project. However, staff anticipates needing a one year minimum Time Extension to Contract with FHWA, pushing the encumbrance date of September 30, 2026 to September 30, 2027. The Time Extension request will also extend the funding expended date from September 30, 2031 to September 30, 2032.

27. TPW staff is working with FHWA and GDOT to look for ways to meet set schedule and believe moving forward with the survey and data collection task, and utilizing on-call consultants with local funding, ahead of TIP Amendment, is a good faith measure that demonstrates ACCGov's commitment to a timely and sensible delivery of the Reimagine North Avenue Project.

28. In the near future and whenever possible, it is vital for ACCGov's Manager and Mayor to advocate to State Officials a message of this unattainable set timeline for the project. In addition, ACCGov should be ready to advocate for a time extension request for the official obligation date listed in the Reimaging North Avenue FY2022 RAISE Grant Award Letter from September 30, 2026 to September 30, 2027.

29. T&PW staff are working with FHWA and GDOT to complete draft agreements that do show a rather infeasible timeline to meet, and T&PW staff has been unsuccessful in making changes to already set dates on the Award Notice attached. Next steps will be for T&PW staff to coordinate agreements review with ACCGov Attorney's Office and Safety and Risk staff, before these agreements are brought forward to Elected Officials for consideration in a future agenda, and no later than July 2023.

Please let me know if you have any questions or concerns.

Stephen Bailey
Director, Transportation and Public Works

Attachment: Reimagine North Avenue FY2022 Raise Grant Award Notification Letter

Cc: Rani Katreeb, Assistant Director, Transportation and Public Works
Derick Mason, Engineering Administrator, Transportation and Public Works
Keith Sanders, Program Administrator, SPLOST
Derek Doster, Program Administrator, SPLOST

Attachment #4

United States Senate
WASHINGTON, DC 20510

May 3, 2023

Shailen Bhatt
Administrator
Federal Highways Administration
1200 New Jersey Avenue, SE
Washington, DC 20590

Administrator Bhatt,

Thank you again for the investments in Georgia you, the Federal Highways Administration and the U.S. Department of Transportation made through FY2022 RAISE grant awards. Both the MARTA Five Points Revitalization and the Athens-Clarke County North Avenue Project are truly transformative projects that typify the local and regional impact these awards set out to make.

I'm writing today to request an extension on the obligation timeline for the North Avenue Project from September 30, 2026, to March 30, 2028. As your staff is aware, the initial phase of the project has been delayed, as is typical of some large projects. Despite that delay, it is critical to the people of Athens-Clarke County that this project move forward as intended, with careful and full public engagement. That time is essential for the project to optimally preliminary engineering, right-of-way, utility coordination, and construction.

Delivering a meaningful, effective, and transformational project that accomplishes the promised scope of transportation and reconnection through the area's divided communities is an essential goal for the residents of Athens-Clarke County. This extension of the obligation period will give the county the time it needs for optimal project delivery.

Thank you for giving this request its fullest consideration. Please let me know if you have any questions.

Sincerely



Jon Ossoff
United States Senator

CC Secretary Pete Buttigieg

TO: Mayor Kelly Girtz
Commission

FROM: Blaine H. Williams BHW
ACCGov Manager

DATE: April 28, 2023

SUBJECT: Manager Acceptance of Grant Funding and Budget Amendment
- Patrick Leahy Bullet Proof Vest Partnership Solicitation Grant

Under the provisions of Section 10 of the FY23 Budget Ordinance (see below), I have directed the Finance Department to amend the District Attorney's Office FY23 Budget for $977 in acceptance of the Patrick Leahy Bullet Proof Vest Partnership Solicitation Grant. The grant award purpose is for the reimbursement of investigators' approved bullet proof vests cost.

A copy of this letter will be included under the Manager's report at the next regular Mayor & Commission meeting.

> SECTION 10. The Manager is further authorized to approve the application for grants and accept grants on behalf of the government up to $50,000 and to amend the Operating or Capital Budget for the grants as needed. This authority is permitted if the grant meets all of the following conditions: (1) matching funds are appropriated or the grant does not require matching funds; (2) the government will not be required to otherwise commit resources or maintain any services after the end of the grant period; (3) no positions will be added with the grant; and (4) no vehicles will be added to the government's Fleet Replacement Program as a result of acceptance of the grant.
>
> The Manager is required to notify the Mayor and Commission of approval or acceptance of each grant at the next scheduled regular meeting under the provisions of Section 7-400 of the Charter of the Unified Government of Athens-Clarke County, Georgia. The Manager and appropriate staff are authorized to execute all required documents associated with grants accepted under this provision.

Please don't hesitate to contact me if I can provide additional information or answer any questions.

cc: Josh Edwards, Assistant Manager
Niki Jones, Assistant Manager
Deborah Gonzalez, District Attorney
Jean Spratlin, Clerk of Commission
David Boyd, Finance Director
Tim Taylor, Budget Administrator

Athens-Clarke County Contract Awards
In Excess of $10,000 - April 2023

Contract Award Date	Vendor Name	Commodity or Service	Contract Amount	Department	Funding Source
Manager Awarded Contracts: Total $296,127.00					
04/03/2023	SANSOM EQUIPMENT CO INC	Food Scraps Collection Dump Body	190,307.00	Solid Waste	Grant Spec Revenue Fund
04/18/2023	MORGAN CONCRETE COMPANY	Concrete - Capital Project - Cedar Shoals Drive (Quantity of 370 yards)	105,820.00	Water & Sewer Administration	Water & Sewer Construction Ent Fund
Purchasing Awarded Contracts: Total $610,250.79					
04/04/2023	USPS-HASLER	Mail Meter Postage Refill	60,000.00	Central Services	Internal Support Intr Serv Fund
04/04/2023	JONES HVAC LLC	HVAC Replacement at the Health Department	18,850.00	Facilities Management	General Capital Projects Fund
04/07/2023	DIVERSIFIED COMPANIES LLC	Estimated Postage for 2023 Assessment Notices	16,538.00	Tax Assessor	General Fund
04/10/2023	DELTA MUNICIPAL SUPPLY CO	Water Meter Equipment	37,895.00	Meter Management	Water & Sewer Construction Ent Fund
04/10/2023	SHI INTERNATIONAL CORP	Software	16,835.11	Police Field Operations Bureau	General Fund
04/10/2023	C W MATTHEWS CONTRACTING CO INC	Asphalt Mix for Capital Project - Cedar Shoals Dr. (Quantity of 188 tons)	16,299.60	Water & Sewer Administration	Water & Sewer Construction Ent Fund
04/10/2023	POWERPHONE INC	IT Software Maintenance Support April 2023 - April 2024	10,912.50	Police Field Operations Bureau	Emergency Telephone Spec Rev Fund
04/11/2023	ROADSAFE TRAFFIC SYSTEMS INC	Capital Street Name Plates	28,020.00	Transportation & Public Works	General Capital Projects Fund
04/12/2023	HYDRA SERVICE (E) INC	Pump Repair at North Oconee Water Reclamation Facility	56,901.75	Public Utilities	Water & Sewer Construction Ent Fund
04/12/2023	DELTA MUNICIPAL SUPPLY CO	Water Meter Equipment	16,317.50	Meter Management	Water & Sewer Construction Ent Fund
04/13/2023	HYDRA SERVICE (E) INC	Pump Repair at Weatherly Woods	26,586.76	Plant Maintenance	Water & Sewer Ent Fund
04/14/2023	LEADSONLINE LLC	Software Subscription for Service Dates: 5/15/2023 - 5/14/2024	16,438.00	Police Field Operations Bureau	General Fund
04/18/2023	CONTROL TECHNOLOGIES INC	Automated Controllers (Quantity of 10)	23,220.00	Transportation & Public Works	General Fund
04/18/2023	GREGORY AKRIDGE	Facilities Management Fence	12,230.00	Facilities Management	General Fund
04/19/2023	CANNON COCHRAN MANAGEMENT SERVICES INC	Funding Reimbursement	12,547.59	Safety & Risk	Self Funded Insurance & Claims Intr Serv
04/19/2023	JAMES-BATES-BRANNON-GROOVER LLP	Legal Services	11,160.00	Program Administration	TSPLOST 2018 Cap Proj Fund
04/19/2023	HEYWARD ALLEN MOTOR COMPANY	Equipment Purchase for Drug Task Force	11,007.30	Police Field Operations Bureau	General Capital Projects Fund
04/19/2023	GREENE KEVIN	Interior Painting - Lay Park	10,427.00	Program Administration	SPLOST 2020 Cap Proj Fund
04/20/2023	COLE TECHNOLOGY INC	Cedar Creek Water Reclamation Pump Repair	45,800.70	Public Utilities	Water & Sewer Construction Ent Fund
04/20/2023	CONVERGE TECHNOLOGY SOLUTIONS US LLC	IT Hardware Switch	42,276.69	Information Technologies	General Fund
04/24/2023	RESOURCE CONSTRUCTION COMPANY	Repair - Building & Overhead Door -Streets & Drainage Shop	10,754.63	Facilities Management	General Fund
04/25/2023	JONES HVAC LLC	HVAC Work at old Fire Station #2	12,115.00	Facilities Management	General Capital Projects Fund
04/26/2023	GOVCONNECTION INC	Miscellaneous Computer Peripherals and Equipment	36,562.12	Police Field Operations Bureau	Emergency Telephone Spec Rev Fund
04/26/2023	BURNETT LIME CO INC	Chemicals - Middle Oconee Water Reclamation Facility	30,000.00	WRF Administration	Water & Sewer Ent Fund
04/26/2023	ATHENS PRINT SHOP LLC	2023 Summer Camp Shirts	13,733.34	Leisure Services	General Fund
04/28/2023	SOUTHERN COMPUTER WAREHOUSE	Laptops (Quantity of 20)	16,822.20	Facilities Management	General Fund
Number of Contracts	28	Total of Contract Awarded	$ 906,377.79	Submitted by: Jessica Beri Purchasing Administrator May 10, 2023	