

CITY COUNCIL
JEFF REESE, MAYOR
GIL MCDUGAL, MAYOR PRO-TEM
DANNY CARTER
SHIRLEY MARCHMAN
LESLIE MCPHERSON

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

MAYOR & COUNCIL MONTHLY MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street

October 23, 2018 | 6:00 PM

Meeting Call to Order (Mayor Jeff Reese)

Invocation (Leslie McPherson)

Pledge of Allegiance (Mayor Jeff Reese)

Ceremonial Presentations (Mayor & Council)

- Scott Cowart, Superintendent of Carroll County Schools

Adoption of the Agenda (Mayor Jeff Reese)

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes)

Council Updates (Subjects of General Interest and Concern)

A. Governing Body (Mayor Jeff Reese)

1. Carroll County Service Delivery Strategy Agreement

B. Human Resources (Stephanie Rooks, Manager)

1. Health Plan Changes

C. Parks and Recreation (Vicki Coleman, Director)

1. Gold Dust Park Master Plan
2. Georgia DOT Procurement Policy

D. Community Development (Bobby Elliott, Director)

1. Historic Preservation Commission Bylaws Update (Lenise Lyons)
2. Resolution to Authorize Brownfields Coalition Assessment Grant Application (Lenise Lyons)
3. Adoption of the 2018 - 2038 Comprehensive Plan Update (Lenise Lyons)
4. Solid Waste Ordinance
5. Solid Waste Fee Structure Recommendation

E. Public Works (Pete Zorbanos, Director)

1. P.C. Simonton & Associates Engineering Services for North Plant
2. 2019 Ford Explorer Police Interceptors (Nic Griffin)
3. Collective Data Program (Nic Griffin)

F. Police (Michael Mansour, Chief)

1. Carroll County School System SRO Program
2. Douglas County School System SRO Program
3. Watchguard In-Car Camera Systems With Integrated Body Camera
4. Purchase Six (6) In-Car Emergency Radio Systems
5. Purchase Patrol Vehicle Emergency Equipment
6. Purchase Panasonic Toughbook CF53 Laptops with Adaptors

G. Finance (Sarah Hefty, CFO)

1. Financial Update: September 2018
2. TSPLOST
3. Redevelopment Powers
4. Utility Rate Increases to be Effective January 1, 2019

H. City Manager (Tom Barber)

1. Changes to Cash Bond Amounts

City Manager's Report (Tom Barber)

Adjournment



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Proposed Service Delivery Strategy Agreement with Carroll County

AGENDA DATE: 10/23/2018

DATE PREPARED: 10/10/2018

PREPARED BY: Tom Barber

AMOUNT: N/A

GL ACCOUNT #: N/A

PURPOSE: To approve a joint resolution to adopt the proposed Carroll County Service Delivery Strategy (SDS) agreement.

BACKGROUND: A new Carroll County SDS Agreement is due by the end of October. The current document was created in 1999, readopted in 2005 and 2008, and modified in both 2012 and 2018. The approval process requires the County and the City of Carrollton to sign off, plus three of the following five cities: Bowdon, Mt. Zion, Temple, Whitesburg, and Villa Rica. Breman and Roopville have no vote because they don't possess the minimum required population of 500 residents.

STAFF RECOMMENDATION: The City has requested and received a few changes to the document such as including soccer in the recreation reimbursement calculation and replacing a reference to the Board of Tourism.

IMPACT:

MOTION: I move that we approve the joint resolution to adopt the proposed 2018 Carroll County SDS agreement.

CONVENTION / TOURISM SERVICES

~~The Carroll County Chamber of Commerce provides tourism information and promotion of lodging, attractions and events available in all cities and unincorporated Carroll County. These services are funded by a hotel/motel tax levied on hotel/motel guests staying in hotels/motels in unincorporated Carroll County. Operational funding for the Carrollton Area Convention and Visitors Bureau (CACVB) is currently derived in total from a hotel/motel tax levied on hotel/motel guests staying in hotels/ motels within the City of Carrollton. The CACVB is governed by a five (5) member board appointed by the Mayor and City Council of Carrollton. The City of Villa Rica appoints and funds the Villa Rica Convention & Visitors Bureau, Inc., a 501(c)(6) non-profit corporation, from hotel/motel taxes levied on guests staying in hotels/motels within the City of Villa Rica. Carroll County has levied the hotel/motel tax for the unincorporated areas to promote tourism services throughout the County.~~

CORONER – DEATH INVESTIGATION

The County Coroner provides death investigation services county-wide, all costs are paid from the County's General Fund.

COURTS

Superior, State, Magistrate, Juvenile, and Probate court functions and services (including prosecution, probation, social services and any additional related/allied services) are county-wide in scope and function, and all costs associated are paid from the County General Fund. Each respective city choosing to provide Municipal Court Services shall pay all costs associated with same from city funds and retain all fines/forfeitures from same.

ECONOMIC DEVELOPMENT

Carroll County and the Development Authorities of the cities of Bowdon, Carrollton, and Villa Rica are investment stakeholders in the Carroll County Economic Development Foundation, dba Carroll Tomorrow, a 501(c)(3) public-private partnership, which provides specific economic development support to meet the needs of these respective communities. Carroll Tomorrow, in conjunction with the Carroll County Chamber of Commerce serves as the county-wide clearinghouse, coordinator, recruiting, and marketing arm for economic development activities in Carroll County. Carroll Tomorrow partners with Haralson County Development Authority and the City of Bremen, as well as the Douglas County Development Authority on projects that may have regional benefits. Carroll County has in the past provided SPLOST funds for the acquisition of land, as well as assistance in the construction of industrial access roads, industrial sites, and the extension of infrastructure to facilitate economic investment in the County on a case-by-case basis as resources permit and will continue to do so.

Fund.

EXTENSION SERVICE

The Carroll County Extension Service provides this service county-wide. The Extension Service is a part of the University System of Georgia and receives some state funding. A cooperative agreement exists between Carroll County and the Extension Service to provide educational and technical services to homeowners and businesses in the areas of agricultural, horticultural, environment, family consumer sciences, and youth 4-H programs. Funding is provided from the County General Fund and state funding.

FIRE PROTECTION

Carroll County provides fire services to all of unincorporated Carroll County and to the cities of Bowdon, Mount Zion, Roopville, Temple, Villa Rica, and Whitesburg pursuant to under the intergovernmental agreements for \$1.00 per year and extending fifty years. In providing this service, the Carroll County Fire Department operates fifteen fire stations and a fire headquarters with appropriate equipment and manpower.

The City of Carrollton provides fire services to the incorporated area of Carrollton and to a designated fire district in the unincorporated Carroll County under an intergovernmental agreement with Carroll County. The City of Carrollton operates four fire stations with appropriate equipment and manpower. Pursuant to an intergovernmental agreement, the City of Carrollton and the Carroll County Fire Department have a reciprocal Automatic and Mutual Aid pact. The City of Carrollton and the Carroll County Fire Departments also participate in a regional Hazardous Materials Response Program headquartered in the City of Carrollton.

As Carroll County and its cities continue to grow and the respective fire services expand, great care should be exercised in closely coordinating the location of any new fire stations and the allocation of resources for equipment/apparatus between the fire service providers in the County. The Departments should consult regularly and routinely on these and other matters, study and evaluate potential growth patterns, and plan to allocate all resources (manpower, facilities and equipment) in a manner so as to maximize coverage, response, and effectiveness.

Fire services are paid from the County General Fund for all unincorporated areas and for the cities of Bowdon, Mount Zion, Roopville, Temple, Villa Rica and Whitesburg. The Carroll County taxpayers located within the City of Carrollton receives and the City of Bremen will receive a millage rate credit for fire services provideprovided within its their respective city limits.

The attached Fire Protection Service Map shows the fire service delivery areas for the City of Carrollton, the City of Bremen and Carroll County.

**MEMORANDUM OF
AGREEMENT BETWEEN
THE CARROLL COUNTY SCHOOL SYSTEM
AND THE VILLA RICA POLICE DEPARTMENT
CONCERNING THE LAW ENFORCEMENT IN SCHOOLS PROGRAM**

**This agreement made and entered into this ____ day of _____, 20____
by and between the Carroll County School System (hereinafter referred to as the
"School System") and the Villa Rica Police Department (hereinafter referred to as
the "Police Department"):**

WITNESSETH:

- A. The School System and the Police Department desire to provide law enforcement and related services to the campuses of the Carroll County School System via the School Resource Officer Program.
- B. The School System and the Police Department recognize the potential outstanding benefits of this program to the citizens of Carroll County and particularly to the students of Carroll County, Georgia; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the School System and the Police Department hereby agree as follows:

ARTICLE I

A School Resource Officer (SRO) Program is hereby established in the Carroll County School System for Villa Rica High School.

ARTICLE II

Rights and Duties of the Police Department

- A. The Police Department shall provide as follows:

The Police Department shall assign one (1) regular full-time employed Police Officer to Villa Rica High School for the 2011-2012 school year.

ARTICLE III

Rights and Duties of the School System

1. The school system shall provide the SRO with access to the following items for performance of their duties:
 - A. Access to an air-conditioned properly lighted private office, which shall contain a telephone that may be used for general business purposes.
 - B. A location for files and records, which can be properly locked and secured.
 - C. A desk with drawers and a chair.
 - D. Access to a computer.
2. The Carroll County School System shall pay \$7,065.50 to the Villa Rica Police Department quarterly throughout the 2012 fiscal year for all services described herein, for a total of \$28,262.00.00 for one (1) officer to be assigned at Villa Rica High School.

ARTICLE IV

Employment Status of the SRO

The SRO shall remain an employee of the Police Department and shall not be an employee of the School System. The School System and the Police Department acknowledge that the SRO shall remain responsive to the chain of command of the Police Department.

ARTICLE V

SRO

PROGRAM

- A. Regular Duty Hours of the SRO
 1. The SRO shall be assigned to a full-time 8-hour workday during which school is in regular session, beginning at 0730 hours and ending at 1530 hours. During the daily tour of duty, the SRO may be off campus performing such tasks as may be required by the assignment.
 2. The SRO may be temporarily reassigned by the Police Department during school holidays, and vacations, and/or during periods of law enforcement emergency.
 3. Regular working hours may be adjusted on a situational basis with the consent of the SRO' supervisor. These adjustments should be approved

prior to their being required and should be to cover scheduled school related activities that require the presence of a law enforcement officer.

4. The SRO will be off campus for law enforcement training, court, and other required law enforcement activities. If at all possible, these activities will be limited to times that school is not in session.
5. The SRO will be off campus for sickness or personal leave time as approved by the SRO supervisor. The SRO or the supervisor will notify the school Principal of these times.

B. Over-time Hours for the SRO

1. All law enforcement over-time hours for the SRO must be authorized and approved by the Police Department SRO supervisor. The Police Department will be responsible for payment of law enforcement over-time hours.
2. If the SRO is requested to work overtime hours at the respective campus by school administration for security, sporting events, and/or any other special event, the School, and not the School System, shall be responsible for payment.

C. Duties of the SRO

1. The SRO shall coordinate activities with the Principal and staff members concerned and will seek permission, advice, and guidance prior to enacting any program within the school.
2. The SRO shall develop lesson plans for presentations on various law enforcement related subjects to students. Such subjects shall include a basic understanding of the law, the role of the SRO, and the law enforcement mission.
3. The SRO shall encourage individual and small group discussions with students, based on materials presented in the classroom to further establish rapport with the students.
4. The SRO shall make him/ herself available for conferences with students, parents, and faculty members in order to assist them with problems of a law enforcement or crime prevention nature.
5. The SRO shall become familiar with all community agencies, which offer assistance to youths and their families, such as mental health agencies, drug and alcohol treatment facilities, etc.
6. The SRO shall assist the Principal in developing plans and strategies to prevent and/or minimize dangerous situations that may result from

student unrest.

7. The SRO shall adhere to all legal requirements for interviews, should it become necessary to conduct formal law enforcement interviews with the students.
8. The SRO shall take law enforcement action as required. As soon as practical, the SRO shall make the Principal or a designee aware of such action. The SRO shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related functions, to the extent that the SRO may do so under the authority of law.
9. The SRO shall give assistance to other Public Safety personnel in matters regarding his/her school assignment.
10. The SRO shall maintain records of the operation of the School Resource Officer Program. These records may include, but are not limited to; statistical findings from the assigned school. These records will be submitted to the supervisor of the SRO Program.
11. The SRO shall participate in meetings and training as scheduled by the School System's Coordinator of Student Safety and Security.
12. The SRO shall, whenever possible, be a highly visible deterrent against crime during school hours and school functions.
13. The SRO shall not act as a school disciplinarian. However, if the Principal believes an act is a violation of the law, the Principal shall contact the SRO and the SRO shall determine what law enforcement action is appropriate.
14. The SRO shall not be used for regularly assigned lunchroom duties, bus duties, hall monitoring, and/or other monitoring duties. If there is a problem area, then the SRO may assist the school until the problem is resolved.
15. The SRO shall present a professional appearance. The SRO shall wear the designated uniform of their agency.

The SRO shall wear the assigned duty weapon and duty gear of their agency while on duty at the school. Duty gear includes, but is not limited to: firearm, chemical spray, baton, handcuffs, protective gloves, extra pouches for ammunition, police radio, keys and other assigned equipment.

ARTICLE VI

Dismissal and Replacement of SRO

- A. In the event that the Principal of the school to which the SRO is assigned feels that the SRO is not effectively performing assigned duties, the Principal shall recommend to the Coordinator of Student Safety and Security that the SRO be removed from the program at the particular school and shall state the reasons in writing. Within a reasonable time after receiving the recommendation from the Principal, the Coordinator of Student Safety and Security shall advise the Chief of Police. If the Chief of Police desires, involved parties shall meet with the SRO in an attempt to mediate the problem.
- B. At such meeting, the specified members of the staff of the school to which the SRO is assigned may be asked to be present. If within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved, or in the event mediation is not sought by the Police Department, then the SRO shall be removed from the program at the assigned school and a replacement shall be named.
- C. The Chief of Police may dismiss or reassign an SRO based upon the Police Department's Standard Operating Procedures, Rules and Regulations, or any standing general orders, and when in the best interest of the citizens of Carroll County.
- D. In the event of the resignation, dismissal, or reassignment of an SRO, or in the case of a long-term absence by an SRO, the Police Department shall provide a temporary replacement for the SRO within thirty (30) days of receiving notice of such absence, dismissal, resignation, or reassignment. As soon as practical, the SRO Personnel Board shall recommend a permanent replacement for the position.
- E. Transfer will not be permitted during the school year, except under circumstances such as vacancies and promotions. Officers requesting a transfer to a new school should submit a request in writing.

ARTICLE VII

Termination of Agreement

This agreement may be terminated by either party upon forty-five (45) days written notice that any other party has failed to substantially perform in

accordance with the terms and conditions of this agreement. Either party upon ninety (90) days written notice may terminate this agreement without cause. Termination of this agreement may only be accomplished as provided herein.

ARTICLE VIII

Notices

Any and all notices or any other communication herein required or permitted shall be deemed to have been given when deposited in the United States Postal Service regular mail, postage prepaid, and addressed as follows:

Villa Rica Police Department
101 Main Street
Villa Rica, GA 30180

Carroll County Board of Education
164 Independence Drive
Carrollton, GA 30116

ARTICLE IX

Good Faith

The School System, the Police Department, their agents and employees agree to cooperate in good faith in fulfilling the terms of this agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Chief of Police, or their designees.

ARTICLE X

Modification

This document constituted the full understanding of the parties and no terms, conditions, understandings, or agreements purporting to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by the party to be charged.

ARTICLE XI

Merger

**IN WITNESS WHEREOF, the parties have caused this agreement to be signed
by their duly authorized officers,**

Signed, sealed and delivered in the presence of:

Mr. Michael P. Mansour, Chief of Police
Villa Rica Police Department
101 Main Street
Villa Rica, GA 30180

Signature: _____ Date: _____

Mr. Scott Cowart, Superintendent
Carroll County Board of Education
164 Independence Drive
Carrollton, GA 30116

Signature: _____ Date: _____

**JOINT RESOLUTION OF CARROLL COUNTY, GEORGIA, CITY OF BOWDON,
CITY OF BREMEN, CITY OF CARROLLTON, CITY OF MOUNT ZION, TOWN OF
ROOPVILLE, CITY OF TEMPLE, CITY OF VILLA RICA, CITY OF WHITESBURG,
and ADOPTING SERVICE DELIVERY AGREEMENT**

WHEREAS, representatives of Carroll County ("County"), City of Bowdon, City of Bremen, City of Carrollton, City of Mount Zion, Town of Roopville, City of Temple, City of Villa Rica, and City of Whitesburg (collectively "Cities") have met and discussed Service Delivery within Carroll County; and

WHEREAS, the County and Cities originally entered into a Service Delivery Agreement in September 1999, which they readopted and/or amended in 2005, 2008, 2012, and 2018; and

WHEREAS, the County and Cities have determined that the Service Delivery Agreement, attached hereto as Exhibit "A," reflects their preferred arrangements for the providing of local services throughout the County;

NOW, THEREFORE, the County and Cities do hereby RESOLVE as follows:

1. The County and Cities adopt the Service Delivery Agreement attached hereto as Exhibit "A".
2. The County and Cities agree that the Service Delivery Agreement accurately reflects the preferred arrangements for providing local services within the County.
3. By approving this Resolution, each municipality provides authority to its Mayor or Mayor Pro Tem to execute the Agreement and the Service Delivery Strategy Update Certification and provide the County Clerk with the authority to take the necessary steps to ensure the Certification is provided to the State of Georgia Department of Community Affairs.
4. By approving this Resolution, the Board of Commissioners provides authority to the Chairman to execute the Agreement and the Service Delivery Strategy Update Certification and to allow the County Clerk to take necessary steps to ensure the Certification is provided to the State of Georgia Department of Community Affairs.
5. The effective date of this Resolution will be upon the approval of all necessary parties pursuant to OCGA § 36-70-25.
6. This Resolution may be executed in several counterparts, each of which shall be deemed an original, all of which together shall constitute one in the same instrument.

[Signature pages to follow in separate parts]

SO RESOLVED this ____ day of _____, 2018.

CARROLL COUNTY, GEORGIA

By: _____
Marty W. Smith, Chairman
Board of Commissioners

Attest: _____
Susan A. Mabry, County Clerk

(COUNTY SEAL)

[Signature Pages to Follow]

CITY OF BOWDON, GEORGIA

By: _____
Mayor

Attest: _____
Clerk

(CITY SEAL)

[Signature Pages to Follow]

CITY OF BREMEN, GEORGIA

By: _____
Mayor

Attest: _____
Clerk

(CITY SEAL)

[Signature Pages to Follow]

CITY OF CARROLLTON, GEORGIA

By: _____
Mayor

Attest: _____
Clerk

(CITY SEAL)

[Signature Pages to Follow]

CITY OF MOUNT ZION, GEORGIA

By: _____
Mayor

Attest: _____
Clerk

(CITY SEAL)

[Signature Pages to Follow]

TOWN OF ROOPVILLE, GEORGIA

By: _____
Mayor

Attest: _____
Clerk

(TOWN SEAL)

[Signature Pages to Follow]

CITY OF TEMPLE, GEORGIA

By: _____
Mayor

Attest: _____
Clerk

(CITY SEAL)

[Signature Pages to Follow]

CITY OF VILLA RICA, GEORGIA

By: _____
Mayor

Attest: _____
Clerk

(CITY SEAL)

[Signature Pages to Follow]

CITY OF WHITESBURG, GEORGIA

By: _____
Mayor

Attest: _____
Clerk

(CITY SEAL)

EXHIBIT “A”

SERVICE DELIVERY AGREEMENT



SERVICE DELIVERY STRATEGY

FORM 1

COUNTY: **CARROLL**

I. GENERAL INSTRUCTIONS:

1. FORM 1 is required for ALL SDS submittals. Only one set of these forms should be submitted per county. The completed forms shall clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
3. List all services provided or primarily funded by each general purpose local government and/or authority within the county that are continuing *without change* in Section III, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)

OPTION A <i>Revising or Adding to the SDS</i>	OPTION B <i>Extending the Existing SDS</i>
4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.) 5. For each service or service component listed in Section IV, complete a separate, updated <i>Summary of Service Delivery Arrangements</i> form (FORM 2). 6. Complete one copy of the <i>Certifications</i> form (FORM 4) and have it signed by the authorized representatives of participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 4).]	4. In Section IV type, "NONE." 5. Complete one copy of the <i>Certifications for Extension of Existing SDS</i> form (FORM 5) and have it signed by the authorized representatives of the participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 5).] 6. Proceed to step 7, below. <i>For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at</i> http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/servicedelivery.asp, or call the Office of Planning and Quality Growth at (404) 679-5279.

7. If any of the conditions described in the existing *Summary of Land Use Agreements* form (FORM 3) have changed or if it has been ten (10) or more years since the most recent FORM 3 was filed, update and include FORM 3 with the submittal.
8. Provide the completed forms and any attachments to your regional commission. The regional commission will upload digital copies of the SDS documents to the Department's password-protected web-server.

NOTE: ANY FUTURE CHANGES TO THE SERVICE DELIVERY ARRANGEMENTS DESCRIBED ON THESE FORMS WILL REQUIRE AN UPDATE OF THE SERVICE DELIVERY STRATEGY AND SUBMITTAL OF REVISED FORMS AND ATTACHMENTS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE "OPTION A" PROCESS DESCRIBED, ABOVE.

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.

CARROLL COUNTY, GEORGIA
CITY OF BOWDON, GEORGIA
CITY OF BREMEN, GEORGIA
CITY OF CARROLLTON, GEORGIA
CITY OF MOUNT ZION, GEORGIA
TOWN OF ROOPVILLE, GEORGIA
CITY OF TEMPLE, GEORGIA
CITY OF VILLA RICA, GEORGIA
CITY OF WHITESBURG, GEORGIA

III. SERVICES INCLUDED IN THE EXISTING SERVICE DELIVERY STRATEGY THAT ARE BEING EXTENDED WITHOUT CHANGE:

In this section, list each service or service component already included in the existing SDS which will continue as previously agreed with no need for modification.

IV. SERVICES THAT ARE BEING REVISED OR ADDED IN THIS SUBMITTAL:

In this section, list each new service or new service component which is being added and each service or service component which is being revised in this submittal. For each item listed here, a separate Summary of Service Delivery Arrangements form (FORM 2) must be completed.

I.V. SERVICES REVISED OR ADDED

ADDED

CORONER-DEATH INVESTIGATIONS
TAX VALUATION

REVISED

AIRPORT
ANIMAL CONTROL
BUILDING CODES INSPECTION
CONVENTION/TOURISM SERVICES
COURTS
ECONOMIC DEVELOPMENT
ELECTIONS
E-911 COMMUNICATIONS CENTER
EMERGENCY MANAGEMENT
EMERGENCY MEDICAL SERVICES
EXTENSION SERVICE
FIRE PROTECTION
HOSPITALS
JAIL
LAW ENFORCEMENT
LIBRARIES
PLANNING AND ZONING
PUBLIC HEALTH
PUBLIC HOUSING
RECREATION
ROAD AND STREET CONSTRUCTION
ROAD AND STREET MAINTENANCE
SENIOR CITIZENS PROGRAMS
SOCIAL SERVICES
SOLID WASTE COLLECTION/DISPOSAL/RECYCLING
TAX COLLECTION
WATER AND WASTERWATER SERVICES



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: AIRPORT

1. Check one box that best describes the agreed upon delivery arrangement for this service:

a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **WEST GEORGIA REGIONAL AIRPORT AUTHORITY**

b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):

d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):

e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
WEST GEORGIA REGIONAL	
AIRPORT AUTHORITY	GENERAL FUND, STATE & FEDERAL GRANTS, USER FEES

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 -
AGREEMENT		CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS # 5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**

Phone number: **770-830-5800**

Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

AIRPORT

The West Georgia Regional Airport Authority is a statutorily created entity whose members (three from Carroll County and three from Haralson County) are appointed by the respective governing bodies of Carroll and Haralson Counties. The Authority is the governing entity for the West Georgia Regional Airport.

The facility serves a multi-county area. Funding is provided primarily from user fees with occasional intergovernmental funds in the form of local government contributions and state/federal grants.

Future growth and the facility's impact to the multi-county area for transportation and economic development may at some point require a more sustained level of operational and capital improvement funding. Since the facility provides a county-wide service, any such funding is provided from the respective county general funds.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: ANIMAL CONTROL

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 -
AGREEMENT		CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

ANIMAL CONTROL

Pursuant to the Local Option Sales Tax (LOST) distribution agreement, Carroll County provides this service to all cities (including only the Carroll County portion of the City of Bremen), utilizing a building facility and property located at 251 Automation Drive, Carrollton, Georgia, which was constructed by the County using Special Purpose Local Option Sales Tax (SPLOST) funds. The County and each city have adopted Animal Control Ordinances. Funding is provided from the County General Fund.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: BUILDING CODES INSPECTION
(Name changed from Codes Enforcement/Building Inspection)

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☒ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.): **THE CITIES OF BREMEN, CARROLLTON AND VILLA RICA INDIVIDUALLY PROVIDE THIS SERVICE IN THEIR INDIVIDUAL JURISDICTION. CARROLL COUNTY PROVIDES THIS SERVICE IN UNINCORPORATED CARROLL COUNTY AND FOR ALL OTHER CITY JURISDICTIONS ON A FEE BASIS.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- ☐ **Yes** (if "Yes," you must attach additional documentation as described, below)
- ☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, USER PERMIT FEES
BREMEN	GENERAL FUND, USER PERMIT FEES
CARROLLTON	GENERAL FUND, USER PERMIT FEES
VILLA RICA	GENERAL FUND, USER PERMIT FEES

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Service Delivery Agreement	CARROLL COUNTY - ALL CITIES	SEPT. 1999 - CURRENT
Intergovernment Agreements	CARROLL COUNTY - CITIES OF BOWDON, MOUNT ZION, ROOPVILLE, TEMPLE & WHITESBURG INDIVIDUALLY	CURRENT TO END WITH WRITTEN NOTICE FROM EITHER PARTY

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

BUILDING CODES INSPECTION

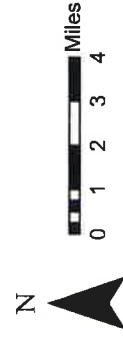
The cities of Bremen, Carrollton and Villa Rica provide this service in their jurisdictions. Carroll County provides this service in unincorporated Carroll County and for all other cities on a fee basis.

Funding for this service is derived from taxes and fees from the unincorporated area of the County and the cities receiving the service only. Should any jurisdiction currently utilizing the County provided inspections service select to provide its own service, then this same funding provision will apply. Services to the other cities should be derived from user fees and/or by intergovernmental agreements between the County and respective cities.

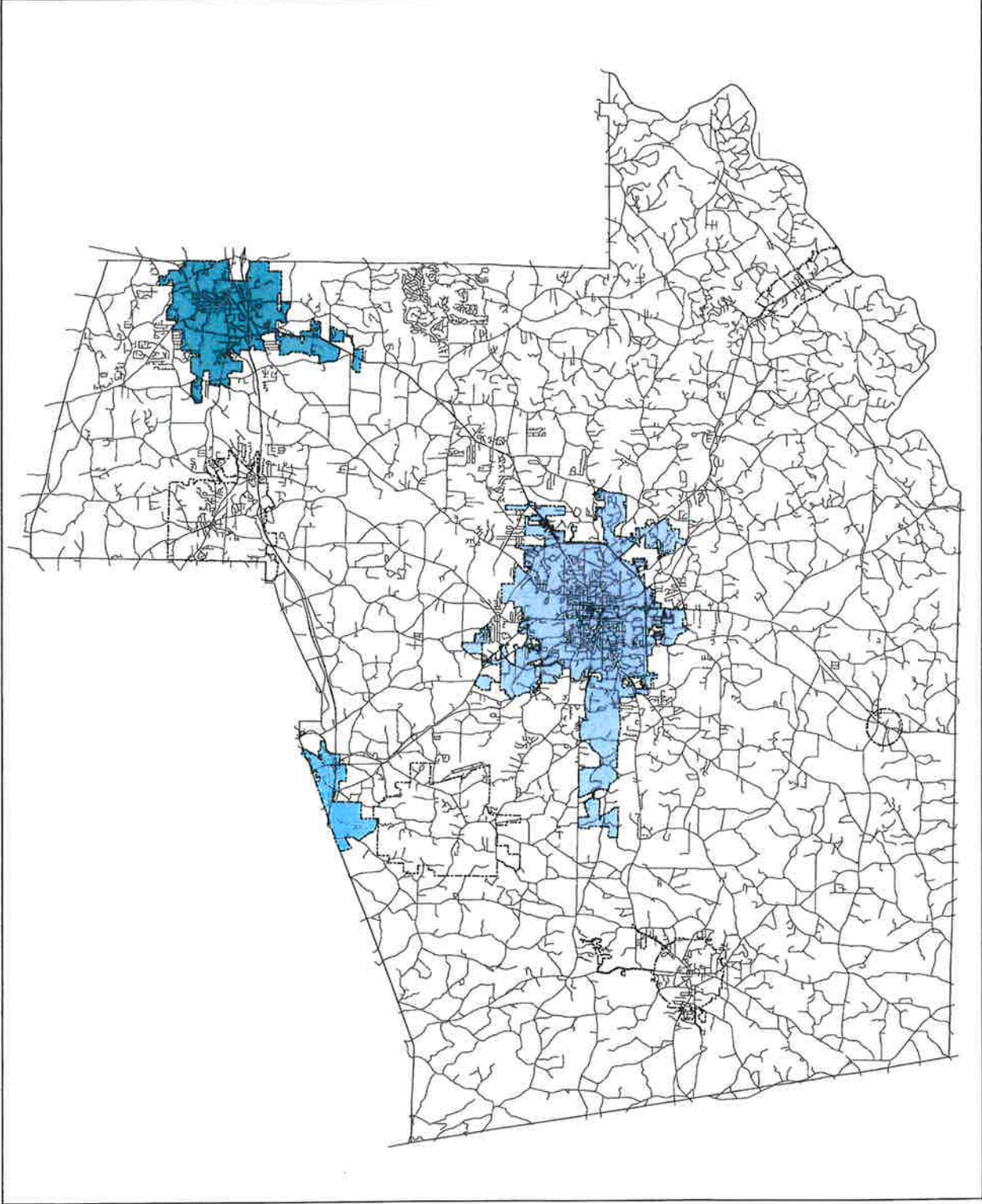
Building / Codes Inspection Service Delivery Carroll County, Georgia

Legend

- Incorporated Cities
- Served by city of Bremen
- Served by city of Carrollton
- Served by city of Villa Rica
- Served by Carroll County



Please use this map as a guide and not as definitive information. The areas depicted by this map are approximate and are provided for illustrative purposes only. While every effort has been made to ensure the accuracy, completeness, correctness, and timeliness of information presented within this map, the burden for determining appropriateness for use rests solely with the user. This map is provided "as is" with no warranties, express or implied.





SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: CONVENTION/TOURISM SERVICES

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLLTON AREA CONVENTION AND VISITORS BUREAU, VILLA RICA CONVENTION & VISITORS BUREAU, INC.**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Carrollton Area Convention and Visitors Bureau	Hotel-Motel Tax, Grants, Contributions
Villa Rica Convention & Visitors Bureau, Inc.	Hotel-Motel Tax, Grants, Contributions

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Service Delivery Agreement	Carroll County - All Cities	September 1999 - Current

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

CONVENTION / TOURISM SERVICES

Operational funding for the Carrollton Area Convention and Visitors Bureau (CACVB) is currently derived in total from a hotel/motel tax levied on hotel/motel guests staying in hotels/motels within the City of Carrollton. The CACVB is governed by a five (5) member board appointed by the Mayor and City Council of Carrollton. The City of Villa Rica appoints and funds the Villa Rica Convention & Visitors Bureau, Inc., a 501(c)(6) non-profit corporation, from hotel/motel taxes levied on guests staying in hotels/motels within the City of Villa Rica. Carroll County has levied the hotel/motel tax for the unincorporated areas to promote tourism services throughout the County.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: CORONER - DEATH INVESTIGATION

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

<i>Local Government or Authority</i>	<i>Funding Method</i>
CARROLL COUNTY	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

The actual mechanisms for delivering this service remain unchanged. The only change is its addition to the Service Delivery Agreement document. Description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

<i>Agreement Name</i>	<i>Contracting Parties</i>	<i>Effective and Ending Dates</i>
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY & ALL CITIES	OCTOBER 2018 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

CORONER – DEATH INVESTIGATION

The County Coroner provides death investigation services county-wide, all costs are paid from the County's General Fund.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: COURTS

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BREMEN, CARROLLTON, MOUNT ZION, TEMPLE, VILLA RICA, WHITESBURG**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- ☐ **Yes** (if "Yes," you must attach additional documentation as described, below)
- ☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, FINES, FORFEITURES
ALL CITIES EXCEPT ROOPVILLE	GENERAL FUND, FINES, FORFEITURES

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

COURTS

Superior, State, Magistrate, Juvenile, and Probate court functions and services (including prosecution, probation, social services and any additional related/allied services) are county-wide in scope and function, and all costs associated are paid from the County General Fund. Each respective city choosing to provide Municipal Court Services shall pay all costs associated with same from city funds and retain all fines/forfeitures from same.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: ECONOMIC DEVELOPMENT

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL TOMORROW/CARROLL COUNTY CHAMBER OF COMMERCE, DEVELOPMENT AUTHORITY OF CARROLL COUNTY, BOWDON DEVELOPMENT AUTHORITY, BREMEN DEVELOPMENT AUTHORITY, CARROLLTON PAYROLL DEVELOPMENT AUTHORITY, VILLA RICA DEVELOPMENT AUTHORITY**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Carroll Tomorrow/Chamber of Comm	General Fund, Pulic-Private Contributions, Misc.
Development Authority of Carroll Co	General Fund, Pulic-Private Contributions, Misc.
Bowdon Development Authority	General Fund, Pulic-Private Contributions, Misc.
Bremen Development Authority	General Fund, Pulic-Private Contributions, Misc.
Carrollton Payroll Development Auth	General Fund, Pulic-Private Contributions, Misc.
Villa Rica Development Authority	General Fund, Pulic-Private Contributions, Misc.

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

CARROLL TOMORROW, A 501 (C)(3) PUBLIC-PRIVATE PARTNERSHIP, WHICH PROVIDES SPECIFIC ECONOMIC DEVELOPMENT SUPPORT TO MEET THE NEEDS OF THE COUNTY AND ALL CITIES HAS BEEN ADDED (DID NOT EXIST IN 1999) OTHERWISE THERE IS NO CHANGE. RESTATED DESCRIPTION IS ATTACHED.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

ECONOMIC DEVELOPMENT

Carroll County and the Development Authorities of the cities of Bowdon, Carrollton, and Villa Rica are investment stakeholders in the Carroll County Economic Development Foundation, dba Carroll Tomorrow, a 501(c)(3) public-private partnership, which provides specific economic development support to meet the needs of these respective communities. Carroll Tomorrow, in conjunction with the Carroll County Chamber of Commerce serves as the county-wide clearinghouse, coordinator, recruiting, and marketing arm for economic development activities in Carroll County. Carroll Tomorrow partners with Haralson County Development Authority and the City of Bremen, as well as the Douglas County Development Authority on projects that may have regional benefits. Carroll County has in the past provided SPLOST funds for the acquisition of land, as well as assistance in the construction of industrial access roads, industrial sites, and the extension of infrastructure to facilitate economic investment in the County on a case-by-case basis as resources permit and will continue to do so.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: ELECTIONS

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BREMEN, CARROLLTON, MOUNT ZION, ROOPVILLE, TEMPLE, VILLA RICA, WHITESBURG**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND
ALL CITIES	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT
INTERGOVERNMENT AGREEMENTS	CARROLL COUNTY - CITIES OF BOWDON, CARROLLTON, MOUNT ZION, ROOPVILLE, TEMPLE, VILLA RICA, WHITESBURG INDIVIDUALLY	CURRENT TO END WITH WRITTEN NOTICE FROM EITHER PARTY

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

ELECTIONS

Carroll County currently provides this service for all elections held county-wide (national, state, district, and county) through its Board of Elections and Registrations. The Board of Elections will also provide this service to city jurisdictions for city elections on a fee basis pursuant to intergovernmental agreements; however, qualifying for city elections is handled by the cities.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: E-911 COMMUNICATIONS CENTER

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	USER FEES, GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: **OCTOBER 24, 2018**

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

E-911 COMMUNICATIONS CENTER

Emergency 911 (E-911) service in Carroll County is provided county-wide under the auspices of Carroll County and is funded from a \$1.50 surcharge on local telephones and cellular phones. In 2016, the County completed the addition to, and renovation of, the E-911 facility using SPLOST funds.

The E-911 Communications Center for Carroll County was originally established as a 911 Center under an intergovernmental agreement which created a Users Board consisting of a representative from each agency dispatched by the Center.

Currently user fees fund the operation of the E-911 Communications Center. In the future should the expenses of operating the E-911 Center exceed the funds generated from all surcharge applications available (both landlines and wireless) any additional funding requirements shall be borne by the participating governing authorities or private users on a pro rata basis. That pro rata basis shall be the respective users total number of dispatch calls as a percentage of the total calls for the most recently completed calendar year period.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: EMERGENCY MANAGEMENT

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, STATE & FEDERAL GRANTS

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

NO CHANGE. DESCRIPTION IS ATTACHED.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAMES AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

EMERGENCY MANAGEMENT

This service is provided by the Carroll County Emergency Management Agency. This service is clearly county-wide in scope and function and should continue to be funded from the County General Fund.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: EMERGENCY MEDICAL SERVICES

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

THE DESCRIPTION OF THIS SERVICE HAS BEEN UPDATED TO INCLUDE THE EMERGENCY MEDICAL SERVICES REVIEW COMMITTEE. THE ACTUAL MECHANISMS FOR DELIVERING THE SERVICE REMAINS UNCHANGED. DESCRIPTION IS ATTACHED.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**

Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

EMERGENCY MEDICAL SERVICES

This service is currently provided county-wide by Carroll County under a contractual agreement with a private 911 zone provider. The Emergency Medical Services Review Committee advises the Chairman of the County Board of Commissioners on matters relating to the development and coordination of the emergency medical services system that serves the residents of Carroll County. The County will continue to fund this from the County General Fund.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: EXTENSION SERVICE

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, STATE FUNDS

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

EXTENSION SERVICE

The Carroll County Extension Service provides this service county-wide. The Extension Service is a part of the University System of Georgia and receives some state funding. A cooperative agreement exists between Carroll County and the Extension Service to provide educational and technical services to homeowners and businesses in the areas of agricultural, horticultural, environment, family consumer sciences, and youth 4-H programs. Funding is provided from the County General Fund and state funding.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: FIRE PROTECTION

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☒ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.): **CARROLL COUNTY AND THE CITIES OF CARROLLTON AND BREMEN WILL BE PROVIDING FIRE PROTECTION SERVICES ACCORDING TO THE ATTACHED MAP.**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND
CITY OF BREMEN	GENERAL FUND
CITY OF CARROLLTON	GENERAL FUND, INTERGOVERNMENTAL CONTRACT WITH CARROLL CO

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Effective in 2018, property located in the Carroll County portion of the City of Bremen will receive a millage rate credit for fire services provided by the City of Bremen.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Service Delivery Agreement	Carroll County and All Cities	November 2012
Intergovernmental Agreement	Carroll County and the City of Carrollton	2013 - 2022
Reciprocal Mutual Aid Pact	Carroll County and the City of Carrollton	2013 - 2022
Intergovernmental Agreement	Carroll County and All Cities (Except Carrollton)	1998 - 2048

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
Phone number: **770-830-5800** Date completed: **OCTOBER 24, 2018**

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

FIRE PROTECTION

Carroll County provides fire services to all of unincorporated Carroll County and to the cities of Bowdon, Mount Zion, Roopville, Temple, Villa Rica, and Whitesburg pursuant to under the intergovernmental agreements for \$1.00 per year and extending fifty years. In providing this service, the Carroll County Fire Department operates fifteen fire stations and a fire headquarters with appropriate equipment and manpower.

The City of Carrollton provides fire services to the incorporated area of Carrollton and to a designated fire district in the unincorporated Carroll County under an intergovernmental agreement with Carroll County. The City of Carrollton operates four fire stations with appropriate equipment and manpower. Pursuant to an intergovernmental agreement, the City of Carrollton and the Carroll County Fire Department have a reciprocal Automatic and Mutual Aid pact. The City of Carrollton and the Carroll County Fire Departments also participate in a regional Hazardous Materials Response Program headquartered in the City of Carrollton.

As Carroll County and its cities continue to grow and the respective fire services expand, great care should be exercised in closely coordinating the location of any new fire stations and the allocation of resources for equipment/apparatus between the fire service providers in the County. The Departments should consult regularly and routinely on these and other matters, study and evaluate potential growth patterns, and plan to allocate all resources (manpower, facilities and equipment) in a manner so as to maximize coverage, response, and effectiveness.

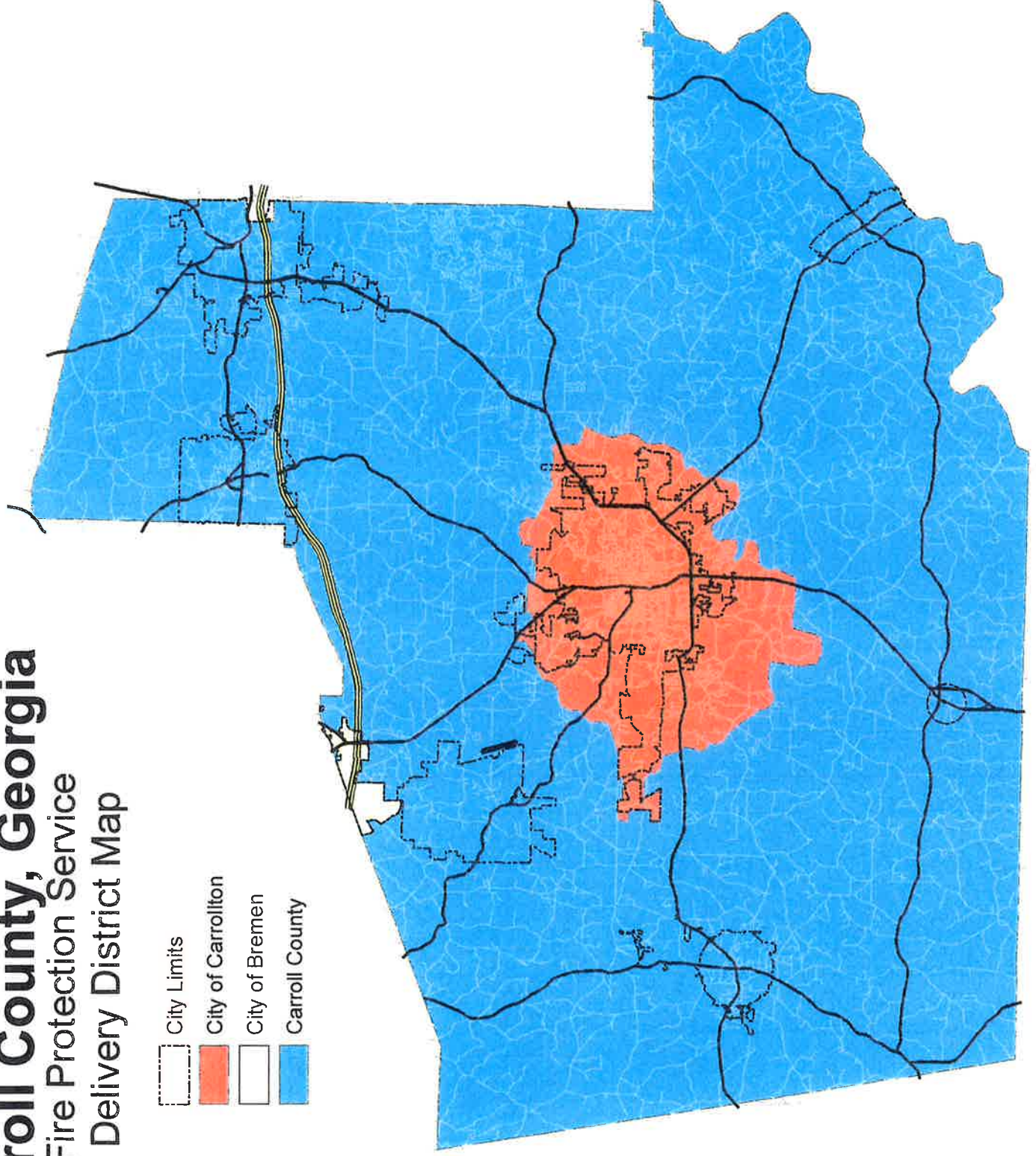
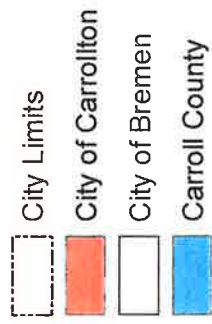
Fire services are paid from the County General Fund for all unincorporated areas and for the cities of Bowdon, Mount Zion, Roopville, Temple, Villa Rica and Whitesburg. The Carroll County taxpayers located within the City of Carrollton and the City of Bremen will receive a millage rate credit for fire services provided within their respective city limits.

The attached Fire Protection Service Map shows the fire service delivery areas for the City of Carrollton, the City of Bremen and Carroll County.

Carroll County, Georgia

Fire Protection Service

Delivery District Map





SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: HOSPITALS

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL CITY-COUNTY HOSPITAL AUTHORITY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL CITY-COUNTY	USER FEES, BONDED INDEBTEDNESS
HOSPITAL AUTHORITY	

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 -
AGREEMENT		CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

HOSPITALS

The Carroll City-County Hospital Authority (the “Authority”) owns several health care facilities in Carroll County. In 1988, the Authority formed Tanner Medical Center, Inc. (“Tanner”), a tax-exempt, charitable provider of health care services, and agreed to lease the Authority’s facilities to Tanner. Under this lease, Tanner is obligated to maintain tax-exempt status, operate and maintain the Authority’s facilities, maintain an emergency department providing obstetrical services, provide indigent care and otherwise to provide health care services for residents of the County. The Authority receives from Tanner periodic reports on Tanner’s operations, and the Authority is authorized to enforce Tanner’s obligations under the lease. Authority members are selected by the Authority from nominations submitted jointly to the Authority by the City of Carrollton Mayor and City Council and the Carroll County Board of Commissioners.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: JAIL

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, USER FEES

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 -
AGREEMENT		CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**

Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

JAIL

Carroll County owns and operates the only jail currently in service within the County. The City of Bremen utilizes the Haralson County Jail. The capital costs of the current jail were paid by Carroll County. The operating costs are paid from the County's General Fund and per diem fees paid by the cities.

Carroll County's cities have chosen not to operate jails. Instead, the cities have chosen to pay Carroll County to use the County jail space to house (1) individuals arrested for violations of state laws or city ordinances with a bond returnable to a city court, (2) individuals sentenced to imprisonment for violations of state laws or city ordinances prosecuted in city courts, or (3) individuals for whom warrants are issued by city courts (the foregoing are sometimes collectively referred to as the "City Inmates"). The current fee for housing City Inmates is \$35 per day.

For any inmates housed in the County jail other than the City Inmates, regardless of the jurisdiction affecting the arrest, the County should will not charge a per diem fee, but rather the County shall bear that cost from the County's General Fund. Notwithstanding the foregoing, for any charge subsequently bound over to state or superior court, the cities shall not be required to pay the County the per diem fee.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: LAW ENFORCEMENT

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BREMEN, CARROLLTON, MOUNT ZION, TEMPLE, VILLA RICA, WHITESBURG**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, FINES, FORFEITURES, GRANTS
ALL CITIES EXCEPT ROOPVILLE	GENERAL FUND, FINES, FORFEITURES, GRANTS

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 -
		CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**

Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

LAW ENFORCEMENT

The cities of Bowdon, Bremen, Carrollton, Mount Zion, Temple, Villa Rica and Whitesburg provide municipal police forces for the purpose of law enforcement in their respective jurisdictions. The City of Roopville provides no city police services. The cost of this service is paid from the general fund of each city. The Sheriff of Carroll County provides this service in unincorporated Carroll County and the City of Roopville. However, the Sheriff is also the chief law enforcement officer of the County and has county-wide jurisdiction including arrest powers within and outside each municipality of the County. The other duties of the Sheriff also involve county-wide responsibilities, including management of the county jail and serving the courts. The Sheriff is elected by all voters of the County and as such is charged with serving the entire county. The law enforcement and court responsibilities of the Sheriff's Department are paid from the County General Fund.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: LIBRARIES

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **WEST GEORGIA REGIONAL LIBRARY SYSTEM**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
WEST GA REGIONAL LIBRARY	GENERAL FUND, STATE & FEDERAL GRANTS, USER FEES
CARROLL COUNTY	GENERAL FUND
CITY OF CARROLLTON	GENERAL FUND
CITY OF BOWDON & BREMEN	GENERAL FUND
CITY OF MOUNT ZION & TEMPLE	GENERAL FUND
CITY OF WHITESBURG & Villa Rica	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

LIBRARIES IN THE CITIES OF MOUNT ZION, TEMPLE AND WHITESBURG WERE ADDED TO THE SERVICE DELIVERY AGREEMENT. FUNDING FOR EACH OF THESE LIBRARIES IS PROVIDED BY THE COUNTY AND THE INDIVIDUAL CITY IN WHICH THEY RESIDE. OTHERWISE ONLY THE DESCRIPTION OF THIS SERVICE HAS BEEN UPDATED, CORRECTED, AND REVISED, THE ACTUAL MECHANISMS FOR DELIVERING THE SERVICE REMAINS UNCHANGED. RESTATED DESCRIPTION IS ATTACHED.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

LIBRARIES

Carroll County has six (6) libraries (Warren P. Sewell Memorial Library in Bowdon, Neva Lomason in Carrollton, Mount Zion, Temple, Villa Rica and Whitesburg Public Library), which operate under the umbrella of the West Georgia Regional Library System, the entity receiving state and other funds for purposes of operating the regional system. Carroll County has a local library board (Carroll County Library Board) with representatives appointed locally.

All libraries are available to citizens county-wide. Carroll County makes an annual budget appropriation each year in support of all six (6) county libraries. The City of Carrollton makes an annual appropriation for the operation of the Neva Lomason Library. The City of Villa Rica operates the Villa Rica Public Library and funds a majority of its operating expenses. The City of Bowdon funds a majority of the operating expenses for the Warren P. Sewell Memorial Library. The City of Mount Zion contributes funds for the Mount Zion library. The City of Temple contributes funds for the Temple library. The City of Whitesburg contributes funds for the Whitesburg library.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: PLANNING AND ZONING

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BREMEN, CARROLLTON, MOUNT ZION, ROOPVILLE, TEMPLE, VILLA RICA, WHITESBURG, THREE RIVERS REGIONAL COMMISSION**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND
ALL CITIES	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 -
		CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: **OCTOBER 24, 2018**

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

PLANNING AND ZONING

All local governing jurisdictions who are a party to the Service Delivery Strategy process provide planning and zoning services for their respective jurisdictions. Each jurisdiction desires to continue providing these services for the purposes of maintaining local oversight, accountability, and level of service. Funding is provided from the general funds of the respective jurisdictions.

The parties to this process agree to utilize the same process adopted to resolve disputes arising from annexation to resolve any future land use plan compatibility disputes resulting from changes in land use plans subsequent to the time the Service Delivery Strategy is effective.

The County acknowledges that the overall planning responsibilities of the Three Rivers Regional Commission (Three Rivers) supported by per-capita dues are generally county-wide in application and dues assessed by Three Rivers to the County and its cities for this purpose should be paid from the County General Fund. Charges for specific services and project assistance outside the scope of those provided under the per-capita dues assessment should be paid directly by the jurisdiction receiving the service or project.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: PUBLIC HEALTH

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY HEALTH DEPARTMENT**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:)
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 -
		CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**

Phone number: **770-830-5800**

Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

PUBLIC HEALTH

Public health services in Carroll County are subsidized by the County (by means of County appropriations to supplement the State's funding formula) through the Carroll County Health Department. Those services are available county-wide and should be funded from the County General Fund.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: RECREATION

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BREMEN, CARROLLTON, MOUNT ZION, TEMPLE, VILLA RICA**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, USER FEES, GRANTS
CITY OF CARROLLTON	GENERAL FUND, USER FEES, GRANTS
CITY OF BOWDON	GENERAL FUND, USER FEES, GRANTS
CITY OF BREMEN	GENERAL FUND, USER FEES, GRANTS
CITY OF MOUNT ZION	GENERAL FUND, USER FEES, GRANTS
CITY OF TEMPLE & VILLA RICA	GENERAL FUND, USER FEES, GRANTS

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

SOCER WAS ADDED AS ONE OF THE ELIGIBLE YOUTH RECREATIONAL SPORTS THE COUNTY WILL PARTIALLY OFFSET THE COST OF UNINCORPORATED RESIDENTS PARTICIPATING IN CERTAIN CITY RECREATION PROGRAMS, OTHERWISE, ONLY THE DESCRIPTION OF THIS SERVICE HAS BEEN UPDATED, CORRECTED, AND REVISED, THE ACTUAL MECHANISMS FOR DELIVERING THE SERVICE REMAINS UNCHANGED. RESTATED DESCRIPTION IS ATTACHED.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

RECREATION

Carroll County, the City of Bowdon, City of Bremen, City of Carrollton, City of Mount Zion, City of Temple and the City of Villa Rica provide what are considered to be full-time recreation programs. Carroll County provides county-wide recreational services. The types of programs, activities, and facilities vary in each jurisdiction/community but all provide/sponsor certain youth recreation programs (basketball, football, baseball, softball, cheerleading, and soccer). However, programs, activities, and facilities in some jurisdictions, particularly those with full-time programs, are more expansive in scope.

The County acknowledges that significant numbers of residents of unincorporated Carroll County participate in the programs, activities, and facilities of full-time city recreation programs, particularly those not provided by the County programs. Some of the programs are theater, dance, music, senior programming and art. The County desires to continue access to these broader range program/activities for its unincorporated residents on the same basis as they are available to incorporated residents, and believes the unincorporated residents' participation is also beneficial to the full-time programs through increased user fees and corporate/business support.

In consideration for the cities with full-time programs continuing access for unincorporated residents on the same basis as incorporated residents, the County provides funding (from the County General Fund) to the cities with full-time programs to partially offset the cost of residents of unincorporated Carroll County participating in the programs.

The funds will be distributed based on the overall participation of unincorporated residents in the programs and activities of full-time city recreation programs, as well as each city's pro rata share of that participation.

The County currently budgets \$360,000 annually to supplement the full-time city recreation programs. The payments are made in two installments payable in January and May each year.

With the growth in recreation, cultural arts/leisure service and facilities throughout the County by the respective service providers, it is important that a high level of cooperation and coordination be maintained among these providers to minimize unnecessary duplication and encourage the shared use of facilities and resources.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: ROAD AND STREET CONSTRUCTION

1. Check one box that best describes the agreed upon delivery arrangement for this service:

a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):

c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:

d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BREMEN, CARROLLTON, MOUNT ZION, TEMPLE, VILLA RICA, WHITESBURG**

e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, DOT, SPLOST
ALL CITIES EXCEPT ROOPVILLE	GENERAL FUND, DOT, SPLOST

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

ROAD AND STREET CONSTRUCTION

Road and street construction within the corporate limits of the cities is the financial, policy, and managerial responsibility of the respective cities with the exception of Roopville where road and streets are maintained by Carroll County. Carroll County has in the past assisted in the construction of streets within the corporate limits of the respective cities and will continue to do so on a case-by-case basis. Cities utilizing the County's construction crews will enter into an intergovernmental agreement with Carroll County and the cities will be responsible for all fees for professional services and costs of materials and supplies and will reimburse Carroll County for all labor and fuel costs incurred.

Carroll County provides for road and street construction in unincorporated Carroll County.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: ROAD AND STREET MAINTENANCE

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BEMEN, CARROLLTON, MOUNT ZION, TEMPLE, VILLA RICA, WHITESBURG**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, GDOT, SPLOST
ALL CITIES EXCEPT ROOPVILLE	GENERAL FUND, GDOT, SPLOST

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAMES AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

ROAD AND STREET MAINTENANCE

Road and street maintenance within the corporate limits of the respective cities is the financial, policy and managerial responsibility of the respective cities, with the exception of Roopville where roads and streets are maintained by Carroll County. Carroll County has in the past assisted in the maintenance of roads and streets within the corporate limits of the respective cities on a case-by-case basis. Cities utilizing the County's maintenance crews will enter into an intergovernmental agreement with Carroll County, and the cities will be responsible for all fees for professional services and costs of materials and supplies and will reimburse Carroll County for all labor and fuel costs incurred.

Carroll County provides for road and street maintenance in the unincorporated areas of the County.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: SENIOR CITIZENS PROGRAMS

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:)
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BREMEN, CARROLLTON, MOUNT ZION, TEMPLE, VILLA RICA, WHITESBURG**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, USER FEES, GRANTS
CITY OF CARROLLTON	GENERAL FUND, USER FEES, GRANTS
CITY OF BOWDON	GENERAL FUND, USER FEES, GRANTS
CITY OF BREMEN	GENERAL FUND, USER FEES, GRANTS
CITY OF MOUNT ZION & TEMPLE	GENERAL FUND, USER FEES, GRANTS
CITY OF VILLA RICA & Whitesburg	GENERAL FUND, USER FEES, GRANTS

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

SENIOR CENTERS IN THE CITIES OF MOUNT ZION, TEMPLE AND WHITESBURG WERE ADDED TO THE SERVICE DELIVERY AGREEMENT. FUNDING FOR EACH OF THESE SENIOR CENTERS IS PROVIDED BY THE COUNTY AND THE INDIVIDUAL CITY IN WHICH THEY RESIDE. OTHERWISE ONLY THE DESCRIPTION OF THIS SERVICE HAS BEEN UPDATED, CORRECTED, AND REVISED, THE ACTUAL MECHANISMS FOR DELIVERING THE SERVICE REMAINS UNCHANGED. RESTATED DESCRIPTION IS ATTACHED.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

SENIOR CITIZENS PROGRAMS

Senior citizens programs in Carroll County are provided by the cities of Bowdon, Bremen, Carrollton, Mount Zion, Villa Rica, Whitesburg and Temple. The County is exploring ways to enhance programs in order to better serve all senior citizens of the County.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: SOCIAL SERVICES

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 -
AGREEMENT		CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS # 5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: **OCTOBER 24, 2018**

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

SOCIAL SERVICES

Social Services in Carroll County are provided by Department of Family and Children Services (DFACS), Carroll Association for Remarkable Citizens (ARC), and the Pathways Center (mental health) are provided county-wide and shall be paid from County General Fund. Any supplemental funding is totally discretionary and may be paid from City General Funds.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: SOLID WASTE COLLECTION / DISPOSAL / RECYCLING

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☒ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.): **CARROLL COUNTY, BOWDON, BREMEN, CARROLLTON, ROOPVILLE, TEMPLE, VILLA RICA**
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND, USER FEES
CITY OF CARROLLTON	GENERAL FUND, USER FEES
CITY OF BOWDON	GENERAL FUND, USER FEES
CITY OF BREMEN	GENERAL FUND, USER FEES
CITY OF ROOPVILLE	GENERAL FUND, USER FEES
CITY OF TEMPLE & VILLA RICA	GENERAL FUND, USER FEES

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

REMOVED REFERENCE TO CARROLL COUNTY SOLID WASTE AUTHORITY, WHICH IS NO LONGER IN EXISTENCE, AND TRANSFERRED THE RESPONSIBILITY FOR THE DISPOSAL OF SOLID WASTE IN CARROLL COUNTY TO THE COUNTY. OTHERWISE, ONLY THE DESCRIPTION OF THIS SERVICE HAS BEEN UPDATED, CORRECTED, AND REVISED, THE ACTUAL MECHANISMS FOR DELIVERING THE SERVICE REMAINS UNCHANGED. RESTATED DESCRIPTION IS ATTACHED.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	SEPTEMBER 1999 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

SOLID WASTE COLLECTION/DISPOSAL/RECYCLING

The cities of Carrollton, Bowdon, Bremen, Villa Rica, Temple, and Roopville provide their own solid waste collection either through direct service or by contract with a private collection provider and funded in large part through user fees. Residents of unincorporated Carroll County and other cities (Whitesburg and Mount Zion) rely on either the County's convenience centers or the residents/businesses thereof contract independently with private collection firms.

Disposal of solid waste in Carroll County is the responsibility of the County. The County operates a transfer station at a location off Simonton Mill Road. All governmental jurisdictions, service providers, residents, and businesses located in Carroll County may use the County's facility. All operational and capital costs of the County's facility is supported by tipping (user) fees paid on a per ton basis.

All costs associated with the collection and disposal of solid waste at convenience centers in the unincorporated areas of the County are paid with revenues derived from the unincorporated area of the County.

In conjunction with the County's convenience centers, Carroll County provides recycling facilities at these locations which are available to all Carroll Countians.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: TAX COLLECTION

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service:)
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND
ALL CITIES	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Service Delivery Agreement	Carroll County - All Cities	September 1999 - Current
Intergovernmental Agreement	Carroll County - Carrollton	June 2017 - 2020
Intergovernmental Agreement	Carroll County - Bowdon	June 2017 - 2020
Intergovernmental Agreement	Carroll County - Temple	June 2017 - 2020
Intergovernmental Agreement	Carroll County - Villa Rica	June 2017 - 2020
Intergovernmental Agreement	Carroll County - Whitesburg	June 2017 - 2020

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
 Phone number: **770-830-5800** Date completed: **OCTOBER 24, 2018**

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

TAX COLLECTION

Carroll County currently provides this service for county-wide tax collection (including vehicles and manufactured homes) through the Carroll County Tax Commissioner. Carroll County and the Tax Commissioner will also provide this service to municipalities for city taxes on a fee basis pursuant to intergovernmental agreements.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: TAX VALUATION

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☒ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.): **CARROLL COUNTY**
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☐ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.):

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
CARROLL COUNTY	GENERAL FUND

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

The actual mechanisms for delivering this service remain unchanged. The only change is its addition to the Service Delivery Agreement document. Description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
SERVICE DELIVERY AGREEMENT	CARROLL COUNTY - ALL CITIES	OCTOBER 2018 - CURRENT

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**
Phone number: **770-830-5800** Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

TAX VALUATION

The Carroll County Board of Assessors currently provides this service for county-wide tax valuation and all costs are paid from the County General Funds.



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

Service: WATER AND WASTEWATER SERVICES

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☒ Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.): **CARROLL COUNTY WATER AUTHORITY, BOWDON, BREMEN, CARROLLTON, MOUNT ZION, ROOPVILLE, TEMPLE, VILLA RICA, WHITESBURG**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
Carroll County Water Authority	Water & Wastewater User Fees, Grants, Loans, Bonds
City of Carrollton	Water & Wastewater User Fees, Grants, Loans, Bonds
City of Bowdon & Bremen	Water & Wastewater User Fees, Grants, Loans, Bonds
City of Mount Zion	Water Only User Fees, Grants, Loans, Bonds
City of Temple & Villa Rica	Water & Wastewater User Fees, Grants, Loans, Bonds
City of Roopville & Whitesburg	Water Only User Fees, Grants, Loans, Bonds

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Only the description of this service has been updated, corrected, and revised, the actual mechanisms for delivering the service remains unchanged. Restated description is attached.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
Hwy 61 Water & Wasterwater Coordination Agreement	Carroll County, City of Carrollton & Carroll County Water Authority	June16, 2006 - June 16, 2056

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

SAME AS #5

7. Person completing form: **SUSAN A. MABRY**

Phone number: **770-830-5800**

Date completed: OCTOBER 24, 2018

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:

Carroll County Service Delivery Strategy

WATER AND WASTEWATER SERVICES

I. Water Service.

The cities of Bowdon, Bremen, Carrollton, Mount Zion, Roopville, Temple, Whitesburg, and Villa Rica and the Carroll County Water Authority (“CCWA”) operate water distribution systems and distribute water directly to users located within their respective service areas. The cities of Bowdon, Bremen, Carrollton, Roopville, Whitesburg and Villa Rica have permitted water supplies and water treatment plants, as necessary, to supply users within their respective service areas. CCWA has permitted water supplies and water treatment plant to supply users within its respective service area and to municipal customers including the cities of Mount Zion, Roopville, Temple, Whitesburg and Villa Rica. Capital, operating and debt service costs for water service are derived from enterprise funds maintained by the respective entities and supported by their user fees. Carroll County does not provide or fund water service.

II. Wastewater Service.

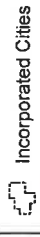
The cities of Bowdon, Bremen, Carrollton, Temple, and Villa Rica, and CCWA currently provide wastewater collection and treatment using various methodologies. Each entity has permitted wastewater treatment facilities and associated collection systems that service portions of their respective service areas. Capital, operating, and debt service costs for wastewater service are derived from enterprise funds maintained by the respective entities and supported by their user fees. Carroll County does not provide or fund wastewater service.

The attached Water and Wastewater Service Delivery Map shows each entity's respective water and wastewater service delivery area.

The availability of adequate water and wastewater capacities are essential to the long-term livability and economic viability of Carroll County and its municipalities. Development of water and wastewater capacities takes significant time, planning, resources and investment to bring to fruition. As such, Carroll County and the water providers therein will continue to cooperate in areas of mutual benefit to be effective, efficient and responsive regarding delivery of water and wastewater services within Carroll County.

Water and Wastewater Service Delivery Carroll County, Georgia

Legend



Incorporated Cities



Bowdon



Carrollton



Roopville



Temple



Villa Rica



Whitesburg



Mount Zion

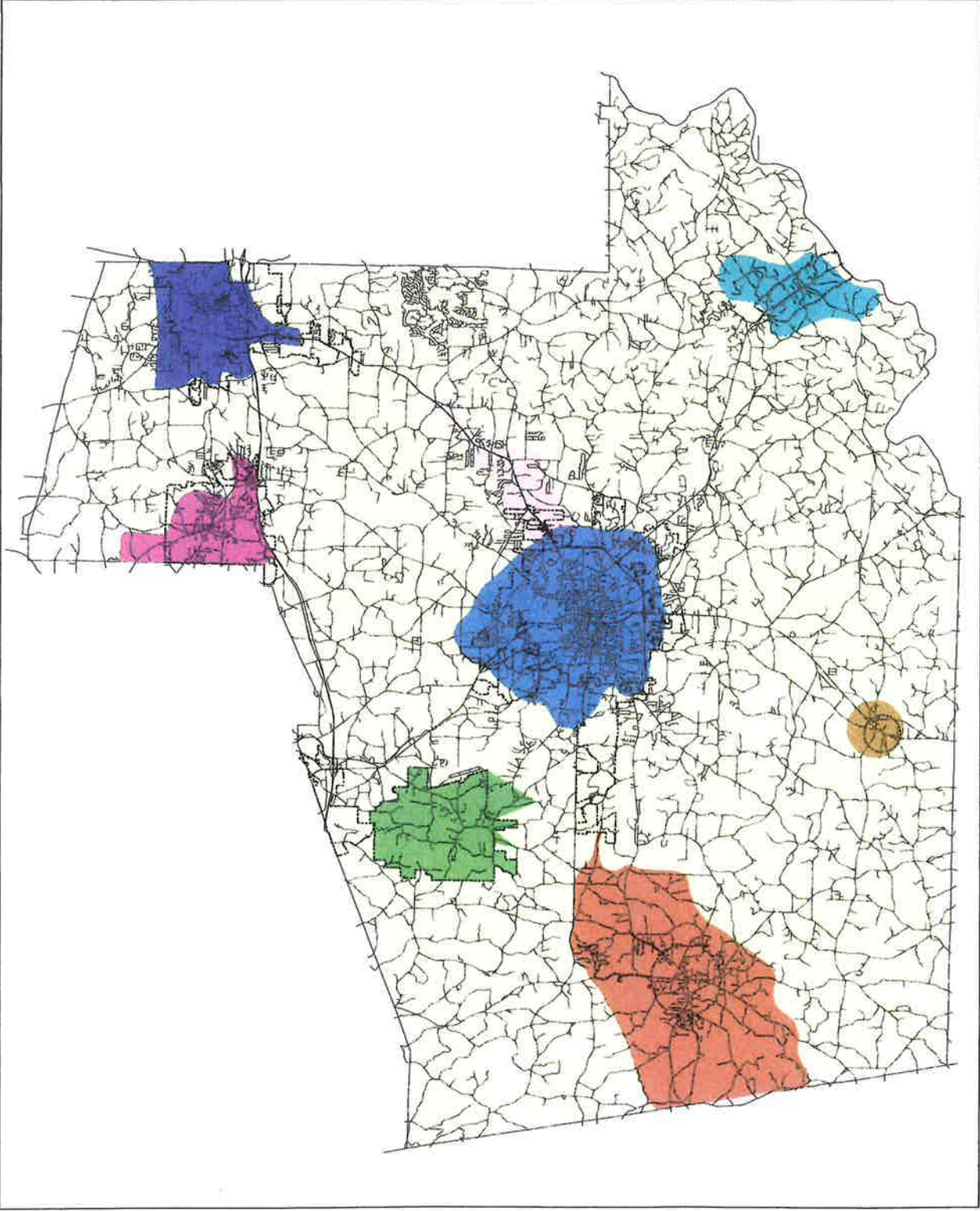


Carroll County Water Authority (CCWA)



CCWA/Carrollton **

** CCWA is the water provider,
Carrollton is the wastewater provider
per an intergovernmental agreement.



Please use this map as a guide and not as definitive information. The areas depicted by this map are approximate and are provided for illustrative purposes only. While every effort has been made to ensure the accuracy, completeness, correctness, and timeliness of information presented within this map, the burden for determining appropriateness for use rests solely with the user. This map is provided "as is" with no warranties, express or implied.



SERVICE DELIVERY STRATEGY

FORM 3: Summary of Land Use Agreements

Instructions:

Answer each question below, attaching additional pages as necessary. Please note that any changes to the answers provided will require an update of the service delivery strategy. If the contact person for this service (listed at the bottom of this page) changes, this should be reported to the Department of Community Affairs.

COUNTY: CARROLL

1. What incompatibilities or conflicts between the land use plans of local governments were identified in the process of developing the service delivery strategy?

NO CHANGE. LAND USE AGREEMENTS ATTACHED.

2. Check the boxes indicating how these incompatibilities or conflicts were addressed:

- ☐ Amendments to existing comprehensive plans
☐ Adoption of a joint comprehensive plan
☐ Other measures (amend zoning ordinances, add environmental regulations, etc.)

If "other measures" was checked, describe these measures:

N/A

NOTE:

If the necessary plan amendments, regulations, ordinances, etc. have not yet been formally adopted, indicate when each of the affected local governments will adopt them.

3. What policies, procedures and/or processes have been established by local governments (and water and sewer authorities) to ensure that new extraterritorial water and sewer service will be consistent with all applicable land use plans and ordinances? N/A

4. Person completing form: **SUSAN A. MABRY, COUNTY CLERK**

Phone number: **770-830-5800** Date completed: **OCTOBER 24, 2018**

5. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☒ Yes ☐ No

If not, provide designated contact person(s) and phone number(s) below:



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Health Plan Changes
AGENDA DATE: 10/23/2018

DATE PREPARED: 10/19/18
PREPARED BY: Stephanie Rooks

AMOUNT: No Cost, Information Only
GL ACCOUNT #:

PURPOSE: The purpose of this item is to enhance the health insurance plan by lowering the cost that is passed on to the employees.

BACKGROUND: Currently our health insurance plan passes on some costs to our employees in the form of co-pays. The proposed plan design changes will lower these co-pays for the employees. There will be one that is increased, for going to the Emergency Room. The Co-pays will be changed as follows. These changes would take effect January 1, 2019.

- Primary Care Physician co-pay is currently \$15.00, we will eliminate this co-pay.
- Specialist Physician co-pay is currently \$30.00, we will reduce this by 50% to \$15.00.
- Visiting the ER will increase from \$300.00 to \$350.00. If a person is admitted to the hospital the copay is waived.
- Visiting an Urgent Care facility will have a co-pay of \$50.00, reduced from \$75.00 currently.
- Mental Health copay will be reduced from \$30.00 to \$15.00.

STAFF RECOMMENDATION: Staff is recommending approval of the Health Plan changes.

IMPACT: This action reduces the cost to employees that participate in The City's Health Benefit Plan.

MOTION: Make a motion to approve the changes to the City's Health Plan as presented, effective January 01, 2019.



The Summary of Benefits and Coverage (SBC) document will help you choose a health plan. The SBC shows you how you and the plan would share the cost for covered health care services. NOTE: Information about the cost of this plan (called the premium) will be provided separately. This is only a summary. For more information about your coverage, or to get a copy of the complete terms of coverage, www.healthscopebenefits.com.

For general definitions of common terms, such as allowed amount, balance billing, coinsurance, copayment, deductible, provider, or other underlined terms see the Glossary. You can view the Glossary at www.healthcare.gov/sbc-glossary or call 1-800-530-2105 to request a copy.

Important Questions	Answers	Why This Matters:
What is the overall deductible?	\$1,000 Employee, \$2,000 Family	Generally, you must pay all of the costs from providers up to the <u>deductible</u> amount before this plan begins to pay. If you have other family members on the <u>plan</u> , each family member must meet their own individual deductible until the total amount of <u>deductible</u> expenses paid by all family members meets the overall family <u>deductible</u> .
Are there services covered before you meet your deductible?	Yes, Preventive Care is covered before you meet your <u>deductible</u> .	This plan covers some items and services even if you haven't yet met the deductible amount. But a <u>copayment</u> or <u>coinsurance</u> may apply. For example, this plan covers certain <u>preventive services</u> without <u>cost-sharing</u> and before you meet your <u>deductible</u> . See a list of covered <u>preventive services</u> at https://www.healthcare.gov/coverage/preventive-care-benefits/ .
Are there other deductibles for specific services?	No	You don't have to meet <u>deductibles</u> for specific services.
What is the out-of-pocket limit for this plan?	\$6,000 Employee, \$12,000 Family	The <u>out-of-pocket limit</u> is the most you could pay in a year for covered services. If you have other family members in this plan, they have to meet their own <u>out-of-pocket limits</u> until the overall family <u>out-of-pocket limit</u> has been met.
What is not included in the out-of-pocket limit?	Premiums, penalties, amounts over Usual and Customary fees and excluded charges.	Even though you pay these expenses, they don't count toward the <u>out-of-pocket limit</u> .
Will you pay less if you use a network provider?	No.	This plan does not use a provider <u>network</u> .
Do you need a referral to see a specialist?	No. You don't need a referral to see a <u>specialist</u> .	You can see the <u>specialist</u> you choose without a <u>referral</u> .

 All copayment and coinsurance costs shown in this chart are after your deductible has been met, if a deductible applies.

Common Medical Event	Services You May Need	What You Will Pay	Limitations, Exceptions, & Other Important Information
If you visit a health care provider's office or clinic	Primary care visit to treat an injury or illness	 \$15 copay 0	None
	Specialist visit	 \$30 copay 15	
	Preventive care/screening/immunization	No Charge	You may have to pay for services that aren't preventive. Ask your provider if the services needed are preventive. Then check what your plan will pay for.
If you have a test	Diagnostic test (x-ray, blood work)	No Charge	
	Imaging (CT/PET scans, MRIs)	20% coinsurance	
If you need drugs to treat your illness or condition More information about prescription drug coverage is available at www.us-rxcare.com	Generic drugs	Retail: \$10 copay; Mail: \$25 copay	None
	Preferred brand drugs	Retail: \$35 copay; Mail: \$87.50 copay	
	Non-preferred brand drugs	Retail: \$60 copay; Mail: \$150 copay	
	Specialty drugs	Not Covered	
	Facility fee (e.g., ambulatory surgery center)	20% coinsurance	
If you have outpatient surgery	Physician/surgeon fees	20% coinsurance	None
	Emergency room care	 \$300 copay 350	Copay waived if admitted to hospital.
	Emergency medical transportation	20% coinsurance	None
If you need immediate medical attention	Urgent care	 \$75 copay 50	Copay applies per visit regardless of what services are rendered.
	Facility fee (e.g., hospital room)	20% coinsurance	None
	Physician/surgeon fees	20% coinsurance	None

* For more information about limitations and exceptions, see the plan or policy document at www.healthscopebenefits.com.

Common Medical Event	Services You May Need	What You Will Pay	Limitations, Exceptions, & Other Important Information
If you need mental health, behavioral health, or substance abuse services	Outpatient services	Office Visit: <u>\$30 copay</u> <u>15</u> 20% coinsurance	None
	Inpatient services	20% coinsurance	Precertification is required. Residential treatment is not covered.
If you are pregnant	Office visits	PCP: <u>\$15 copay</u> Specialist: <u>\$30 copay</u>	There is no charge and the deductible does not apply to preventive prenatal care and certain breastfeeding support and supplies from a participating provider. Precertification is required for inpatient Hospital stays in excess of 48 hrs (vaginal delivery) or 96 hrs (c-section). Failure to precertify will result in a \$250 penalty. Limited to 60 visits per Calendar Year. Occupational and Physical therapy are limited to 50 visits each per Calendar Year. Speech therapy is limited to 20 visits per Calendar Year.
	Childbirth/delivery professional services	20% coinsurance	
	Childbirth/delivery facility services	20% coinsurance	
	Home health care	20% coinsurance	
If you need help recovering or have other special health needs	Rehabilitation services	<u>\$15 copay</u>	Limited to 90 visits per Calendar Year. Precertification is required None
	Habilitation services	<u>\$15 copay</u>	
	Skilled nursing care	20% coinsurance	
	Durable medical equipment	20% coinsurance	
	Hospice services	20% coinsurance	
	Children's eye exam	No Charge	
If your child needs dental or eye care	Children's glasses	Not Covered	None
	Children's dental check-up	Not Covered	None

Excluded Services & Other Covered Services:

Services Your Plan Generally Does NOT Cover (Check your policy or plan document for more information and a list of any other excluded services.)	
• Acupuncture	• Infertility Treatment
• Bariatric Surgery	• Long Term Care
• Cosmetic Surgery	• Non-emergency care when traveling outside the U.S.
• Dental Care	• Private Duty Nursing
• Routine eye care (Adult)	• Weight Loss Programs
Other Covered Services (Limitations may apply to these services. This isn't a complete list. Please see your plan document.)	
• Chiropractic Care	• Hearing Aids Hearing Aids (up to age 18)
• Dental Care	• Routine Foot Care

Your Rights to Continue Coverage: There are agencies that can help if you want to continue your coverage after it ends. The contact information for those agencies is: the U.S. Department of Labor, Employee Benefits Security Administration at 1-866-444-3272. Other coverage options may be available to you too, including buying individual insurance coverage through the Health Insurance Marketplace. For more information about the Marketplace, visit www.HealthCare.gov or call 1-800-318-2596.

Your Grievance and Appeals Rights: There are agencies that can help if you have a complaint against your plan for a denial of a claim. This complaint is called a grievance or appeal. For more information about your rights, look at the explanation of benefits you will receive for that medical claim. Your plan documents also provide complete information to submit a claim, appeal, or a grievance for any reason to your plan. For more information about your rights, this notice, or assistance, contact: HealthSCOPE Benefits at 1-800-530-2105.

Does this plan provide Minimum Essential Coverage? Yes

If you don't have Minimum Essential Coverage for a month, you'll have to make a payment when you file your tax return unless you qualify for an exemption from the requirement that you have health coverage for that month.

Does this plan meet the Minimum Value Standards? Yes

If your plan doesn't meet the Minimum Value Standards, you may be eligible for a premium tax credit to help you pay for a plan through the Marketplace.

Language Access Services:

Spanish (Español): Para obtener asistencia en Español, llame al 1-800-530-2105.

Tagalog (Tagalog): Kung kailangan ninyo ang tulong sa Tagalog tumawag sa 1-800-530-2105.

Chinese (中文): 如果需要中文的帮助, 请拨打这个号码 1-800-530-2105.

Navajo (Dine): Dinekehgo shika at'ohwol ninisingo, kwijigo holne' 1-800-530-2105.

_____ To see examples of how this plan might cover costs for a sample medical situation, see the next section.



This is not a cost estimator. Treatments shown are just examples of how this plan might cover medical care. Your actual costs will be different depending on the actual care you receive, the prices your providers charge, and many other factors. Focus on the cost sharing amounts (deductibles, copayments and coinsurance) and excluded services under the plan. Use this information to compare the portion of costs you might pay under different health plans. Please note these coverage examples are based on self-only coverage.

Peg is Having a Baby

(9 months of in-network pre-natal care and a hospital delivery)

- The plan's overall deductible \$1,000
- Specialist copayment \$30
- Hospital (facility) coinsurance 20%
- Other coinsurance 20%

This EXAMPLE event includes services like:

Specialist office visits (*prenatal care*)
 Childbirth/Delivery Professional Services
 Childbirth/Delivery Facility Services
 Diagnostic tests (*ultrasounds and blood work*)
 Specialist visit (*anesthesia*)

Total Example Cost \$12,800

In this example, Peg would pay:

Cost Sharing	
Deductibles	\$1,000
Copayments	\$55
Coinsurance	\$2,480
<i>What isn't covered</i>	
Limits or exclusions	\$60
The total Peg would pay is	\$3,595

Managing Joe's type 2 Diabetes

(a year of routine in-network care of a well-controlled condition)

- The plan's overall deductible \$1,000
- Specialist copayment \$30
- Hospital (facility) coinsurance 20%
- Other coinsurance 20%

This EXAMPLE event includes services like:

Primary care physician office visits (*including disease education*)
 Diagnostic tests (*blood work*)
 Prescription drugs
 Durable medical equipment (*glucose meter*)

Total Example Cost \$7,400

In this example, Joe would pay:

Cost Sharing	
Deductibles	\$1,000
Copayments	\$945
Coinsurance	\$372
<i>What isn't covered</i>	
Limits or exclusions	\$55
The total Joe would pay is	\$2,373

Mia's Simple Fracture

(in-network emergency room visit and follow up care)

- The plan's overall deductible \$1,000
- Specialist copayment \$30
- Hospital (facility) coinsurance 20%
- Other coinsurance 20%

This EXAMPLE event includes services like:

Emergency room care (*including medical supplies*)
 Diagnostic test (*x-ray*)
 Durable medical equipment (*crutches*)
 Rehabilitation services (*physical therapy*)

Total Example Cost \$1,925

In this example, Mia would pay:

Cost Sharing	
Deductibles	\$687
Copayments	\$450
Coinsurance	\$172
<i>What isn't covered</i>	
Limits or exclusions	\$0
The total Mia would pay is	\$1,309



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: GOLD DUST PARK MASTER PLAN

AGENDA DATE: 10/23/2018 **DATE PREPARED:** 10/11/2018
PREPARED BY: Tom Barber

AMOUNT: \$9,500
GL ACCOUNT #: 100-6120-521200 Professional Services

PURPOSE: To approve a proposal from Ron Huffman with Wood Environment & Infrastructure Solutions (formerly AMEC) to master plan improvements at Gold Dust Park.

BACKGROUND: AMEC was selected by the City to help us update our comprehensive land use plan. Ron Huffman was then given the task of developing a unified downtown master plan. Gold Dust Park needs significant upgrades but before any changes are made, a study of the possibilities should be conducted.

Consideration should be given to the addition of new parking spaces, replacement of the existing playground equipment, a new splash pad, the replacement and possible relocation of the concession/restroom building, connection to the City's sewer system, utilization of the area beyond the largest baseball field, a secured parking area for municipal vehicles, and enhanced physical security for the maintenance shed.

STAFF RECOMMENDATION: To approve the proposal to develop a master plan and provide cost estimates for Gold Dust Park's renovation.

IMPACT: The cost of the proposal is a one-time fee of \$9,500.

MOTION: I move that we authorize the Mayor to sign the proposal with Wood to create a master plan of improvements at Gold Dust Park for a fee of \$9,500.



October 11, 2018

Mr. Tom Barber
City Manager, City of Villa Rica
571 West Bankhead Highway
Villa Rica, GA 30180

Wood Environment & Infrastructure Solutions, Inc.
1075 Big Shanty Road NW
Suite 100
Kennesaw, Ga 30144
T: 770.421.3400
www.woodplc.com

Subject: **Proposal for Master Planning Services for Gold Dust Park**

Dear Mr. Barber,

Wood Environment & Infrastructure Solutions, Inc. (Wood) is pleased to submit this proposal to provide master planning services to the City of Villa Rica. Presented below is our understanding of the proposed scope of work, estimated fees and method of authorization.

Project Understanding and Target Area

It is our understanding that the City of Villa Rica would like to develop a master plan for Gold Dust Park located in the north-western section of the city.

Programming Considerations

Key programming consideration will be given to the following potential needs and concerns:

- Parking expansion;
- Playground renovation;
- New splash pad;
- New concession building/area;
- Establishment of a sewer connection;
- Reprogramming of space outside of athletic field fencing;
- Establishment of secured employee parking;
- Development of alternative access form adjacent industrial roadways;
- Enhancement of physical security for the maintenance shed; and
- Decommissioning of the existing restroom/concession septic tank.

Connectivity and integration of the above facilities into the existing park will be the focus of the master planning process.

Input into the Planning Process

Within 10 days of receipt of a Notice to Proceed (NTP) the Wood team shall attend a project kick-off meeting with representatives of the City. A Wood Principal shall be present at this meeting. At this meeting, the Wood Principal will review the scope of work and project schedule and solicit input



regarding planning considerations relative to preparation of the master plan. Input received from the City staff will be incorporated into the development of concept plans and the final master plan for the park.

Project Tasks

Task 1: Development of a Database

The Wood team will coordinate with City staff in the preparation of a suitable base map from existing sources that reflects the existing conditions.

Task 2: Identify Opportunities and Constraints

Using the base map and database of information, the Wood team will prepare a visual analysis that focuses on the renovation potential of the park. The project team will analyze topography and drainage, adjacent land use, existing buildings and access points, as well as utilities. All of the above will be analyzed within the park and a limited surrounding area. All of the site analysis information will be mapped indicating areas that have unique opportunities or a difficult array of constraints. The opportunities and constraints analysis will be presented to the City staff for review and comment.

Task 3: Development of Alternative Master Plans

This step in the process allows for the creation of several alternative plans, which can be reviewed and revised following critical input. Preparation of a minimum of two schematic plans (using scaled based maps and sketches) for the park. The project team will coordinate a meeting with City staff to define park needs. The alternative plans will be submitted to the City for review and comment.

Task 4: Master Plan

A master plan will be developed by the Wood team for the park that illustrates, with scaled plans and sketches, the concepts and recommendations resulting from an analysis of the alternative plans. This step in the process will involve development, refinement and fine tuning of the preferred alternative master plan concept. This master plan will include diagrams that depict the location of vehicular and pedestrian facilities, park facilities, linkages as appropriate, locations for signage and recommendations for any landscape planting. At this time, conceptual order-of-magnitude cost estimates will be prepared.

Task 5: Final Park Master Plan

The Wood team will modify the master plan based on input from City staff. The park master plan drawings, memoranda, cost estimates and other supporting documentation will be assembled into a final deliverable report reflecting the cumulative effort of the planning process. (one hard copy and one electronic copy will be provided to the City)

Summary of Deliverables

- Color rendered and black line master plan drawing at an appropriate scale (1 inch equals 100, 50 or 20 feet)
- Order of Magnitude Cost Estimate in an Excel Spreadsheet

- Summary report in a Word program including scanned reproductions or drawings, photos of the park existing conditions and the order of magnitude cost estimate

Client Responsibilities:

Provide property information, boundary survey and GIS files if available. Provide all pertinent information about the park including previous plans and studies.

Examine all drawings and documents presented by the Wood Team and render decisions pertaining thereto within reasonable timeframe so as not to delay the progress of the work.

Project Schedule and Fees

The Master Planning will be developed according to a mutually agreeable schedule. Wood proposes to provide the above-described services for the following fixed-fee amount including expenses of \$9,500 (nine thousand five hundred dollars).

AUTHORIZATION

To provide written authorization and notification to proceed, please sign below to approve this proposal. The above services will be performed in accordance with the Standard Terms and Conditions previously approved for development of the Comprehensive Plan.

We appreciate your consideration of Wood for these services. If you have any questions regarding this proposal, please contact us.

Sincerely,

Wood

Environment & Infrastructure Solutions, Inc.

Ron Huffman, ASLA, AICP
Principal

Lee Walton, AICP
Associate Project Manager

Approved by City of Villa Rica:

By: _____

Title: _____

Date: _____





Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Georgia DOT Procurement Policy
AGENDA DATE: October 23, 2018

DATE PREPARED: October 12, 2018
PREPARED BY: Vicki Coleman, AICP

AMOUNT: NA

PURPOSE: To update the City's procurement policy related to engineering and design services funded through federal-aid.

BACKGROUND: The Georgia Department of Transportation (GDOT) requires any local government seeking to administer federally aided projects to become certified. As part of the process to apply for certification, local governments are required to adopt GDOT's procurement policy. The policy establishes requirements for procuring, managing, and administering engineering and design services funded with federal aid.

Any City efforts to fund transportation improvements (i.e. pedestrian and road improvements) may be accomplished by seeking GDOT funding.

STAFF RECOMMENDATION: Approval

IMPACT: The adoption of this policy is one of a series of requirements that local governments must complete prior to submitting a request to GDOT for local administration certification. Local administration certification is a prerequisite to receiving federal funds.

MOTION: To approve the adoption of the Georgia Department of Transportation's policy for the procurement, management and administration of engineering and design related consultant services.

Friday, October 12, 2018

Department of Transportation
600 West Peachtree Street, NW, 7th Floor
Atlanta, GA 30308

Attn: Maria L. Roux
QA Compliance Manager
Office of Procurement

RE: Adoption of GDOT Procurement Policy For The Procurement, Management and Administration of Engineering and Design Related Consultant Services

The City Villa Rica (City) will adopt the Georgia Department of Transportation Procurement Policy For The Procurement, Management and Administration of Engineering and Design Related Consultant Services. The City has read the policy and will abide by the policy for all state and federally funded transportation projects as it pertains to local governments. The City agrees to and acknowledges the following:

1. City agrees to and acknowledges that all personnel involved in the procurement, management and administration of engineering and design related consultant services must attend GDOT Manual training and pass the test administered.
2. City has read and understands the Federal Laws and Regulations (23 CFR Part 172) along with any State of Georgia laws (O.C.G.A. 50-22-1 through 50-22-9) that pertain to these services where FAHP funds will be utilized must be followed and adhered to.
3. City is familiar with the requirements and understands 40 U.S.C. 1101-1104 Selection of Architects and Engineers commonly referred to as "The Brooks Act" or Qualification Based Selection (QBS) to include:
 - a. Solicitation process
 - b. Evaluation Factors
 - c. Non Qualification Evaluation Factors
 - d. Evaluation, Ranking and Selection
 - e. Negotiation
4. City understands other procurement methodology to include:
 - a. Small Purchases
 - b. Non-competitive
5. City acknowledges and agrees to adhere to the below additional procurement requirements:
 - a. Common Grant Rule 49 CFR Part 18
 - b. Georgia DOT's Disadvantaged Business Enterprise (DBE) program
 - c. Suspension and Debarment
 - d. Compliance with Title VI
 - e. Compliance with E-Verify (this is not necessary if state funds are not utilized)

Signatures below agree to the above acknowledgements agreeing to follow GDOT's Procurement Policy for engineering and design related services when using FAHP funds, as it applies to local governments certified through GDOT's LAP program.

Jeff Reese, Mayor
City of Villa Rica, Georgia

Date

SEAL

City Clerk



CITY OF VILLA RICA

City Council Packet

SUBJECT: Historic Preservation Commission Bylaws Update

CITY COUNCIL AGENDA DATE: October 24, 2018

DATE: October 9, 2018

PREPARED BY: Lenise Lyons, Planning and Zoning Specialist

FISCAL IMPACT:

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE:

PURPOSE:

The city of Villa Rica's Historic Preservation Commission seeks to update the following sections of their bylaws:

1. Section 3.02: Number of Members (increase from five to six members)
2. Section 3.03: Member Terms (to add a three-year appointment for three members of HPC to achieved staggered terms)
3. Section 4.01: Regular Meetings (amends the meeting date to the third Tuesday of the month)

BACKGROUND: The Historic Preservation Commission was created in 2008 by the City Council as a means to promote and preserve the historical, cultural and aesthetic heritage of the City of Villa Rica. Sections 3.02 amends the number of members in order to increase the likelihood of a quorum. Section 3.03 amends the member terms to be consistent with the increase the number of members. Section 4.01 amends the meeting date to reflect the meeting date changes adopted by the City Council.

STAFF RECOMMENDATION: Approval of the amendments to the Historic Preservation Commission bylaws.

IMPACT: N/A

MOTION: I make a motion to approve the amendments to the Historic Preservation Commission bylaws, effective October 23, 2018.

City of Villa Rica, Georgia Historic Preservation Commission Bylaws

Adopted March 14, 2017
Amended October 23, 2018

ARTICLE I Authorization

The Villa Rica Historic Preservation Commission (hereinafter referred to as the “Preservation Commission”) has been created pursuant to the Georgia Historic Preservation Act, O.C.G.A. Section 44-10-21, and a local historic preservation ordinance adopted by the City of Villa Rica, and shall be governed by the terms thereof.

ARTICLE II Purpose

In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Villa Rica is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people;

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists and thereby promote and stimulate business;

In order to enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law; and

In order to provide for the designation, protection, preservation and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do the same;

The Villa Rica City Council hereby declares it to be the purpose and intent of this ordinance to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, and landscape features having a special historical, cultural or aesthetic interest or value, in accordance with the provisions of the

ARTICLE III Organization

Section 3.01: Appointment by City Council

Members of the HPC shall be appointed by the City Council Mayor and ratified by the City Council.

Section 3.02: Number of Members

The HPC shall have ~~five (5)~~ six (6) Members. To the extent available in the City, at least three (3) members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or related professions.

Section 3.03: Member Terms

Each Member shall have a term of office for three (3) years, or until their successor shall be appointed. Members may not serve more than two (2) consecutive terms. In order to achieve staggered terms, initial appointments shall be: one (1) member for one (1) year; two (2) members for two (2) years and three (3) members for three (3) years. Members may not receive a salary, but may be reimbursed for expenses.

Section 3.04: HPC Officers

- (a) The officers of the HPC ("HPC Officers") shall consist of a Chairman and Vice-Chairman.
- (b) HPC officers shall be elected by a majority vote of the members at the first regular meeting following their appointment and thereafter in June of each year.

Section 3.05: HPC Officers Term of Office

- (a) HPC Officers shall serve for a term of one year and shall be eligible for re-election.
- (b) Officers who fail to fulfill their duties and have three consecutive absences without notice from regular HPC meetings shall be considered to have vacated that office.

Section 3.06: HPC Officer Vacancies

- (a) In the event of a vacancy in the office of Chairman, the Vice-Chairman shall serve as Chairman until the members elect a new Chairman. The newly elected Chairman shall serve as Chairman until the first regular meeting of the subsequent calendar year.

- (b) In the event of a vacancy in the office Vice-Chairman, the Members shall elect a new Vice-Chairman. The newly elected Vice-Chairman shall serve as Vice-Chairman until the first regular meeting of the subsequent calendar year.

Section 3.07: Officers' Duties

- (a) Chairman, whose duties include chairing all meetings of the HPC and acting as a representative of the HPC in functions requiring such representation.
- (b) Vice-Chairman, who shall assume all duties outlined for the Chair in his/her absence.

Section 3.08: Resignation

- (a) A Member wishing to resign from the HPC shall submit their letter of resignation, in writing, to the City Manager.
- (b) A Member resigning from the HPC must expressly state whether the resignation is with immediate effect or provide a date the resignation will take effect.
- (c) Upon receipt of a Member's resignation, the City Manager, or its designee, shall notify the City Council in order to initiate the process by which the City Council may appoint a new Member.

Section 3.09: Secretary

- (a) The Secretary is a non-voting staff representative of the HPC and shall be an employee of the City as designated by the City Manager or its designee.
- (b) The Secretary's duties include recording the minutes at meetings of the HPC, presenting said minutes to the HPC for review and acceptance by the HPC, and maintaining HPC records, and providing notice of meetings in accordance with the Villa Rica City Code and state law.

ARTICLE IV Meetings

Section 4.01: Regular Meetings

- (a) Regular meetings shall be held on the ~~second~~ **third** Tuesday of the month, unless such day falls on a city observed holiday, in which event the regular meeting for that month shall be postponed to the following month at the same hour and place. Regular meetings may be canceled at the discretion of the Chairman or at the request of staff.

- (b) Meetings of the HPC shall be held in the Holt-Bishop Justice Center, located at 101 Main Street, Villa Rica, GA 30180, or such other place as designated by the HPC.

Section: 4.02 Agenda

- (a) Items may be placed on the agenda by the Secretary or a Member.
- (b) Items may be placed on the agenda in accordance with the application process by the public, an applicant, or a stakeholder pursuant to the Villa Rica City Code or applicable state law.
- (c) Staff will make the initial presentation of the agenda item then the party, the individual, or the party or individual's representative requesting action on the agenda item will make their presentation.
- (d) Items included on the agenda must be submitted to the Secretary in accordance with timelines, deadlines, policies, or procedures of the City, the Villa Rica City Code, or applicable state law.
- (e) Agenda packets for regular meetings will be provided to the Members five (5) calendar days in advance of the scheduled HPC meeting.

Section 4.03: Special Called Meetings

The Chairman, Secretary, or at least a quorum of the HPC may, when deemed necessary, call special meetings of the HPC.

Section 4.04: Quorum

- (a) A quorum is required for the purpose of transacting all business of the HPC.
- (b) A quorum shall consist of three (3) Members. The affirmative vote of the majority of the Members present shall be required before the HPC shall approve or deny an item.
- (c) If a quorum is not present or represented at any meeting of the HPC, a majority of the Members entitled to vote at that meeting, and present in person, may adjourn the meeting, until a quorum shall be present or represented.

Section 4.05: Call to Order

- (a) HPC meetings will be called to order by the Chairman, or if absent, by the Vice-Chairman.
- (b) In the absence of both the Chairman and Vice-Chairman, the meeting shall be called to order by the Secretary, and a temporary Chairman shall be elected to preside over the meeting.

Section 4.06: Notice

- (a) Written or electronic notice of every meeting of the HPC stating the place, date, and hour of the meeting, shall be given either personally or by mail to each Member not less than fourteen (14) calendar days before the date of the meeting.
- (b) Public notice of HPC meetings shall be provided in accordance with the provisions of the Georgia Open Meetings Act, the Zoning Procedures Act, and other applicable policies or procedures of the City of Villa Rica, the Villa Rica City Code, or state law.
- (c) All HPC meetings and deliberations shall be open to the public, except for properly noticed closed session matters, and shall be conducted in accordance with the provisions of the Georgia Open Meetings Act and other applicable policies or procedures of the City of Villa Rica, the Villa Rica City Code, or state law.

Section 4.07: Attendance

- (a) HPC Members are required to attend HPC meetings and be prepared to discuss the issues on the agenda.
- (b) A Member shall notify, in writing, the Secretary or Chairman if the Member is unable to attend a meeting. The written notice must be received prior to the commencement of the meeting.
- (c) A Member who fails to fulfill their duties and has three consecutive absences, without written notice, from regular HPC meetings may be recommended to the City Council for removal from the HPC by a vote of the HPC.

Section 4.08: Voting

- (a) Each Member shall at every meeting of the HPC be entitled to one vote.
- (b) No Member may vote by proxy.
- (c) When a quorum is present at any meeting, the vote of a majority of the HPC Members present in person decides any question brought before such meeting, unless the question is one upon which the express provisions of law or these Bylaws require a different vote, in which case such express provisions shall govern and control the decision of the question.

Section 4.09: Public Hearing

- (a) All public hearings shall be in accordance with the Open Meetings Law and other applicable state law.

- (b) A person wishing to address the HPC must sign up to speak. Sign-up sheets will be available and should be submitted to the Secretary prior to the start of the meeting. If any written materials are to be provided to the HPC, a copy shall also be provided immediately to the Secretary for inclusion in the minutes of the meeting.

Section 4.10: Closed Sessions

The HPC may conduct closed sessions as allowed by law, on properly noticed closed session matters, such as consultation with attorney on legal matters, deliberation regarding the value of real property, competitive utility matters, and economic development negotiations.

Section 4.11: Outside Resources

In the event the HPC is in need of outside resources for the consideration of any item before it, the City Staff shall act as a liaison to arrange for the provision of such outside resources.

ARTICLE V Miscellaneous

Section 5.01: HPC Orientation, Continuing Education & Training

- (a) All new members of the HPC shall participate in an orientation program familiarizing themselves with the goals and objectives of the program and with their responsibilities.
- (b) Members shall participate in such continuing education or training program, as recommended by the City staff or required by the City Council.

Section 5.02: Preemption by the Villa Rica City Code, State Law, or Federal Law

Where the provisions of these Bylaws are in conflict with the policies or procedures of the City of Villa Rica, the Villa Rica City Code, state law, or federal law, then the policies or procedures of the City of Villa Rica, the Villa Rica City Code, state law, or federal law shall preempt the application or enforcement of these Bylaws.

ARTICLE VI Books and Records

Correct books of account of the activities and transactions of the HPC shall be kept by the Secretary. These shall include a minute book, which shall contain a copy of these Bylaws and all minutes of meetings of the HPC, applications, supporting materials, agendas, and agenda packets.

ARTICLE VII

Code of Ethics and Prohibited Practices

Section 7.01: Conflict of Interest

No HPC Member shall knowingly:

- (a) Engage in any business or transaction or have a financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of their official duties or which would tend to impair their independence of judgment or action in the performance of their official duties;
- (b) Engage in or accept private employment or render services for private interests when such employment or service is incompatible with the proper discharge of their official duties, or would tend to impair their independence of their judgment or action in the performance of their official duties;
- (c) Disclose confidential information concerning the property, government or affairs of the governmental body for which they serve without proper authorization, or use such information to advance the financial or other private interest of themselves or others;
- (d) Accept any valuable gift in excess of \$25.00, whether in the form of service, loan, thing, promise, from any person, firm or corporation which to their knowledge is interested, directly or indirectly, in any manner whatsoever in business dealings with the governmental body for which they serve; provided, however, that a HPC Member who is a candidate for public office may accept campaign contributions and services in connection with any such campaign;
- (e) Represent private interest in any action or proceeding against the governmental body for the HPC Member serves;
- (f) Vote or otherwise participate in the negotiation or the making of any contract with any business or entity in which they have a financial interest.

Section 7.02: Disclosure

Any HPC Member who shall have any private financial interest, directly or indirectly, in any matter pending before or within the HPC shall disclose such private interest to the HPC and such disclosure shall be entered on the records of the HPC and they shall disqualify themselves from participating in any decision or vote thereto.

Section 7.03: Invalidity of a Vote

If a HPC Member votes on an item in which the HPC Member has a conflict of interest the HPC Member's vote shall be voided.

Section 7.04: Use of Public Property

No Member shall use property owned by such governmental body for personal benefit, convenience or profit except in accordance with policies or procedures promulgated by the City of Villa Rica.

Section 7.05: Political Activities of HPC Members

No HPC Member shall continue to serve on the HPC upon being sworn in to any elective city office and that Member shall be deemed to have resigned effective upon the Member's swearing in to elective city office.

Section 7.06: Penalties for Violation

Any HPC Member who willfully conceals such financial interest or willfully violates any of the requirements of this Article shall be subject to penalty as prescribed by Section 2-189 of the City Code of Ordinances.

**ARTICLE VIII
Amendments**

The HPC shall recommend to the City Council any alteration, amendment, or repeal of these Bylaws or the adoption of new Bylaws by a quorum vote at a duly called meeting of the HPC. Bylaw alterations, amendments, or repeal are not effective until approved by City Council.

Approved and adopted at a meeting of the Villa Rica City Council on the _____ day of _____, 2017⁸.

ATTEST:

THE CITY OF VILLA RICA

City Clerk

Mayor

Approved and adopted at a meeting of the HPC on the ____ day of _____, 2017⁸.

ATTEST:

THE CITY OF VILLA RICA, GEORGIA
HISTORIC PRESERVATION COMMISSION

HPC Secretary

HPC Chairman



CITY OF VILLA RICA

City Council Packet

SUBJECT: Brownfields Assessment Grant Application

CITY COUNCIL AGENDA DATE: October 23, 2018

DATE: October 11, 2018

PREPARED BY: Lenise Lyons, Planning and Zoning Specialist

FISCAL IMPACT:

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE:

PURPOSE:

The city of Villa Rica is planning to pursue a joint Brownfield Assessment Coalition Grant application to the United States Environmental Protection Agency (U.S. EPA), with Douglas County, Georgia and the Southern Conservation Trust for up to \$600,000.

BACKGROUND: A brownfield is a property where the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. A Brownfields Assessment grant would the City to assess these sites. Partners for this grant application will be Douglas County, Georgia and the Southern Conservation Trust, a non-profit organization. The application for this grant does not require a funding match.

STAFF RECOMMENDATION: Approval.

IMPACT: N/A

MOTION: I make a motion to authorize the City to pursue a Brownfield Assessment Coalition Grant application.



City of Villa Rica

Mayor Jeff Reese • Shirley Marchman • Leslie McPherson • Gil McDougal • Danny Carter

RESOLUTION

To authorize the submission of a joint application with Douglas County, Georgia, and the Southern Conservation Trust to the United States Environmental Protection Agency

WHEREAS, the City of Villa Rica, with Douglas County, Georgia, and the Southern Conservation Trust, wishes to apply for brownfield assessment grants for up to \$600,000 from the United States Environmental Protection Agency (U.S. EPA) for brownfield inventory, assessment, and redevelopment planning; and

WHEREAS, assessing the sites for risk will provide opportunities for business development and investment in Villa Rica;

BE IT THEREFORE RESOLVED by the Mayor and Council of the City of Villa Rica, Georgia that the City is authorized to submit a joint application with Douglas County, Georgia and the Southern Conservation Trust for brownfield assessment grants for up to \$600,000 to the United States Environmental Protection Agency, and that it shall, in the event that the application is recommended for funding, accept the Brownfields Assessment Grant described herein, on this 23rd day of October 2018.

Mayor Jeff Reese

Councilmember Gil McDougal, Pro-Tem

Councilmember Shirley Marchman

Councilmember Leslie McPherson

Councilmember Danny Carter

David Mecklin, City Attorney

ATTEST:

Alisa Doyal, City Clerk

POTENTIAL BROWNFIELD SITES															
	Parcel	City Ward	Site Name	Site Address	Current Owner	Owner's Address	Owner City	Owner State	Owner ZIP	Current Usage	Acres	Zoning			
1	V03 0080001	3	VILLA RICA HOSIERY MILL	600 ROCKMART RD	LARMAC INC	2030 HWY 27 S	CARROLLTON	GA	30117	VACANT	3.18	GENERAL INDUSTRIAL			
2	V03 0080003	3	ADJOINS HOSIERY MILL	502 N DOGWOOD ST	COCHRAN ELIZABETH	1419 S COTTA ST	VISALIA	CA	93292	UNOCCUPIED	1.14	R-20			
3	V04 0090004	3	TEXTILE MILL	627 ROCKMART RD	CHAMPAGNE PROPERTIES INC	P O BOX 72	GREENWAY	AR	72430	UNOCCUPIED	32.71	GENERAL INDUSTRIAL			
4	V06 0010030	3	MIDWAY TOWING	0 E WILSON ST	DRIVER TIMOTHY K & BRENDA S (JTRS)	10005 E HWY 78	VILLA RICA	GA	30180	OCCUPIED	0.39	DT-CMU			
5	V06 0010006	1	MIDWAY TOWING	0 E WILSON ST	DRIVER TIMOTHY K & BRENDA S (JTRS)	10005 E HWY 78	VILLA RICA	GA	30180	OCCUPIED	0.15	DT-CMU			
6	V06 0010008	1	MIDWAY TOWING	0 E WILSON ST	BLACK H G C/O JIM M BLACK	255 W RANCHETTE RD	VILLA RICA	GA	30180	OCCUPIED	0.26	DT-CMU			
7	V06 0010010	1	MIDWAY TOWING	226 E WILSON ST	DRIVER TIMOTHY K & BRENDA S (JTRS)	226 E WILSON ST	VILLA RICA	GA	30180	OCCUPIED	0.17	DT-CMU			
8	V06 0010028	1	MIDWAY TOWING	0 E WILSON ST	DRIVER TIMOTHY K & BRENDA S (JTRS)	226 E WILSON ST	VILLA RICA	GA	30180	OCCUPIED	0.17	DT-CMU			
9	V06 0010009	1	MIDWAY TOWING	WILSON ST OFF	DRIVER TIMOTHY K & BRENDA S (JTRS)	226 E WILSON ST	VILLA RICA	GA	30180	OCCUPIED	0.1	DT-CMU			
10	V06 0010011	1	MIDWAY TOWING	0 E WILSON ST	0 E WILSON ST	226 E WILSON ST	VILLA RICA	GA	30180	OCCUPIED	0.6	DT-CMU			

September 20, 2018

Ronald M. Roberts, Planning & Zoning Manager
Douglas County Board of Commissioners
8700 Hospital Drive
Douglasville, GA 30134

Re: Proposal for Brownfield Grant Application Preparation
Douglas County Board of Commissioners
Proposal No. 02.01010023.55.01.18217

Dear Mr. Roberts:

EarthCon Consultants, Inc. (EarthCon) is pleased to provide this proposal to Douglas County Board of Commissioners to prepare a US Environmental Protection Agency (EPA) Brownfield Coalition Assessment Grant application. This proposal was requested by Mr. Ron Roberts of Douglas County during the coalition assessment grant planning meeting on September 6, 2018. This proposal includes a general experience summary, scope of work, schedule, cost estimate, and contractual terms.

EXPERIENCE SUMMARY

EarthCon has extensive Brownfield experience and our team members have been successfully working on EPA Brownfield Assessment and Cleanup Grants since 1995, and with the Georgia Brownfield Program since its inception in 2003. In 2006, the Mississippi Department of Environmental Quality (MDEQ) Brownfield Program selected EarthCon to provide Professional and Technical Services for Mississippi communities. EarthCon performed Targeted Brownfield Assessments to define site conditions and generate reports of findings used to assist municipalities and non-profit entities in redevelopment of the selected properties. The MDEQ contract was renewed, and EarthCon continued provide those services through 2012.

While supporting the redevelopment visions of Brownfield grant communities, EarthCon has:

- Written Brownfield grant applications,
- Developed brownfield site inventories and Work Plans,
- Prepared Quality Assurance Project Plans (QAPPs),
- Requested site eligibility determination from EPA and state regulators,
- Prepared Site-Specific Sampling Plans,
- Obtained site access for target properties,
- Completed Phase I and II Environmental Site Assessments (ESAs),

- Facilitated cleanup planning including preparation of Analysis of Brownfield Cleanup Activities (ABCAs),
- Completed Quarterly and Final Reporting, and
- Facilitated community engagement activities.

EarthCon team members have successfully implemented five EPA Brownfield Grants and have completed six Georgia Brownfield projects, resulting in the redevelopment of properties located throughout the State of Georgia and across the southeastern United States.

EarthCon is specifically well-suited to assist the Douglas County Brownfield Coalition with Brownfield grant writing services thanks to our extensive hands-on EPA Brownfield grant writing experience. Since 2012, EarthCon professionals have written nine successful EPA Brownfield Grant applications out of fifteen in EPA Region 4, with a “win rate” of 60%. In addition, one of our EarthCon Brownfield Team members is a former MDEQ regulator who administered the Mississippi Brownfields Program. His experience includes providing grant writing assistance and workshops to communities developing grant applications and performing grant debriefs with unsuccessful communities. He worked side-by-side with EPA grant reviewers to understand the nuances of the application process.

Regarding our experience assisting with development of Brownfield inventories, the EarthCon Brownfield Team routinely works through the community Brownfield Advisory Committee and key local commercial real estate offices to identify Brownfield Inventory sites. Often, obtaining site access can be the most significant hurdle for communities in addressing the targeted sites. EarthCon has been successful in obtaining access for target sites using an approach of open communication with property owners and their real estate agents. Through education, the property owners will understand that completing Brownfield assessments will save them the costs of an independent Phase I and II ESA, as well as likely positioning them to receive a No Further Action status with the State of Georgia. If an issue is identified, it can be explained to a potential developer that an EPA grant can provide cleanup estimates and options for redevelopment. From our experience, providing a developer interested in a brownfield property with known issues and a defined remediation cost allows them to incorporate that cost into their vision for the site, which often facilitates redevelopment.

Past EPA Brownfield Assessment Grant applications have included narrative sections describing the community needs, project descriptions, feasibility of success, community engagement and partnerships, project benefits, and programmatic capability and past performance on other federal grant awards. Based on communication from EPA regarding the upcoming grant cycle, the application sections about community partnerships and detailed description of Brownfield target area demographic information will likely not be required for the grant application.

SCOPE OF WORK

On September 6, 2018, representatives from Douglas County, City of Villa Rica, and the Southern Conservation Trust met with EarthCon personnel at Douglas County’s Planning Department in Douglasville, Georgia to discuss EPA Brownfield grant opportunities. During the meeting, the recommendation was made to pursue preparation and submittal of a Brownfield

Coalition grant application for the 2019 grant award cycle. The Brownfield Coalition Assessment Grant partners (Partners) are Douglas County, who will be identified as the lead partner, City of Villa Rica, and Southern Conservation Trust.

As part of the preparing the Brownfield grant application, the EarthCon scope of work will include the following:

- If requested, EarthCon can assist with reviewing redevelopment target areas and parcels identified by the Partners and assist with identifying additional potential Brownfield parcels;
- Assistance with reviewing the redevelopment visions for each target area to transform Brownfield sites into areas of productive reuse;
- Participation in public meetings with the Partners in Douglasville and Villa Rica to engage and educate the communities about EPA Brownfield redevelopment grant opportunities; and
- Preparation and submittal of the Brownfield Coalition Assessment Grant application upon approval by the Partners.

ASSUMPTION AND LIMITATIONS

The following assumptions and limitations are presented below and are considered not included as part of the Scope of Work:

- The Partners will be responsible for coordinating and scheduling the location of public meetings;
- EarthCon will be provided with necessary information needed to complete the Brownfield Coalition Assessment Grant application;
- Should the Partners decide not to submit the Brownfield Coalition Assessment Grant application, EarthCon will be reimbursed for time and expenses up to the agreed amount of the contract; and
- EarthCon assumes three coalition meetings will be needed during preparation of the grant application, not including the public engagement meetings.

SCHEDULE

The 2019 Brownfield grant application guidelines will be published by EPA in mid-October 2018 and the grant application is due to EPA in early December. EarthCon recommends submitting the Brownfield grant application in early November rather than later in the application submittal window, assuming the necessary grant application information has been received by the Partners. EarthCon will begin preparing the grant application upon approval of this proposal. The draft application will be provided to the coalition grant partners for review approximately two weeks prior to submittal to EPA. The Partners will review the draft application within one week and provide either approval or review comments. EarthCon will then submit the final application to EPA on behalf of the Douglas County Brownfield Assessment Grant Coalition upon approval from the Partners.

COST ESTIMATE

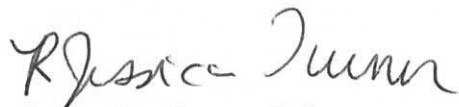
EarthCon will prepare the Brownfield grant application for a lump sum fee of \$3,000. EarthCon will provide one invoice for the project at completion.

AUTHORIZATION

The scope of work will be conducted in accordance with the terms and conditions detailed in the attached Contract. Please indicate your acceptance of the contract by countersigning this proposal letter below. EarthCon will initiate this project upon the receipt of this countersigned proposal letter.

We appreciate the opportunity to provide environmental consulting services to Douglas County and look forward to receiving your written authorization. If you have any questions regarding this cost estimate or the project in general, please contact us at (770) 973-2100.

Respectfully submitted,



R. Jessica Turner, P.G.
Senior Geologist



Steve Diamond, P.E.
Senior Engineer



Russell K. Schlecht, P.E.
Principal Engineer

Authorization to Proceed

Signature of Planning & Zoning Manager of Douglas County

Printed Name

Date



CITY OF VILLA RICA

City Council Packet

SUBJECT: 2018 – 2038 Comprehensive Plan Update

CITY COUNCIL AGENDA DATE: October 23, 2018

DATE: October 9, 2018

PREPARED BY: Lenise Lyons, Planning and Zoning Specialist

FISCAL IMPACT:

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE:

PURPOSE:

The city of Villa Rica's Comprehensive Plan represents the growth and development policy for the city, as expressed by a Future Development Map and supporting goals and implementation strategies. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014.

BACKGROUND: Preparation of a plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs. This plan allows Villa Rica to retain its QLG status; each municipality has its own comprehensive plan that it maintains and updates.

STAFF RECOMMENDATION: Adoption of the 2018 – 2038 Comprehensive Plan Update

IMPACT:

PLANNING COMMISSION: Recommended adoption at the October 2, 2018 meeting.

MOTION: I make a motion to approve the resolution to adopt the 2018 – 2038 Comprehensive Plan Update.



City of Villa Rica

Mayor Jeff Reese • Shirley Marchman • Leslie McPherson • Gil McDougal • Danny Carter

RESOLUTION

to adopt the 2018-2038 Comprehensive Plan Update for the City of Villa Rica as approved by Three Rivers Regional Commission (TRRC) and the Department of Community Affairs (DCA)

WHEREAS, the Villa Rica City Council completed a 20-year Comprehensive Plan Update document; and

WHEREAS, the Comprehensive Plan Update is the product of a planning process that included public workshops, informational meetings, and community surveys; and

WHEREAS, the Comprehensive Plan Update has been prepared according to the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the Three Rivers Regional Commission and the Georgia Department of Community Affairs have reviewed the Comprehensive Plan Update and have determined that the applicable minimum standards have been met;

BE IT THEREFORE RESOLVED, that the Villa Rica City Council does hereby adopt the Comprehensive Plan Update, on this 23rd day of October 2018.

The City Clerk is hereby requested to transmit a certified copy of this Resolution to the Three Rivers Regional Commission within seven (7) days of this date.

Mayor Jeff Reese

Councilmember Gil McDougal, Pro-Tem

Councilmember Shirley Marchman

Councilmember Leslie McPherson

Councilmember Danny Carter

David Mecklin, City Attorney

ATTEST:

Alisa Doyal, City Clerk

CITY OF
VILLA RICA
COMPREHENSIVE PLAN

2018 update

DRAFT

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ACKNOWLEDGEMENTS

Villa Rica City Council

Mayor | Jeff Reese
 Ward 1 | Shirley Marchman
 Ward 2 | Verland Best
 Ward 3 | Leslie McPherson
 Ward 4 | Gil McDougal
 Ward 5 | Danny Carter

Planning & Zoning Commission

Ward 1 | Willie Marchman
 Ward 2 | Kurt Kraft
 Ward 3 | Tom Flowers
 Ward 4 | John Hannabach
 Ward 5 | Christina Tidaback

Villa Rica City Staff

Tom Barber	<i>City Manager</i>
Bobby Elliott	<i>Director of Community Development & Engineering</i>
Lenise Lyons	<i>City Planner, Community Development</i>
Vicki Coleman	<i>Director of Parks, Recreation, and Leisure Services</i>
Peter Zorbanos	<i>Director of Public Works</i>

Steering Committee

Danny Carter
 John Hannabach
 Debbie Hohenstein
 Ola McLendon
 Leslie McPherson
 Kelly H. Meigs
 Nancy Mims
 Mathew Momtahan
 Carl Peabody
 James Potts
 Bart Smith
 Michael Young

Consultant Team

Wood Environmental Solutions & Infrastructure, Inc.

Lee Walton
 Ron Huffman
 Anna Johnson
 Robert Thorpe

Planners for Environmental Quality

Inga Kennedy

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CHAPTER ONE. Executive Summary

The city of Villa Rica's Comprehensive Plan is a policy document that presents the community's primary goals for achieving its long-range vision for growth and development in the city.

This executive summary presents Plan Highlights and Putting the Plan into Action. The first section, **Plan Highlights**, provides a brief overview of the 'Community Vision,' including key goals organized by 'Vision Theme.' **Putting the Plan into Action** summarizes the steps and players involved in the plan's implementation.

Plan Highlights

Recognizing that Villa Rica will continue to have steady population growth, this plan is intended to balance opportunities for economic development with the desire to maintain existing "small town" ambiance and historical integrity. This plan also acknowledges the need to plan in more specific detail for community revitalization/redevelopment, open space protection and natural connections (e.g. greenways) with recreation planning, improvement and expansion of water and sewer facilities, and development of effective transit connections that manage traffic circulation and enhance connections between downtown and surrounding residential areas.

The Community Vision, as described by detailed strategies in Chapter 3 and the Future Development Guide in Chapter 4, are summarized below by primary goals organized by three Vision Themes: *Development Patterns*, *Resource Conservation*, and *Social and Economic Development*. These themes are intended to organize and represent citizens' ideas and concerns related to the topics of economic development, public facilities, community and housing revitalization, land use, natural resources, and historic resources.

Development Patterns (DP) Goals

- DP Goal 1:** Maintain small-town character and cultural identity while supporting growth
- DP Goal 2:** Maintain greenspace in redevelopment of existing areas and new developments
- DP Goal 3:** Improve multi-modal connectivity and circulation
- DP Goal 4:** Support mixed use development
- DP Goal 5:** Develop enhanced design standards for all development
- DP Goal 6:** Promote quality corridor development

Resource Conservation (RC) Goals

- RC Goal 1:** Protect water resources and improve water quality
- RC Goal 2:** Conserve, protect, and promote natural resources in Villa Rica
- RC Goal 3:** Identify and protect historic and cultural resources in Villa Rica

Social and Economic Development (SED) Goals

- SED Goal 1:** Stimulate revitalization activities and redevelopment of aging properties
- SED Goal 2:** Protect and enhance existing neighborhoods while supporting a diverse array of housing options to accommodate future growth
- SED Goal 3:** Create employment opportunities within the city and expand business diversity
- SED Goal 4:** Maintain high quality services for the citizens of Villa Rica
- SED Goal 5:** Enhance communication and coordination between various local, regional, and state agencies

Putting the Plan into Action

While adopting a comprehensive plan may seem like the end of the process, it actually represents the beginning of a new phase: *implementation*. Implementing the plan requires an understanding of the plan recommendations and tools available for putting the plan into action for the city of Villa Rica. In short, the plan is a tool that provides a policy basis for:

- Budgeting
- Local land use regulation
- Coordination among local governments, state and federal agencies, utilities, regional agencies
- Detailed plans for specific functions
- Promotion and economic development

Budgeting

The Implementation Program (see Chapter 5) outlines the overall strategy for achieving the Community Vision for future development and for implementing the Future Development Guide. A five-year Community Work Program (CWP) prioritizes the recommended strategies and assigns responsible parties to each. As presented, it provides elected officials and staff with a prioritized “to-do” list in addition to providing a policy guide.

Land Use Regulation

The policy basis for land use regulation occurs in two specific ways. First, the Future Development Guide provides a tool for evaluating rezoning requests. Second, local zoning and subdivision regulations sometimes require amendments based on the Comprehensive Plan recommendations.



Future Development Map

The Future Development Guide (see Chapter 4) consists of the Villa Rica Future Development Map and character area policy. The Future Development Map assigns a unique character area to each parcel in the city. The character area policy describes with text and illustrations the vision for growth and development for each character area shown on the map. The Future Development Map is used to guide future rezonings; proposed zone change requests are reviewed for consistency with the character area policy associated with the Future Development Map.

Zoning and Subdivision Regulations

Evaluation and adoption of changes to regulations that address land use and development is a common follow-up after adoption of a comprehensive plan. The purpose of any zoning updates and/or subdivision regulations is to ensure that local regulatory tools support the implementation of the Future Development Map and specified goals in this plan.

Intergovernmental Coordination

The policy basis for coordination occurs in two major components. First, city departments should coordinate their plans with that of the Comprehensive Plan. Second, coordination should occur between Carroll and Douglas County governments and other entities, whether at the local (public or private), regional, or state level.

Service Delivery

The city should review or develop service plans to ensure that they support the goals of the Comprehensive Plan. This includes ensuring that future facilities are planned to meet the service demand promoted by the plan. For example, future planning to provide infrastructure that supports targeted employment growth should be consistent with areas shown on the Future Development Map (and described in the Future Development Guide). The city of Villa Rica currently participates in Service Delivery Strategies with both Carroll and Douglas Counties.

Coordination

This plan provides the opportunity for the city, municipalities, and other entities to view future needs from a common policy playbook. For example, private developers, utility providers, and economic development agencies can each see that the community has designated specific areas for future growth and specific areas for rural preservation. As a result, these entities should be able to work together to ensure that their projects and policies support the Community Vision. In addition, coordination among the city, counties, other municipalities, and with other local (public and private) entities can facilitate implementation of community goals.

Detailed Plans for Special Functions

Functional plans address specific government services such as parks, recreation, and economic development. These individual plans can address issues and concerns raised by stakeholders during the public planning process in greater detail than a comprehensive plan. This Plan recommends the development and implementation of several stand-

alone plans that are coordinated with and supplement the Comprehensive Plan.

Villa Rica Master Trail Plan – This plan, which adopted in August 2018, seeks to manage the development of a trail and greenway system, referred to as the “Gold Nugget Trail,” that expands over 20 miles throughout the city, providing pedestrian linkages between parks, neighborhoods, schools, and activity centers. Through providing a bicycle and pedestrian network, this plan provides an opportunity to encourage an active, healthy lifestyle for both Villa Rica residents and visitors. The plan was adopted in August 2018 and is expected to be implemented in phases, as funding becomes available. The first action item, which is included in the 5-year work program is the completion of the trail’s “Model Mile,” which will extend from the Fullerville Trailhead to the Villa Rica Public Library.

Villa Rica Downtown Master Plan – This plan was prepared in concert with the Comprehensive Plan. The initial goal of the downtown plan was to integrate a wide variety of ideas that had been developed regarding downtown into a cohesive plan that also acknowledged proposed roadway improvements. Key aspects of the downtown plan include the realignment of Main Street to shift parking closer businesses; realignment of the Main Street/No Carroll Street intersection; expansion of the Mill Amphitheater to create a town square; the development of a centralized government building; the development of a visitor’s center; closing of the Cheeves Street railroad crossing and linkage to the proposed Mirror Lake Road connector.

Stormwater Utility – Throughout the Visioning Process the issues with stormwater infrastructure and facilities were mentioned. A stormwater utility is an organizational and financial entity that establishes a formal plan of action to secure the funding necessary to operate and maintain a stormwater management program.

Various Park Master Plans: The city is planning to develop separate master plans for several existing parks to guide various planned and desired enhancements over the next several years. From additional sports fields and recreation amenities to upgrades to existing structures

to planning future connections to the Gold Nugget Trail, these plans will unify current and future projects for each of the parks.

Comprehensive Transportation Plan: The Villa Rica Comprehensive Transportation Plan will guide citywide transportation development for short, intermediate, and long-term time frames. The plan will address both vehicular and pedestrian/bicycle connections and evaluate potential improvements for each. This plan should build off of and incorporate current city plans that address transportation-related projects.

Tax Allocation District (TAD): The city is actively pursuing the development of Tax Allocation Districts, including at least one in the downtown area (along a portion of US 78 and/or along the proposed Downtown-Mirror Lake Connector), and potentially additional TADs in other areas of the city, in order to help fund necessary infrastructure improvements, including upgrades to water/sewer infrastructure, streets and sidewalks, and other facilities.

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CHAPTER TWO. Introduction

The city of Villa Rica is projected to experience continued steady growth and investment over the next 20 years. In an effort to meet the community's future needs, the city coordinated efforts of its citizens to create a community vision for future development that will be guided by Villa Rica's Comprehensive Plan.

Purpose

The city of Villa Rica's Comprehensive Plan represents the growth and development policy for the city, as expressed by a Future Development Map and supporting goals and implementation strategies. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014. Preparation of a plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs. This plan allows Villa Rica to retain its QLG status; each municipality has its own comprehensive plan that it maintains and updates.

Scope

This plan addresses economic development, housing, natural and historic resources, land use and development patterns, and community revitalization. These 'planning elements' are organized into three Vision Themes (see Chapter 3) for the purpose of expressing community goals and implementing strategies. They are addressed as individual components in the Existing Conditions Summary (see Appendix B), which provides a summary of existing local conditions and trends and was used in the identification of community needs and opportunities.

A description of current conditions and issues is also provided in Appendix B-1. It is important to note that the topic of transportation is primarily addressed in the Carroll County Long Range Transportation Plan (2014) and the Douglas County Comprehensive Transportation Plan (2009), both of which are incorporated by reference.

Why We Plan

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan is a significant policy document that guides the physical development of a community; it can be used to promote orderly and rational development, so the city can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan allows the community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It helps the city invest its money wisely in infrastructure such as roads, parks, and other facilities to maintain and improve residents' quality of life as well as economic development prospects.

The city of Villa Rica Comprehensive Plan represents these and additional ideas discussed during the public participation process. It lists city-specific needs and opportunities, supporting goals and strategies, desired development patterns and land uses, and a five-year prioritized work program (Community Work Program) to implement the plan.

Community Participation and Plan Development

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.



Visioning Process

The visioning process, or citizen participation process, for this plan update included multiple layers of participation from residents and stakeholders. Several public workshops, stakeholder interviews, and an online survey provided opportunities for input, as described in this section.

Kick-Off Meeting

The citywide Kick-Off Meeting took place in December 2017 at a city Council meeting. The planning process, schedule, and future public involvement opportunities were presented to the public, who were invited to provide comment and share their contact information for inclusion on a project e-mail list that was used throughout the development of the plan to distribute meeting and plan status information.

Visioning Workshop

Participants provided their input on the future of Villa Rica at workshops that were held at Gold Dust Park on April 19, 2018. Public input was

received via prioritization exercises, facilitated discussion, and one-on-one conversations with the planning team. Visioning Workshop participants prioritized and contributed to a list of community assets, issues, and dreams that were compiled from responses to a community survey. Participants also provided input during a mapping exercise intended to generate discussion on desired community character (e.g. appropriate land uses, amount of open space, transportation, etc.), including which areas of the city are likely to support change or should remain relatively unchanged.



Future Land Use Charrette

A citywide Future Land Use Charrette was held June 11, 2018 at the Villa Rica Public Library. Attendees participated in a small group map exercise and conversed with the planning team to develop scenarios for preferred land use types and intensities across the city.



Open House

The public was invited to comment on draft recommendations of the plan at a citywide Open House held August 7, 2018 at the Villa Rica Public Library. Specifically, goals, strategies, and character areas associated with the Future Development Map were displayed for review and comment. Additionally, a graphic representation of the existing conditions

assessment and public input summary was provided. Attendees also had an opportunity to review concepts for the Downtown Master Plan. The meeting format allowed participants to drop-in at their convenience and stay as little or as long as they desired. Participants spoke individually with planning team members and filled out comment forms to present questions or concerns.



Steering Committee

A Steering Committee was appointed to provide feedback, advise the planning team, and provide assistance in shaping the overall planning process. The group met four times. Individuals invited to participate on the Steering Committee represented various segments of the community, including city staff and elected officials, Downtown Development Authority, Real Estate, Church leaders, and residents

Community Survey

A six-question online community survey was developed and promoted throughout the community as another forum for providing public input. It was open from December 2017 through June of 2018, and hard copies were provided, as necessary. In addition to being advertised on local utility bills, the surveys were also distributed at the public meetings held during the visioning process, and other local events. In total, approximately 670 responses were received.

Flyers, E-Mail Blasts and Project Webpage

Throughout the planning process, flyers were distributed both in person and electronically to announce and promote public meetings. An email distribution list was continually updated and was used to publicize the community survey and public meetings. Additionally, public meetings

and workshops were advertised on the city's website, in utility bills, and posted in public spaces throughout the community. Throughout the planning process, the consultant team attended local events, businesses, and churches, as well as a Villa Rica Rise-N-Shine meeting, and a Planning Commission meeting to provide status updates for the project and promote public workshops.

Additional Local Outreach

Aside from public workshops, the planning team also presented updates at a Planning Commission Meeting, City Council Work Session, and the monthly 'Rise and Shine' meeting downtown. In addition, the planning team facilitated a meeting between Carroll County and city of Villa Rica for coordination purposes, as each municipality was in the process of updating their Comprehensive Plans.

Chapter Summaries

The sequence of chapters in this plan is structured to follow the planning process, which can be thought of as answering the questions, "Where do we want to be in 20 years?", followed by "How do we get there?" The plan is organized into the following chapters:

- Chapter 1: Executive Summary
- Chapter 2: Introduction
- Chapter 3: Community Vision
- Chapter 4: Future Development Guide
- Chapter 5: Implementation Program
- Appendices

The chapters that follow this introductory chapter are summarized below.

Chapter 3: Community Vision

The Community Vision reflects the community's vision for growth and development for the next 20 years. This vision, which was developed with an extensive public visioning process, is defined by Vision Themes.

The Vision Themes organize primary needs and opportunities and corresponding goals and strategies under the following headings: Development Patterns, Resource Conservation, and Social and Economic Development. The listed strategies under each topic are used to create the Implementation Program chapter.

Chapter 4: Future Development Guide

The Future Development Guide defines the community's desired development patterns and guides future decision-making related to the physical development of the community. It is comprised of a Future Development Map and supporting character area policy.

This chapter presents the recommended character areas for the city of Villa Rica. Character area policy text describes the intent, general characteristics, application, primary land uses, and design principles for each character area, which are areas with unique quality worth preserving or areas that have been identified with the potential to develop into something new or different.

Chapter 5: Implementation Guide

The Implementation Program identifies specific actions necessary to achieve the community's vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems, and financing arrangements or other initiatives to be put in place to implement the Comprehensive Plan.

The Community Work Program prioritizes strategies to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Chapter 5 also details the specifics of maintaining the Comprehensive Plan in accordance with state requirements.

Appendices

The appendices supplement the information presented in Chapters 1-5 of the Comprehensive Plan as described below:

- Appendix A – Report of Accomplishments
- Appendix B – Existing Conditions Summary

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CHAPTER THREE. Community Vision

The city of Villa Rica has unique needs and opportunities related to its development patterns and projected future growth. The Community Vision chapter uses a series of Vision Themes to describe a shared ‘community vision’ – what the community envisions for its future – in terms of identified needs and opportunities that are addressed by recommended goals and strategies.

Vision Themes

The Vision Themes organize primary needs and opportunities identified during the planning process as needing to be addressed, followed by goals and strategies that, in turn, address these needs and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. Recommended strategies are presented in the Implementation Program chapter as specific action items to be undertaken by the county.

The themes that are presented are:

- Development Patterns
- Resource Conservation
- Social and Economic Development

These themes generally address the planning topics of land use and transportation (Development Patterns), natural and historic resources (Resource Conservation), and economic development and housing/community revitalization (Social and Economic Development).

Development Patterns (DP)

Primary Needs and Opportunities

Maintain small-town character

As Villa Rica continues to grow and expand, there will be pressures for development and redevelopment. Throughout the Visioning Process, participants expressed the need to preserve the city’s existing character, regardless of anticipated population growth and desired development. The city’s existing development regulations address infill development requirements, but there is potential to strengthen these standards to ensure compatibility with existing development in terms of building design and character.

The Future Development Map seeks to encourage the location of higher density and intensity developments in concentrated areas to avoid strip development. This can be achieved through clustering, small or large-scale commercial/mixed uses. Infill development and redevelopment is encouraged in older, existing neighborhoods and areas of the community where opportunity exists and is compatible with the character of the surrounding area.

Preserve open space and accommodate greenway connections

During the development of the Comprehensive Plan, the Villa Rica Master Trail Plan was also being developed, which made the greenway connections and maintaining existing open space a popular subject during the Visioning Process. In an effort to enhance community connectivity and walkability, establishing trail and greenway connections to the proposed Gold Nugget Trail alignment should be a requirement for new developments that are near the trail. To this end, during the impending update of the city’s development regulations, there is potential to provide better guidance for such connections.

Improve multi-modal connectivity

During the Visioning Process transportation-related issues such as traffic congestion, need for connectivity (both vehicular and pedestrian/

bicycle), and lack of transportation alternatives were frequently cited as major issues in Villa Rica. High volume traffic areas, including downtown and along Industrial Boulevard/SR 61 are worsened by the presence of tractor trailers serving nearby industrial locations and the railroad that bisects the city and Downtown District. The city is pursuing various functional and small area plans that collectively can improve multi-modal connectivity and circulation to mitigate traffic congestion, while also encouraging an active lifestyle by providing pedestrian and bicycle connectivity within the city.

Vehicular Connectivity

To begin address various traffic related issues, the city is planning to develop a Comprehensive Transportation Plan that will evaluate potential road connections and alternative road alignments in problematic areas. In the meantime, other plans exist to help guide various current and upcoming road projects.

Increased traffic congestion can be attributed to population growth and recent development patterns that occurred with little attention given to the overall relationship of the resulting land uses. Mitigating such issues requires the identification of areas or intersections where additional or alternative road connections are necessary to increase circulation. Another factor in reducing traffic congestion is coordinating transportation and land use patterns. The 'nodal' land use pattern (shown as Activity Centers and Community Crossroads on the Future Development Map) is intended to concentrate more dense development in "centers" such as prominent intersections instead of distributing it along roadways, which would potentially increase congestion. In addition, this plan will examine growth trends and travel patterns and interactions between land use and transportation and assesses compatibility issues between land use patterns and transportation facilities.

Various enhancements are targeted for downtown intersections, which are primarily addressed in the Downtown Master Plan and include improvements to various streets including Main Street, Temple Street, West Wilson Street, railroad crossing improvements (N. Carroll Rd/US

78); road realignment or reconfiguration (W. Montgomery/US 78; creation of alternative access over the railroad; potentially closing of one or two problematic railroad crossings); and streetscaping improvements.

As a several of these projects might impact railroad crossings, the city has begun discussions with Norfolk Southern about logistics and alternatives. Another connection recommended in this plan for downtown is a corridor between the Mirror Lake area and downtown, which will incorporate complete street concepts, stormwater management, and recommend land use/development for properties along the corridor.

Although it is considered a long-term project and will likely be addressed outside of the five-year time frame, GDOT's North Loop Bypass project will provide an important connection between SR 101/Industrial Blvd. and SR 61 near Punkintown Rd, which will include mini-roundabouts at each of these intersections. The city is in the process of relocating utilities to accommodate this proposed corridor and related improvements. Construction on the bypass is anticipated to begin in 2024.

Pedestrian and Bicycle Connectivity

Public input often cited the lack of continuous sidewalks and the need for bike lanes as issues that needed to change. Villa Rica is missing a true, cohesive network of sidewalks and safe accommodations for bicyclists. The recent RSVP Plan provided an in-depth study of existing conditions of pedestrian infrastructure in the downtown area, which revealed a fragmented sidewalk network and absence of crosswalks at several major intersections.

The Villa Rica Master Trail Plan is a proposed system of trails and greenways, referred to as the Gold Nugget Trail, that will strengthen the existing transportation network by providing alternative connections between neighborhoods and popular destinations including parks, the library, and downtown. In order to mitigate connectivity issues caused by the presence of the railroad, this plan also suggests implementing pedestrian tunnels under the railroad, when necessary. Not only does this trail network enhance the overall quality of life of Villa Rica residents, but it also helps to boost the economy through tourism and recreation. Ultimately, the city intends to provide connections from its trail system

to other trail systems in the region, including Carrollton's GreenBelt and the Silver Comet Trail. Through implementing the Master Trail Plan and consistent sidewalk improvements, the city seeks to promote an active, healthy lifestyle for residents and visitors.

Implement plans that support mixed use development

Mixed use developments provide an opportunity for residents to live, work, and play within a compact, walkable area. Comments collected from the community survey and at public workshops indicated the desire for pedestrian-oriented development and enhanced walkability throughout the community. Enhanced pedestrian and bicycle facilities and linkages minimize the need for using cars, which helps alleviate traffic. While mixed use development is supported in downtown zoning regulations, it is not specifically accommodated in other areas. A key to successful walkable communities is the presence of people, and the residential component of such developments fulfills this need. Given the flexibility of mixed use developments in their ability to accommodate multiple compatible uses, the city should consider developing a Mixed Use zoning designation to accommodate and regulate such development, which is consistent with the vision of the Future Development Guide. Typically, mixed use developments also support increased density in a compact area.

An appropriate area for larger-scale mixed use development would be in the gateway areas identified on the Future Development Map. These areas can provide access to local goods and services, including gas station and hotel facilities, while also accommodating a variety of commercial and office uses, as well as residential uses (apartments, lofts).

Enhanced design standards for all development

The quality of higher density residential development, including apartments and townhomes, has been an issue of concern. Several residents associated multi-family housing developments with low-quality, low-income housing, which exhibits a skewed view of the potential of multi-family developments. With the construction quality of such developments voiced by citizens as a concern, the city's current

development standards for multi-family developments should be reviewed to ensure high quality standards are applied to structures. These standards, as well as commonly approved conditions of zoning relating to design, should be evaluated to determine which provisions should be integrated into other zoning regulations to ensure higher quality, consistent design standards are applied citywide.

High quality construction and site design should also be enhanced for commercial and industrial developments, especially those that are located adjacent to residential areas. The city's buffer and screening requirements should continue to be enforced and maintained.

Promote quality corridor development

Concerns along major corridors include maintaining traffic flow while reducing traffic congestions. Current commercial development along SR 61 towards Carrollton is somewhat disjointed. Carroll County's 2014 Long Range Transportation Plan projects the majority of growth in the entire county will occur along the segment of SR 61 between Villa Rica and Carrollton. As SR 61, which connects Villa Rica and the city of Carrollton continues to be developed, the city's development standards should be reviewed to ensure development along the corridor is coordinated with existing land use patterns and that it does not increase traffic congestion. In addition, the city should encourage streetscape or enhanced landscape requirements for properties as these corridors continue to develop. New development should also provide adequate pedestrian infrastructure, when feasible. Development regulations can be evaluated and amended to better address these concerns, specifically, limiting curb cuts, implementing access management elements and promoting complete streets.

Traffic congestion also plagues other corridors, including Industrial Blvd. and Mirror Lake Blvd., which provide access to I-20. These corridors, along with portions of SR 61 and US 78 are also heavily utilized by tractor trailer traffic related to industrial uses, which is attributed to augmented traffic issues. Entering the city from the north, SR 61 carries traffic right through the heart of downtown, which, when coupled with the railroad crossings in that area, further reduces traffic mobility. Alternative road

alignments and new intersections that seek to enhance traffic mobility downtown are explored in Villa Rica’s Downtown Master Plan, which is currently under development. Additionally, the North Loop Bypass, a proposed road connection between Rockmart Rd and SR 61/Dallas Hwy, is intended to reduce truck traffic through downtown Villa Rica. This project is in GDOT’s jurisdiction and is planned for implementation in FY2024.

As mitigating traffic issues will continue to be a primary objective for the city, development along corridors can be addressed through enhanced development regulations, area master plans, and in the city’s future Comprehensive Transportation Plan.

Goals and Strategies

DP Goal 1: Maintain small-town character and cultural identity while supporting growth

- DP Strategy 1.1:* Use the Future Development Map to guide decisions for new development and redevelopment within Villa Rica, while planning for expansion and growth
- DP Strategy 1.2:* Ensure non-residential development in Village areas indicated on the Future Development Map is compatible with existing character and scale of the surrounding area
- DP Strategy 1.3:* Ensure adequate buffering and screening is provided between residential areas and adjacent developments to minimize potential negative impacts
- DP Strategy 1.4:* Use the Future Development Map to guide planning for water, sewer, stormwater infrastructure expansion projects, limiting future service to targeted development locations

DP Goal 2: Maintain greenspace in redevelopment of existing areas and new developments

- DP Strategy 2.1:* Evaluate effectiveness of city’s tree protection standards, residential lot coverage requirements, and Conservation Subdivision design regulations and identify potential amendments, as necessary
- DP Strategy 2.2:* Where applicable, new developments should provide connections to nearby trails, greenways, or parks, in accordance with the Villa Rica Master Trail Plan

DP Goal 3: Improve multi-modal connectivity and circulation

- DP Strategy 3.1:* Develop and implement a citywide Comprehensive Transportation Plan that identifies areas or intersections where additional or alternative road connections are necessary to mitigate traffic congestion and addresses interface between vehicular and pedestrian/bicycle infrastructure
- DP Strategy 3.2:* Implement Villa Rica Trail Master Plan to enhance pedestrian and bicycle connectivity through a system of trails and greenways that will provide linkages between neighborhoods, schools, parks, and other destinations
- DP Strategy 3.3:* Identify opportunities to incorporate bicycle/pedestrian projects (i.e., Gold Nugget Trail) and streetscape enhancements (i.e., landscaping, street lighting, sidewalks) into future road improvement projects
- DP Strategy 3.4:* Continue development and implementation of Villa Rica’s Downtown Master Plan that seeks to mitigate issues regarding traffic circulation,

parking, pedestrian safety, railroad crossings, public parks/plazas, downtown revitalization, and implement a corridor connection between downtown and the Mirror Lake areas

DP Goal 4: Support mixed use development

- DP Strategy 4.1:* Review zoning regulations and evaluate the need to develop a Mixed Use zoning designation to support and regulate mixed use development
- DP Strategy 4.2:* Encourage an adequate variety of types and densities of housing needed to support higher density development
- DP Strategy 4.3:* Promote development patterns that incorporate human-scale development, and a walkable community that contains a variety of uses in a compact area

DP Goal 5: Develop enhanced design standards for all development

- DP Strategy 5.1:* Update development/zoning regulations (Streamline land use and development regulations to support the goals of the Comprehensive Plan)
- DP Strategy 5.2:* Review design standards for multi-family development (apartments, townhomes, du/tri/quadplexes, and similar) to ensure high quality standards are consistently applied to residential developments
- DP Strategy 5.3:* Review design standards for industrial, commercial, and similar development to ensure high quality construction standards are consistently applied to development

- DP Strategy 5.4:* Evaluate industrial and commercial areas to ensure uses are appropriately screened, especially when adjacent to a residential area

DP Goal 6: Promote quality corridor development

- DP Strategy 6.1:* Evaluate need to develop design standards for corridor development to help mitigate traffic mobility issues in high traffic areas and to ensure that new development/ redevelopment is designed to be compatible with the function of the corridors
- DP Strategy 6.2:* Prepare focused studies on major road corridors to address access management, interparcel connectivity, and land use/transportation relationships
- DP Strategy 6.3:* Coordinate decisions related to land use and zoning designations with transportation/ capital improvement projects

Resource Conservation (RC)

Primary Needs and Opportunities

Protection of water resources

Improving and protecting water quality is a top priority for Villa Rica and was cited multiple times during the visioning process. In accordance with the Georgia Environmental Protection Division (GAEPD), the city maintains a Watershed Protection Plan and Stormwater Management Plan. Additionally, the city follows the regional water plan (Metropolitan North Georgia Water Planning District Water Resource Management Plan) and has adopted ordinances that seek to protect water quality (i.e., wetlands, floodplain management, stream buffer protection, illicit discharge and connection, backflow prevention program, litter control ordinance, etc.).

Rapid population growth in Villa Rica and the surrounding area threatens the capacity of the city's water supply and ability to provide public sewer to all residents. Many municipalities have implemented a stormwater utility to manage and fund stormwater management activities. The city intends to implement a Stormwater Utility to establish a formal plan of action to secure the funding necessary to operate and maintain a stormwater management program, including necessary infrastructure upgrades. Additionally, the city will continue to coordinate with the Georgia Environmental Protection Division (GAEPD), to ensure compliance with the regional Water Resource Management Plan.

Protect Villa Rica's existing natural resources

During Visioning Process, many citizens expressed interest in permanently protecting some areas of the city from development through designating these areas as parks, trails, or recreation spaces. Environmentally sensitive areas are regulated through development regulations and are shown as conservation areas on the Future Development Map.

Currently, there are proposed parks that have adopted master plans which have yet to come into fruition. Moreover, implementation of Villa Rica's 2018 Master Trail Plan, which creates a pedestrian/bicycle network between park spaces, can provide a catalyst to move other park-related projects forward and provide a complete network of parks and trails. Other proposed parks include Conners Road Park and Spring Lake Park, which would further project existing open space and forested areas, while also providing recreation opportunities for city and county residents. Another open space opportunity expands upon the existing Mill amphitheater downtown to create a destination "Town Green" that promotes active and passive recreation opportunities while also providing more opportunities for community events. Additionally, the Downtown Master Plan recommends the creation of pocket parks in various locations throughout the downtown area.

Tree and open space preservation related to new development and redevelopment is included in the Development Pattern Goals and Strategies. New development should be designed to minimize the

amount of land consumed and open space should be set aside from development for use as public parks or greenbelt corridors. The city's current ordinances should be reviewed to ensure open space preservation opportunities are maximized. In an effort to protect the existing tree canopy, the city is going to prepare a tree inventory to identify tree species that should be protected or that should be removed.

Another approach to protecting natural resources is through designating properties that have real or potential contamination as Brownfields, which qualifies the project for federal funding to assist with the clean-up and remediation process. Brownfield designations offers both environmental and economic benefits to a community. Currently, the city is coordinating with other municipalities to evaluate potential properties that might be eligible for a brownfield assessment in order to prepare an application for Brownfield designation. In Villa Rica, the current focus is areas around Fullerville and downtown, where the opportunity for infill development exists, including old mill sites, underutilized industrial sites, and a vacant gas station. From an environmental perspective, brownfield projects prevent further pollution and can reduce the impact hazardous waste. Aside from environmental benefits, brownfield designations also provide economic benefits, which are detailed in the Social and Economic Development Needs and Opportunities section.

Preserve and protect Villa Rica's historic and cultural resources

The need to further protect and enhance local history and culture was noted throughout the Visioning Process as important to Villa Rica's future. The city's Historic Resource Surveys completed around 2010 can serve as a foundation for future preservation activities, including pursuing National Register designations for eligible properties in the city and developing a walking or trolley tour of historic properties. Currently, the North Villa Rica Commercial Historic District is the only historic district that has national registry status. The Historic Resource Survey identified several other areas that could be eligible for this status as well, such as the South Villa Rica Historic District. National Registry status grants access to certain tax benefits for downtown rehabilitation and renovation of historic downtown properties. Potential benefits for property owners in this area, include the National Park Service's existing 20% Historic

Rehabilitation Tax Credit available to downtown property owners. Through coordination between Villa Rica's Historic Preservation Commission and the Carroll County Historical Society, these groups can work together to pursue preservation activities in the community.

In addition, both the RSVP Plan and Downtown Master Plan recommend the addition of iconic structures that commemorate the city's history, including a Gold Miner statue, Veterans' Memorial, and Thomas A. Dorsey Museum.

Goals and Strategies

RC Goal 1: Protect water resources and improve water quality

RC Strategy 1.1: Coordinate with the Georgia Environmental Protection Division (GAEPD) on future actions that may be necessary to remain in compliance with Metropolitan North Georgia Water Planning District's Water Resource Management Plan

RC Strategy 1.2: Pursue creation of stormwater utility (an organizational and financial entity that establishes a formal plan of action to secure the funding necessary to operate and maintain a stormwater management program)

RC Goal 2: Conserve, protect, and promote natural resources in Villa Rica

RC Strategy 2.1: Continue development and implementation of proposed park projects/master plans (i.e., Connors Road Park, Spring Lake Park, Gold Dust Park, V-Plex, Fullerville Park)

RC Strategy 2.2: Implement Villa Rica Master Trail Plan (network of trails and greenway connections throughout the city) and other plans that support the

development of parks and trails to encourage an active, healthy lifestyle

RC Strategy 2.3: Promote environmental and historic preservation activities on social media (city websites, Facebook, flyers, local group meetings, etc.)

RC Strategy 2.4: Pursue Green Community Certification through Atlanta Regional Commission

RC Strategy 2.5: Identify and remediate brownfield sites to prevent further pollution and prepare the land for alternate uses

RC Strategy 2.6: Protect tree canopy (i.e., prepare a tree inventory, strengthen development regulations related to open space/tree canopy preservation)

RC Goal 3: Identify and protect historic and cultural resources in Villa Rica

RC Strategy 3.1: Consult with the Historic Preservation Division of the Georgia Department of Natural Resources to identify available technical resources, financial assistance, and incentives for preserving and enhancing historic resources (i.e., funding to acquire and repair historic properties such as the Connally-Marchman Home)

RC Strategy 3.2: Identify opportunities with preservation advocates or specialists for the reuse and/or maintenance of historic buildings and districts, especially properties that are in need of stabilization and repair (Downtown Historic Districts, Connally-Marchman Home, Wick's Tavern)

RC Strategy 3.3: Identify opportunities to protect and promote Villa Rica's historic/cultural resources (i.e.,

Pursue National Register status for eligible properties identified in the city's 2010 Historic Inventory Assessment - Downtown Historic Districts)

RC Strategy 3.4: Promote tourism tied to Villa Rica's historic and cultural resources (i.e. development of walking or trolley tour) that displays Villa Rica's historic resources

Social and Economic Development (SED)

Primary Needs and Opportunities

Stimulate revitalization activities and redevelopment of aging properties

Several master plans for downtown Villa Rica including the Downtown Master Plan and RSVP Plan recommend various changes that have potential to deeply enhance the downtown's economy, providing new business and residential development opportunities while also addressing traffic circulation and connectivity issues.

The historic component of downtown and aging structures also provides unique infill opportunities. Such opportunities should be carefully reviewed to ensure they are consistent with existing development in terms of aesthetics, scale, and overall character. In addition to downtown and surrounding areas, Fullerville also offers aging buildings that offer potential for infill. Moving forward, the implementation of the Villa Rica Master Plan also has the potential to stimulate revitalization efforts in these areas.

Brownfield development offers economic benefits by transforming previously contaminated land into a productive use that can be redeveloped. The federal Environmental Protection Agency (EPA) provides funding for qualifying brownfield projects through their Brownfields Program and Land Revitalization Program. These programs

help communities capitalize on existing assets that may be vacant or underutilized and can offer new opportunities for commercial, residential, and other types of development.

Protect and enhance existing neighborhoods while supporting future home options

Encroachment of large-scale commercial or industrial uses, lack of sidewalks, and loss of open space and tree cover are viewed by the community as having the potential to impair the quality of life that originally attracted many people to Villa Rica. Moreover, during the Visioning Process, some residents indicated a desire for more single-family homes, while others wanted to see a more diverse housing supply, including housing facilities for seniors. The city has addressed many of these issues with past plans and regulations, which can be used or modified to protect and enhance local neighborhoods.

Neighborhood character can be preserved by encouraging any commercial development to be clustered where it can serve as a focal point for the neighborhood, as opposed to piecemeal, arbitrary "strip"-style development. These neighborhood nodes are typically smaller scale in predominantly residential areas that include only a couple of neighborhood commercial options. However, more prominent, urban intersections may support larger-scale commercial development clustered. As presented on the Future Development Map, clustered commercial supports the development of "Villages" which create neighborhood centers that should support mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment. Larger, more intense areas are referred to as Activity Centers and may be focused on industrial, commercial, or professional office. Activity Centers are more focused on employment centers, although pedestrian access and community amenities should be provided.

Supporting a range of housing options in terms of dwelling type, size, and density, meets local market needs and accommodate diverse population, from single family detached homes to multifamily apartment developments. While single family residential dwellings are expected to

remain the predominant housing type, incorporating multifamily developments (du/tri/quadplexes, townhomes, apartments) can increase the effectiveness of mixed use and “Village” style neighborhoods. Higher density development should be appropriately located, near Community Crossroads or Activity Centers (per Future Development Map), where density already exists, and where the existing character supports such development.

The city and Housing Authority have been in discussion regarding the potential relocation and redevelopment of public housing sites. The Housing Authority is considering consolidating its properties onto one site, which would provide redevelopment opportunities on its remaining properties. Although there are no concrete plans at this time, the city should continue coordinating with the Housing Authority on this project.

When considering development opportunities, the city should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to downtown or the traditional urban core of the community. As needed to support development, the city intends to extend water and sewer infrastructure to areas that are suitable for growth.

Create employment opportunities within the city and expand business diversity

A frequently cited need voiced during the public participation process was the lack of local retail and dining options, both downtown and in other parts of the city. In addition, residents and business owners noted the limited availability of higher paying job opportunities and the need to expand opportunities for new industry and businesses to locate in Villa Rica. Moreover, residents and business owners expressed the need to mitigate parking issues and provide additional parking areas.

The RSVP Plan also noted parking as a major issue facing downtown businesses and recommended the construction of a parking deck based on public input. Although there is a perceived lack of parking downtown, an analysis in the RSVP indicated that there is actually a substantial amount of public and private parking areas downtown. Moreover, the

city could potentially acquire properties that could support parking, which is being evaluated as part of the Downtown Master Plan. Due to the high cost of development and construction of parking decks, it is recommended that revitalization and reconfiguration of existing parking opportunities be explored prior to beginning the construction process for a deck. As downtown continues to evolve and grow, certain developments that need to accommodate a large number of people for extended periods of time (convention center, hotel, or mixed use/residential) may warrant the need for parking deck facilities.

The proposed multi-use trail system has the potential to generate economic activity both downtown and in activity centers around the city. Multi-use trails, while embodying a commitment to Villa Rica’s quality of life, would also help to activate parts of downtown and other areas in the city that invite the kind of investment desired by the community.

The Future Development map identifies activity centers that build upon existing foundations that can be strategically developed to support a variety of employment opportunities. Development around Tanner Hospital includes small-scale medical-related offices that provide jobs at a variety of levels. The city should encourage future medical-related uses including offices, rehabilitation centers, and even senior or assisted living facilities to locate in the designated Medical Activity Center area. Major intersections along US 78 and SR 61, currently host commercial and service-related uses, which can easily be clustered around these prominent crossroads and further developed to support new employment opportunities. Finally, the I-20 access areas are identified as gateways on the Future Development Map, which promote concentrated commercial and mixed use development. The 2014 Carroll County LRTP estimates that the 2010 Annual Average Daily Traffic (AADT) volumes along I-20 between SR 61 and Douglas County exceed 60,000 vehicles per day (highest volume along this corridor within Carroll County). Thus, Villa Rica has an opportunity to capitalize on this commuter traffic by providing access to services and goods in the Gateway areas identified on the Future Development Map.

When seeking to expand industrial or commercial real estate, Villa Rica should consider opportunities for redevelopment within city limits or

pursue potential annexation outside of the city within Carroll County due to development restrictions in Douglas County. Both state-designated truck routes and a heavily-traveled freight train line run through the city's urban core. As Villa Rica seeks to expand industrial real estate, location is paramount. The Future Development Map directs future industrial growth to areas with direct access to I-20 access, with the intention to minimize the need for trucks to be routed through the city's core.

Maintain high quality services for the citizens of Villa Rica

During the Visioning Process, dissatisfaction with the existing conditions of the water and sewer network infrastructure were repeatedly cited as one of the most urgent issues facing the city. Lacking infrastructure can be detrimental to water quality and can limit a city's ability to expand and attract new industry. It is imperative that Villa Rica continue to pursue additional funding sources to address needed infrastructure improvements.

Considering Villa Rica's anticipated growth and potential for expansion, the city should continue exploring alternative financing opportunities. Currently, the city is pursuing the development of Tax Allocation District (TAD) in the downtown area that would help finance upgrades to infrastructure, including water and sewer infrastructures, streets and sidewalks, parking facilities, and other features. While the exact location for designated TADs are still being evaluated, current potential locations include a portion of US 78 and along the proposed Downtown-Mirror Lake Connector. Similarly, the proposed development and implementation of a Stormwater Utility will assess user fees to support the development and maintenance of stormwater management infrastructure. With regard to roadways, the city will address recommended improvements through various small area master plans and the proposed Comprehensive Transportation Plan.

Aside from infrastructure, the city also plans to develop master plans for several existing parks including Gold Dust Park, Fullerville Park, and the Villa Rica Sports Complex ("V-Plex") to guide necessary improvements for park and recreation amenities. The Spring Lake property is a city-owned property which the city intends to clean and implement a passive park

area. A master plan for Conners Road Park has already been developed and should be implemented as soon as it is feasible.

Additionally, the city is in the process of providing a digital platform for viewing various city maps that will provide an online map resource that can be accessed by the public.

Enhance communication and coordination between various public and private agencies

Coordination between local, regional, state, and sometimes federal agencies increases efficiency and encourages partnerships that can benefit the economy. City and county development authorities should coordinate to promote new opportunities and attract industry to the area. Comments from the community survey and public workshops noted the need for enhanced direct coordination, especially between local agencies and city boards and committees (City Council, Planning and Zoning Commission, Historic Preservation Commission, etc.).

Coordination between the city, counties, and regional and state agencies (Housing Authority, Carroll County School District, Three Rivers Commission, GDOT, Norfolk Southern) is encouraged in order to efficiently address the social and economic needs of Villa Rica and surrounding area. For example, the Housing Authority and the city are working together to evaluate potential relocation and redevelopment of public housing properties. Also, the city is working with other municipalities to identify potential brownfield sites that might qualify for funding towards remediation and redevelopment of those properties. The city regularly coordinates with GDOT on transportation matters and will continue to do so as the North Loop Bypass project moves forward. In addition, the city and county development authorities should work together to develop initiatives to attract new businesses and promote new business opportunities.

*Goals and Strategies***SED Goal 1: Stimulate revitalization activities and redevelopment of aging properties**

SED Strategy 1.1: Continue to encourage businesses to locate downtown through promoting initiatives of the Main Street Program and local Development Authorities (City/downtown)

SED Strategy 1.2: Continue to implement elements and vision of Villa Rica Downtown Renaissance Strategic Visioning Plan (RSVP), in conjunction with Villa Rica Downtown Master Plan and Villa Rica Master Trail Plan

SED Strategy 1.3: Promote infill development opportunities in residential and commercial areas by focusing funding for redevelopment within existing city limits

SED Strategy 1.4: Promote infill development (of remaining undeveloped properties inside city limits) and redevelopment (of properties with structures that are obsolete)

SED Strategy 1.5: Identify potential brownfield sites and pursue Brownfield grant funding to redevelop eligible properties in Fullerville and downtown

SED Goal 2: Protect and enhance existing neighborhoods while supporting a diverse array of housing options to accommodate future growth

SED Strategy 2.1: Ensure infill development and redevelopment is consistent with existing community character, scale, and aesthetic of surrounding area

SED Strategy 2.2: Evaluate zoning and development regulations related to density allowances and multi-family developments

SED Strategy 2.3: Maintain quality housing in a variety of dwelling types and densities to support the needs of the population

SED Strategy 2.4: Coordinate with the Housing Authority on the relocation and redevelopment of existing public housing sites

SED Goal 3: Create employment opportunities within the city and expand business diversity

SED Strategy 3.1: Continue coordination and participation in with local Chamber of Commerce (City/County), Main Street Program initiatives, Development Authorities (Villa Rica DA and Downtown DA), and similar agencies to attract a variety of businesses to Villa Rica

SED Strategy 3.2: Promote high quality Employment Centers (Industrial, Commercial, Office, Gateway) through enforcing development regulations related to building and site design and buffer and landscaping requirements, in accordance with the Future Development Guide

SED Strategy 3.3: Identify and promote opportunities for higher paying jobs and small business

SED Strategy 3.4: Identify opportunities to accommodate expansion of industrial real estate (including infill development), where appropriately located

SED Strategy 3.5: Pursue annexation opportunities within a general Urban Growth Area as depicted on the Future Development Map, based on determination of economic feasibility/benefit

SED Strategy 3.6: Identify existing and potential parking opportunities in the downtown area that can be improved to support the needs and continued economic vitality of downtown

Authority, Carroll County School District, Regional Water District, MPO, GDOT) to efficiently address the social and economic needs of the city and surrounding area

SED Goal 4: Maintain high quality services for the citizens of Villa Rica

SED Strategy 4.1: Provide consistent upgrades to water, sewer, and stormwater facilities to support current and future populations

SED Strategy 4.2: Maintain roadways and provide upgrades as needed (in coordination with other agencies as necessary – GDOT, County)

SED Strategy 4.3: Provide consistent upgrades to community services and associated facilities (i.e. Public parks and trails, pedestrian facilities crosswalks, sidewalks, library facilities, civic buildings)

SED Strategy 4.4 Develop Tax Allocation Districts in targeted areas to fund infrastructure and transportation improvements

SED Strategy 4.5: Maintain current city Maps and update as needed (Existing Land Use, Zoning, etc.) for consistency

SED Goal 5: Enhance communication and coordination between various local, regional, and state agencies

SED Strategy 5.1: Encourage direct coordination and cooperation between the city's economic development agencies and other city boards and committees (City Council, Planning and Zoning Commission, Historic Preservation Board, etc.)

SED Strategy 5.2: Encourage coordination between the city, county, and regional and state agencies (Housing

4 CHAPTER FOUR. Future Development Guide

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique character areas that describe the type of development and land uses desired for particular areas. In addition to the goals and strategies presented in Chapter 3, this guide explains and helps illustrate the ‘community vision’ for growth and development in Villa Rica.

The Future Development Guide includes the three sections shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

Future Development Map

The Future Development Map is used to identify the geographic location of the character areas within Villa Rica. The character areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur.

While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

Relationship of Future Development Map to Zoning

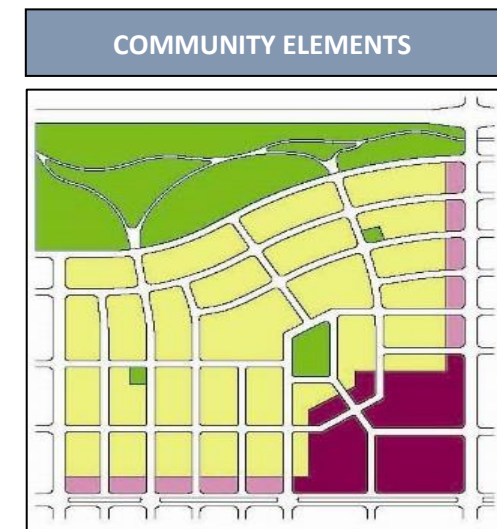
City zoning consists of a zoning map that assigns a zoning classification (one of the city’s rural, residential, commercial, industrial, or planned development districts) to every property. A zoning ordinance describes these classifications, including their allowable land uses and requirements for how buildings, parking, landscaping, signs and other site features may be placed on a parcel.

The zoning map and zoning ordinance provide properties in Villa Rica with certain rights to development, while the Comprehensive Plan’s Future Development Map serves as a *guide* to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions undertaken by the city.

Character Area-Based Planning

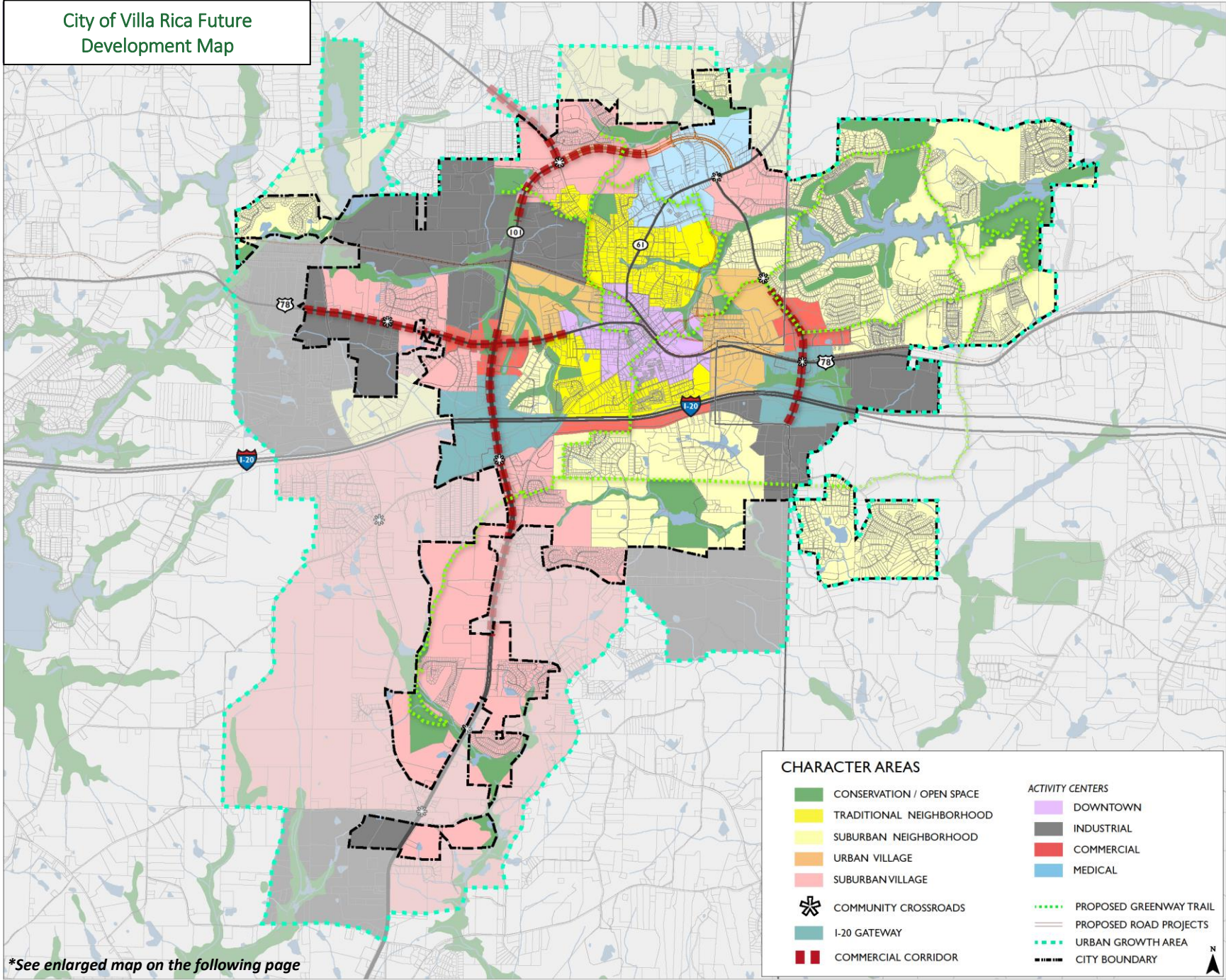
Character area-based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future.

Character areas are organized by community elements. These elements represent the four basic types of development – the primary ‘building blocks’ of a community – and include open space, neighborhoods, centers and corridors. The table below summarizes general characteristics of

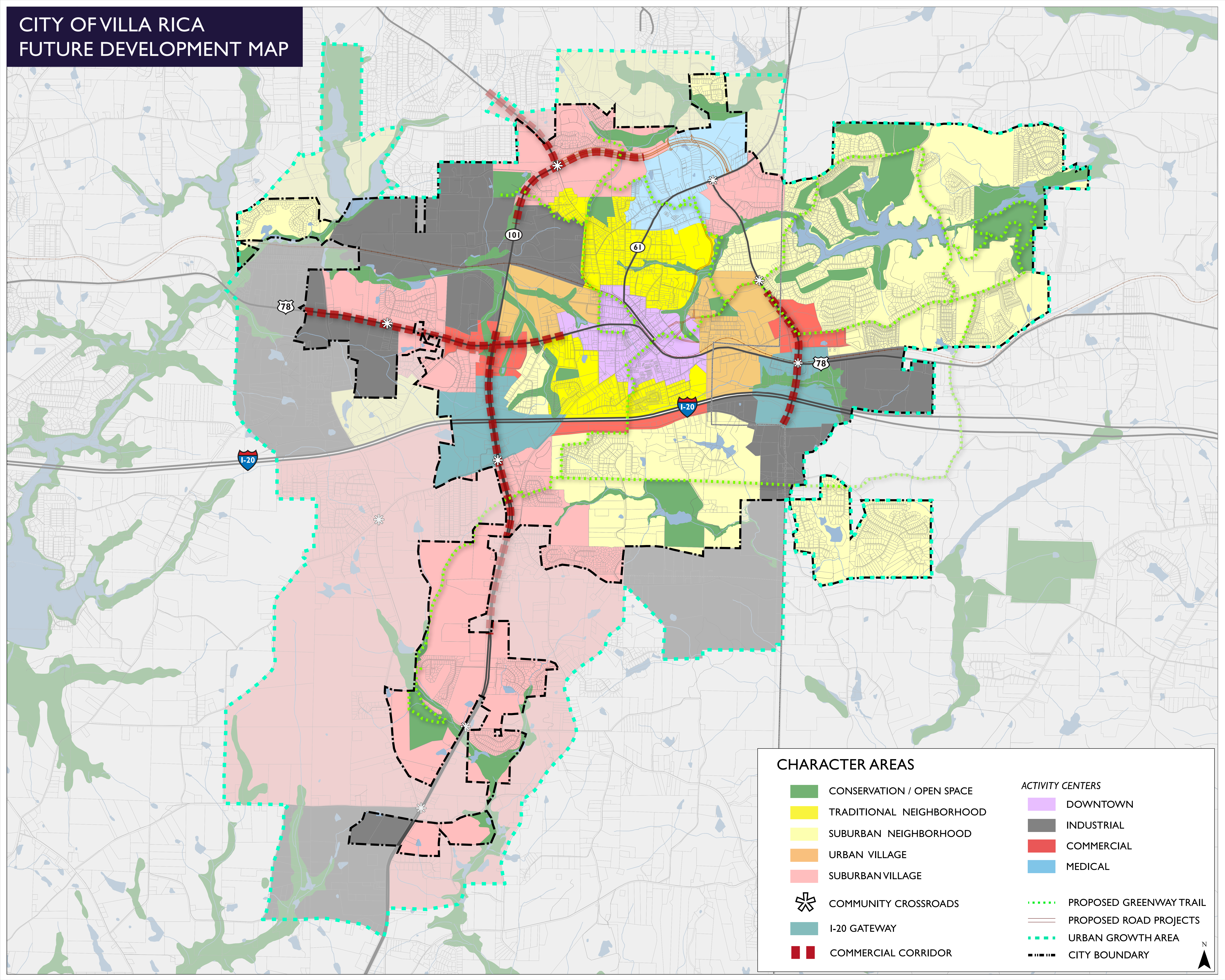


each element as well as their application on the Future Development Map as specific character areas. The character areas are further described in this chapter.

COMMUNITY ELEMENTS		
COMMUNITY ELEMENT & DIAGRAM	SUMMARY DESCRIPTION	CHARACTER AREA
OPEN SPACE 	– Parks, golf courses, floodplain, wetlands, greenspace (public or privately owned) – Intended to be maintained in a natural state or for passive recreation uses	– Conservation / Recreation
NEIGHBORHOOD 	– Existing neighborhoods – Areas suitable for new housing development/infill development – Located near open spaces, centers/nodes, and corridors	– Traditional Neighborhood – Suburban Neighborhood – Urban Village – Suburban Village
CENTER 	– Provides residents access to a variety of retail and civic uses/space – May be larger commercial (local retail / service uses) centers, single-use employment centers (e.g. business or industrial park), or mixed-use centers that include a variety of commercial, residential and/or employment elements – Includes smaller neighborhood commercial uses in rural and suburban areas	1. <i>Community Crossroads:</i> – Urban Village – Crossroads Village 2. <i>Activity Center:</i> – Downtown – Commercial – Industrial – Medical 3. <i>I-20 Gateway</i>
CORRIDOR 	– Often links activity centers and neighborhoods – Primary transportation corridors or concentrations of specific land use / development type	– Commercial Corridor



CITY OF VILLA RICA
FUTURE DEVELOPMENT MAP



CHARACTER AREAS

- CONSERVATION / OPEN SPACE
- TRADITIONAL NEIGHBORHOOD
- SUBURBAN NEIGHBORHOOD
- URBAN VILLAGE
- SUBURBAN VILLAGE
- COMMUNITY CROSSROADS
- I-20 GATEWAY
- COMMERCIAL CORRIDOR

ACTIVITY CENTERS

- DOWNTOWN
- INDUSTRIAL
- COMMERCIAL
- MEDICAL

- PROPOSED GREENWAY TRAIL
- PROPOSED ROAD PROJECTS
- URBAN GROWTH AREA
- CITY BOUNDARY

Character Area Policy

Character areas shown on the Future Development Map are described on the following pages. Each page presents a 'character area policy' that represents and describes the character area in terms of the desired development pattern and supporting implementation strategies.

Each character area policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each character area, specifically to *preserve, maintain, enhance* and/or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the character areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a character area.
- **Design Principles** describes the form, function and character of physical elements of the character area. This includes density/intensity, greenspace, transportation and infrastructure (public utilities).
- **Strategies** are the implementation measures needed to achieve the desired development patterns for the character area. They reference strategies identified in Chapter 3: Community Vision.

CONSERVATION / OPEN SPACE

Intent	<i>Protect</i> environmentally sensitive areas and open space for conservation and passive recreation purposes. <i>Prevent</i> degradation to natural resources in areas that have developed or have the potential to develop.
General Characteristics	Conservation areas are public or privately-owned properties that are not suitable for development and are intended to be permanently protected for natural area conservation and passive recreation purposes. Open space areas also include parks and undeveloped areas that provide both passive and active recreation opportunities.
Application	Conservation and open space areas are located throughout Villa Rica, represented primarily by floodplain areas, wetlands, parks, and publicly and privately-owned land in its natural state as green space. In addition, trails and greenways associated with the Villa Rica Trail Master Plan (Gold Nugget Trail) are integrated into existing open space areas.

Primary Future Land Uses:

- Undeveloped areas in their natural state; Wetlands
- Passive Parks (environmentally constrained areas)
- Active Parks (areas without environmental constraints)
- Greenways/Trails; Golf course

Implementation Strategies:

- DP 2.1, DP 2.2, DP 3.2; RC 1.1, RC 2.1, RC 2.5; SED 4.3

Appropriate Zoning:

- WRD (Water Resource District)
- FH (Flood Hazard)
- Applicable to various zoning districts

DESIGN PRINCIPLES

Density/Intensity

- Natural landscape with limited recreation-related buildings to provide access to community
- Building placement and exterior materials should blend with surrounding landscape
- Minimize impervious surfaces

Green Space

- Natural landscape
- Maintain and create connections between natural features
- Public and private

Transportation/Connectivity

- Pedestrian connectivity with greenways and trails
- Limited vehicular access

Infrastructure

- Greenways/Trails
- Generally, not applicable

Illustrative Photos



TRADITIONAL NEIGHBORHOOD

Intent

Preserve established neighborhoods and *create* quality infill development that respects the prevailing single-family character and traditional building materials and site design.

General Characteristics

Traditional Neighborhoods are characterized by moderate density (up to 8 du/ac) residential development and neighborhoods, with some areas of higher density. Higher densities can be achieved through density bonuses, planned developments, and certain development types specified in the zoning regulations. Green space is largely provided on individual lots, but neighborhood open space and/or park amenities may also be provided. Pedestrian connectivity is moderate to high, where sidewalks may be internal to a neighborhood but may not *currently* connect to nearby parks and schools. However, such connections should be provided in new developments, and should provide linkages to the Gold Nugget Trail, when possible.

Future development will continue to be primarily detached, single-family homes, with opportunities for variations in housing types (including multifamily) and lot sizes based on surrounding uses and sewer availability. Smaller lots and pedestrian-oriented site design complemented by a compact road network is encouraged. Infill development/redevelopment should be compatible with the scale, setback, and style of existing adjacent homes.

Application

Traditional neighborhood areas surround Villa Rica's Downtown District to the north and south and contain both single family and multifamily units. These areas also possess some of the cities older, historic homes and structures. In addition, the downtown and Fullerville areas contain infill development/redevelopment opportunities.

Primary Future Land Uses:

- Moderate density residential uses including detached single-family dwellings, two-family dwellings, and multi-family dwellings where similar land uses are located
- Civic benefit uses such as community centers, libraries, places of worship, and schools
- Parks, greenways, trails

Implementation Strategies:

- DP 1.1, DP 1.3, DP 4.3; RC 3.3; SED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 2.3

Appropriate Zoning:

- R-20; R-14; RT

DESIGN PRINCIPLES

Density/Intensity

- Moderate to high density (4 – 8 du/ac, higher density permitted in accordance with zoning regulations)

Green Space

- Formal landscaping with built areas; informal landscaping with passive use areas
- Residential subdivision design should set aside a high percentage of open space (i.e., Conservation Subdivisions)
- Neighborhood and community parks; Trail/greenway connections

Transportation

- Moderate to high vehicular (street grid) and pedestrian (sidewalks, greenways, and trails/paths) connectivity

Infrastructure

- Public water and access to sewer

Illustrative Photos



SUBURBAN NEIGHBORHOOD

Intent

Preserve established neighborhoods and *create* quality new residential construction at suburban densities.

General Characteristics

Suburban Neighborhoods are characterized by detached, single-family homes at low to moderate density residential development and neighborhoods. Higher densities in suburban areas are established through in planned developments. Green space is largely provided on individual lots, but neighborhood open space and/or park amenities may also be provided. Pedestrian connectivity is moderate, where sidewalks may be internal to a neighborhood but may not *currently* connect to nearby parks and schools. Such connections should be provided in new developments.

Future development will continue to be primarily detached, single-family homes, with opportunities for variations in housing types and lot sizes based on surrounding uses and sewer availability. Multi-family developments may be acceptable when compatible with surrounding dwelling types and where it can be supported by sewer. The road network should provide connectivity to surrounding areas and activity centers.

Application

Suburban Neighborhoods are generally located within close proximity to the city limits, generally located outside of the city's core and traditional neighborhoods. Suburban Neighborhoods in Villa Rica include a mix of developed residential areas and opportunities for additional development that can be served by public sewer. Mirror Lake subdivisions and other planned developments are also considered suburban neighborhoods.

Primary Future Land Uses:

- Primarily detached, single-family residential uses
- Secondary uses may include two-family dwellings, and multi-family dwellings (apartments, townhomes, lofts) where similar land uses are located; Senior housing developments; Conservation subdivisions
- Civic benefit uses such as community centers, libraries, places of worship, and schools
- Parks, greenways, trails

Implementation Strategies:

- DP 1.1, DP 1.3, DP 1.4, DP 2.2; SED 1.4, SED 2.1, SED 2.2

Appropriate Zoning:

- R-20; R-14; PD; RD

DESIGN PRINCIPLES

Density/Intensity

- Detached single-family homes at lower densities (1-2 du/ac for single-family development)
- Moderate density (4 – 8 du/ac) located near community crossroads or activity center;

Green Space

- Formal landscaping with built areas; informal landscaping with passive use areas
- Neighborhood and community parks; Maintain and create connections between natural features (trails)

Transportation

- Low to moderate vehicular connectivity (curvilinear streets, more dispersed network when part of planned development) and higher pedestrian connectivity (sidewalks, greenways, and trails/paths), especially when near village or activity center, school, or community facility

Infrastructure

- Public water and access to sewer

Illustrative Photos



URBAN VILLAGE

Intent	Complement downtown area through establishing a development pattern characterized by a network of streets and paths suitable for both vehicles and pedestrians.
General Characteristics	Urban Village areas are characterized by moderate density residential development and neighborhoods. Urban Villages feature traditional neighborhood development with a focal point represented by neighborhood commercial development. This non-residential development is typically clustered around a prominent intersection in the neighborhood and can include neighborhood commercial services and retail options.
Application	Areas suitable for Urban Village development surround the downtown area and are an extension of compact, gridded development pattern of downtown. Typically, Community Crossroads are present, which provide an area suitable for small-scale commercial development (detached or attached structures) that serves the surrounding neighborhood, creating a “Village” character.

Primary Future Land Uses:

- Detached single-family dwellings
- Attached single family dwellings where compatible with adjacent character; Two-family dwellings (duplex), and multi-family dwellings (apartments, townhouses, similar)
- Clustered neighborhood commercial/Small-scale mixed use (restaurants, retail, single offices)
- Civic benefit uses such as community centers, libraries, places of worship and schools
- Parks, greenways, trails

Implementation Strategies:

- DP 1.1, DP 1.2, DP 1.3, DP 1.4, DP 2.2, DP 4.2, DP 4.3, DP 5.2; SED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 2.3

Appropriate Zoning:

- R-20; R-14; RT; PD; NC; OI

DESIGN PRINCIPLES

Density/Intensity

- Moderate to high density (Up to 8 du/ac for single family development); Higher densities

Green Space

- Formal landscaping with built areas; informal landscaping with passive use areas
- Neighborhood and community parks; Maintain and create connections between natural features (trails); pedestrian connections to greenways/trails
- Adequate screening/buffer between residential and adjacent uses

Transportation

- Wide streets with on-street parking
- Dispersed road network; compact design
- Alleys for rear access to residential areas
- Road safety improvements

Infrastructure

- Public water and sewer access
- Underground utilities preferred, when feasible
- Pedestrian infrastructure/connectivity

Illustrative Photos



SUBURBAN VILLAGE

Intent

Create nodes in areas where potential for future development exists by establishing development pattern focused around Community Crossroads.

General Characteristics

Suburban Villages are characterized by clustered commercial development around the intersection of prominent roads (Community Crossroads) and include immediate surrounding residential areas, which are suburban in nature. The general development pattern is compact, with stand-alone or a few businesses on a site. However, in more suburban and rural areas, a single business typically occupies a property.

Future development should emphasize the compact, small-scale development that supports the immediate surrounding area, including residences, retail, and office uses. Higher density developments should be located closer to more dense/intense areas, where similar development exists. Sidewalks and pedestrian linkages to nearby parks and other amenities should be provided in new developments.

Application

Suburban Village areas are typically found outside of the urban core, especially towards the northern city limits, surrounding the Medical Activity Center area, and the southwestern city limits, on both sides of SR 61. In the area along the southern portion of SR 61 within the city, the presence of two schools and existing emerging commercial codes make this area prime for continued village-style development, where clustered commercial is surrounded by residential areas.

Primary Future Land Uses:

- Detached single-family dwellings
- Multifamily dwellings (if near higher density development or part of planned community; could also include townhomes, small-scale apartments)
- Senior/Assisted living facilities; Conservation Subdivisions
- Clustered neighborhood commercial/Small-scale mixed use (restaurants, retail, single offices)
- Civic benefit uses such as community centers, libraries, places of worship and schools
- Parks, greenways, trails

Implementation Strategies:

- DP 1.1, DP 1.2, DP 1.3, DP 1.4, DP 2.2, DP 4.2, DP 5.2; SED 2.2

Appropriate Zoning:

- R-20; R-14; RT; RD; PD; NC; OI

DESIGN PRINCIPLES

Density/Intensity

- Generally low to moderate density with concentrated neighborhood commercial development oriented around intersection/community crossroads; Lower in more rural areas

Green Space

- Formal landscaping with built areas
- Adequate screening between residential and non-residential uses

Transportation

- Internal vehicular and pedestrian/bicycle connectivity (Residential Areas)
- Road network should provide connectivity to surrounding area

Infrastructure

- Public water and sewer access
- Continuous sidewalks and linkages between neighborhoods and nearby parks, schools, and neighborhood amenities

Illustrative Photos



COMMUNITY CROSSROADS

Intent

Maintain and create access to local goods and services at prominent intersections throughout the community that serve surrounding neighborhoods.

General Characteristics

Community Crossroads are characterized by clustered commercial development around the intersection of prominent roads and include immediate surrounding residential areas which are urban or suburban in nature. Community Crossroads should emphasize the compact, small-scale development that supports the immediate surrounding area, including residences, retail, and office uses. Crossroads located in more urban areas or along major corridors may support general commercial uses (due to availability of infrastructure), while those located in areas that are primarily residential mostly accommodate small-scale, neighborhood commercial uses.

Future Community Crossroad development should be consistent with the surrounding context and character of the area. Clustered commercial development patterns are a necessity in avoiding strip commercial development. Pedestrian connections and road improvements should be focused in these areas, providing linkages to nearby parks and trails.

Application

Community Crossroads act as smaller-scale versions of activity centers and are located in suburban and urban areas at the intersection of prominent roads where there is existing or potential for commercial development. The general development pattern is compact, with stand-alone or multiple businesses on a site, depending on the location. In the context of Village areas, Community Crossroads are typically small-scale, neighborhood-oriented development. Crossroads located on Mirror Lake Boulevard will capitalize on development projects planned along the corridor that would support this land use pattern. Some crossroads are identified outside Villa Rica city limits.

Primary Future Land Uses:

- Neighborhood commercial uses (smaller-scale retail and service serving nearby residents)
- Civic benefit uses such as places of worship, parks, and community centers
- Parks, greenways, trails

Implementation Strategies:

- DP 1.1, DP 1.2, DP 1.3, DP 1.4, DP 3.3, DP 4.1, DP 4.3; SED 1.3, SED 2.1, SED 3.3

Appropriate Zoning:

- NC (Primary); GC where appropriate
- Existing Residential, PD

DESIGN PRINCIPLES

Density/Intensity

- Varies from neighborhood-scale development in areas that are primarily residential to general commercial in high-traffic areas

Green Space

- Formal landscaping with built areas
- Adequate screening/buffer between residential and non-residential uses
- Pedestrian connections to greenways and trails

Transportation

- Road network should provide connectivity to surrounding area
- Accommodations for pedestrians and bicycles

Infrastructure

- Public water and sewer access (when supported by growth patterns)
- Pedestrian amenities/sidewalks/bike racks

Illustrative Photos



COMMERICAL CORRIDORS

Intent

Enhance and maintain well-functioning, attractive corridors that serve local needs, facilitate traffic flow, and coordinate land use patterns without encroaching on adjacent neighborhoods.

General Characteristics

Corridors include primary roadways that may be predominately commercial, industrial, or residential in nature. Access management elements are utilized to minimize the impact of new development to traffic flow, including interparcel access, secondary road access, and driveway consolidation. On each corridor, access management measures are important so as not to impede traffic flow, especially since portions of these corridors are also designated truck routes. A major component of corridor design is avoiding strip, commercial development through coordinating transportation projects and adjacent land use/developments.

Application

Commercial Corridors are along arterials that support traffic patterns around major activity centers and I-20. These corridors also provide employment opportunities for local industry and a variety of businesses. SR 61/Industrial Blvd. between US 78 towards southern city limits; US 78 corridor between downtown and western city limits; Liberty Rd/Mirror Lake Blvd between Gateway area and proposed downtown connector. Due to its proximity to I-20 and sewer infrastructure, SR 61 immediately surrounding I-20 (Industrial Boulevard north of interstate; Carrollton Villa Rica Highway south of interstate) is intended to provide additional larger-scale employment generators, such as planned commercial developments and shopping centers. This portion of SR 61, which includes areas of both Villa Rica and Carroll County is mostly commercial along its length, making additional commercial development likely where opportunities exist. Here emphasis should be on enhanced building and site design; with limited curb cuts and a high degree of interparcel access between adjacent developments, as to not impede regular traffic flow along the corridor.

Primary Future Land Uses:

- Commercial and retail; Professional Office; Mixed Use
- Civic benefit uses such as places of worship, community centers, municipal buildings; Trails, Parks

Implementation Strategies:

- DP 1.1, DP 1.4, DP 3.1, DP 3.3, DP 5.3, DP 5.4, DP 6.1, DP 6.2, DP 6.3; SED 3.2, SED 3.5, SED 4.2

Appropriate Zoning:

- NC, GC, HC, OI, PD

DESIGN PRINCIPLES

Density/Intensity

- Varies depending on location

Green Space

- Formal landscaping with built areas, including adequate screening between frontage uses and adjacent residential areas

Transportation

- High internal vehicular and pedestrian connectivity
- Limited curb cuts; Interparcel access between developments
- Limit signs & billboards

Infrastructure

- Public water and access to sewer
- Enhanced streetscape

Illustrative Photos



ACTIVITY CENTERS

Intent	<i>Provide additional employment opportunities and neighborhood services, support a variety of uses that promote walkability and compact developments.</i>
General Characteristics	Activity Centers are characterized by compact, walkable, and higher density or intensity developments, typically along major roadways. They may also be dedicated to a specific function such as offices, industrial, or commercial uses. These areas provide additional employment opportunities and where appropriate, support varied residential uses (townhomes, apartments, loft) that can contribute to a live-work environment. Future development should also emphasize high quality building and site design, including dedicated open/civic space.
Application	Activity Nodes are classified into four categories: Downtown District ; Industrial Center (Concentrations of existing or potential industrial development.); Medical Center (Tanner Hospital properties and surrounding area, including designated Medical Support Overlay district); Commercial Center (Concentrations of commercial development at major intersections (US 78/Industrial Blvd.; Mirror Lake Blvd./Conners Rd.)

Primary Future Land Uses:

- *Downtown District:* Mixed Uses – Residential, Office, Commercial, Retail
- *Industrial Center:* Heavy and Light Industrial
- *Commercial Center:* General Commercial; Light Industrial
- *Medical Center:* Office, Institutional, Commercial

Implementation Strategies:

- DP 1.1, DP 1.4, DP 2.2, DP 4.1, DP 4.3, DP 5.3, DP 5.4, DP 6.1, DP 6.3; SED 1.1, SED 1.3, SED 3.1, SED 3.2, SED 3.3, SED 3.4, SED 3.5, SED 3.6

DESIGN PRINCIPLES

Density/Intensity

- Higher density/intensity in general, including higher density residential in Mixed Use areas and higher intensity (i.e. light industrial vs. commercial) uses in Industrial/Commercial areas

Green Space

- Formal landscaping with built areas
- Open space (civic space)
- Adequate buffers/screening to minimize adverse impacts on adjacent uses

Transportation

- High internal vehicular and pedestrian connectivity
- Access management

Infrastructure

- Public water and sewer
- Sidewalks, crosswalks

Illustrative Photos



DOWNTOWN

Intent: *Preserve traditional development patterns and architectural styles and **create** and **maintain** a vibrant, mixed use community focal point.*

General Description: The Downtown District is and will continue to be the urban core of Villa Rica. Redevelopment and infill development should respect historic architecture and existing development patterns (including building placement, lighting, site features, streetscape, etc.), with emphasis on high quality construction and design. Maintaining a compact, pedestrian-oriented environment, with “human-scale” buildings will accommodate a more walkable community. In addition, a dispersed street grid network promotes enhanced traffic mobility. Moreover, supporting residential uses downtown, in the form of “above ground” residential developments (retail/commercial on ground floor) will provide the pedestrian traffic needed to sustain a downtown area.

Local Application: The Downtown “activity center” extends out from Villa Rica’s existing Downtown District and associated overlay districts. The recommended expansion maintains the existing development pattern and character of the existing Downtown District. High vehicular connectivity can be achieved through necessary road realignments and improvements, especially around the interface of the railroad and downtown streets.

Primary Future Land Uses:

- Neighborhood Commercial; Retail
- Mixed Use (including residential above ground-floor retail)
- Professional office, Government facilities
- Civic benefit uses such as community centers, libraries, places of worship, and schools
- Parks, trails, public plazas

Implementation Strategies

- DP 1.2, DP 2.2, DP 3.3, DP 3.4, DP 4.1, DP 4.3; RC 2.5; SED 1.1, SED 1.2, SED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 3.1, SED 3.3, SED 3.6

Appropriate Zoning:

- CBD (Central Business District); CMU (Commercial Mixed Use); COM (Downtown Commercial); MFR (Multifamily Residential); SFR (Single Family Residential)

DESIGN PRINCIPLES

Density/Intensity

- Moderate to high density/intensity in terms of all development
- Multi-story developments encouraged (must be compatible with surrounding aesthetic; Consider height limitations to maintain human-scale)

Green Space

- Formal landscaping with built areas; informal landscaping with passive use areas
- Public parks, greenspace (Town Green), trails

Transportation

- Compact design; Street grid network
- High vehicular and pedestrian connectivity

Infrastructure

- Public water and sewer
- Streetscapes with pedestrian amenities
- Rear or underground utilities, when feasible

Illustrative Photos



INDUSTRIAL

Intent: *Enhance and create* concentrated industrial uses that minimize disruption of normal traffic flow.

General Description: The Industrial Activity Centers are characterized by large building footprints and lots usually in excess of five (5) acres, where truck access is of primary concern. The Activity Centers may include landscaped roadways and uniform signage to create a cohesive industrial setting. Preservation and expansion of existing industrial development should respect adjacent land uses and existing development patterns (including building placement, lighting, site features, streetscape, etc.). When feasible, campus-style industrial developments are encouraged, with an emphasis on high quality construction and design and inter-connectivity.

Local Application: Industrial activity centers are extremely important for the city, which is in the process of expanding their available industrial real estate and attracting new industry to Villa Rica. Incidentally, truck traffic related to these industrial uses is often routed through downtown, due to State Truck Route designations which impairs traffic mobility. Consideration of current and potential truck routes should be considered when locating industrial uses. Expansion of industrial facilities could be concentrated along I-20/Liberty Rd. exit, to provide better access for related traffic and minimize tractor trailer traffic in the city. Alternatively, frontage or access roads to other could be provided to other industrial areas, to minimize the amount of truck traffic on prominent corridors in the city.

Primary Future Land Uses:

- Limited and heavy industrial uses
- Heavy Commercial

Implementation Strategies:

- DP 1.1, DP 1.4, DP 3.1, DP 5.3, DP 5.4, DP 6.1, DP 6.3; SED 3.1, SED 3.2, SED 3.3, SED 3.4, SED 3.5

Appropriate Zoning:

- LI, HI, HC

DESIGN PRINCIPLES

Density/Intensity

- Moderate to high intensity

Green Space

- Formal landscaping with built areas; informal landscaping with passive use areas
- Vegetative buffers/screening to minimize impacts on adjacent uses, especially residential

Transportation

- Truck access and heavy-duty road infrastructure with access to major transportation corridors and arterials

Infrastructure

- Potential to be large users of public water and sewer
- Heavy duty roads

Illustrative Photos



COMMERCIAL

Intent: *Enhance and create* concentrated commercial uses that serve the entire community.

General Description: Commercial activity centers are commonly found at intersections of prominent, high-traffic corridors. They provide access to goods and services that serve the entire community. Land use patterns should promote concentrated commercial and mixed use development and avoid disjointed, strip development. Access management tools, including minimizing curb cuts and interparcel connectivity, should be implemented when possible. Additionally, pedestrian access both between developments and to surrounding neighborhoods should be provided when possible.

Local Application: Two major commercial centers include the intersection of US 78/Industrial Blvd. and US 78/Conners Road. An additional commercial area follows a segment of existing commercial, light industrial, and office uses just south of I-20 along Edge Road and Berry Drive. Concentrated commercial uses are located around the Industrial Blvd./ US 78 intersection and the Mirror Lake Blvd.

Primary Future Land Uses:

- Commercial, retail, and office uses that serve surrounding neighborhoods
- Emphasis on commercial park/campus-style development
- Mixed Use (including residential above ground-floor retail)
- Professional office, Government facilities
- Civic benefit uses such as community centers, libraries, places of worship, and schools
- Parks, greenways, trails

Implementation Strategies:

- DP 1.1, DP 1.4, DP 2.2, DP 4.1, DP 5.3, DP 5.4, DP 6.1, DP 6.3; SED 1.3, SED 3.1, SED 3.2, SED 3.3

Appropriate Zoning:

- NC, GC, OI
- Residential may be appropriate when part of a PD or Mixed Use development

DESIGN PRINCIPLES

Density/Intensity

- Cluster developments around major intersections; avoid strip, disjointed development
- Moderate to high intensity

Green Space

- Formal landscaping with built areas; informal landscaping with passive use areas
- Public parks and greenspace

Transportation

- Access management elements (interparcel connectivity; minimized driveway/curb cuts from main corridor)

Infrastructure

- Public water and sewer
- Pedestrian infrastructure within and between developments, as appropriate
- Pedestrian connection to nearby neighborhoods, if applicable

Illustrative Photos



MEDICAL

Intent: Create concentrated commercial, retail, and office uses that support existing medical facilities.

General Description: The Medical activity center supports medical-related offices, businesses, commercial, retail, and some residential uses. This area will encourage pedestrian and vehicular connectivity between developments/buildings. The road network should be well-connected to the surrounding area, with enhanced vehicular mobility as a priority around urgent care clinic and emergency facilities.

Local Application: The Medical activity center encompasses existing Tanner Medical Center and associated facilities, including the medical-related offices located near the hospital property. This area currently contains an assisted living facility and rehabilitation center, which are in character with the intent of this activity center. Moving forward, future development should be focused on medical-related offices and facilities with the potential for campus-style development.

Primary Future Land Uses:

- Professional offices (encourage medical-related offices)
- Small-scale commercial and retail uses (pharmacy)
- Residential (single and multifamily, including senior housing and group homes)
- Civic benefit uses such as community centers, libraries, places of worship, and schools
- Parks, Greenways and trails

Implementation Strategies:

- DP 1.1, DP 1.2, DP 1.3, DP 1.4, DP 5.3, DP 5.4, DP 6.3, SED 1.3, SED 2.1, SED 3.1, SED 3.2, SED 3.3

Appropriate Zoning:

- NC, GC, OI, MS (Medical Support Overlay District)
- Existing residential, RT, R-14, PD

DESIGN PRINCIPLES

Density/Intensity

- Moderate to high density/intensity in terms of all development

Green Space

- Formal landscaping with built areas; informal landscaping with passive use areas
- Public parks and greenspace

Transportation

- Pedestrian connectivity between facilities
- Road network should provide high connectivity throughout surrounding area

Infrastructure

- Public water and sewer

Illustrative Photos



I-20 GATEWAY

Intent	<i>Enhance</i> entrances into the city from I-20 and facilitate access to goods and services to serve residents and commuters. <i>Create</i> employment opportunities where a location benefits from interstate proximity and available infrastructure.
General Characteristics	In a most basic form, Gateways serve as the primary entrances into the city, providing access goods and services for both residents and commuters. Gateways are similar to commercial activity centers, with an emphasis on capturing commuter traffic and providing a sense of arrival to Villa Rica. Gateway areas should support a variety of uses, including commercial, mixed use, and office-related developments which also offer employment opportunities. Such development can provide opportunities for hotels similar high intensity developments.
Application	Gateway areas occur the entrances to I-20, which carries the heaviest traffic through the city along the interstate. The 2014 Carroll County LRTP indicates that that the portion of I-20 within Villa Rica has the highest daily volume along this corridor within Carroll County. Thus, Villa Rica has an opportunity to capitalize on this commuter traffic by providing access to services, goods, and employment opportunities in the Gateway areas. High quality development and site design should be encouraged, along with the implementation of access management tools to ensure unimpeded traffic flow on and off I-20.

Primary Future Land Uses:

- Commercial (Including service uses, hotels), Mixed use (including upper level residential, if appropriate)
- Professional Office
- Greenways, Trails
- Civic benefit uses such as places of worship, community centers, schools, municipal buildings

Implementation Strategies:

- DP 1.1, DP 1.3, DP 3.1, DP 3.3, DP 4.1, DP 4.3, DP 5.3, DP 5.4, DP 6.3; SED 3.1, SED 3.2, SED 3.3

Appropriate Zoning:

- GC, OI, LI
- Existing Residential, R-14, PD

DESIGN PRINCIPLES

Density/Intensity

- Higher intensity due to location adjacent to interstate interchange

Green Space

- Formal landscaping with built areas; informal landscaping with passive use areas
- Neighborhood and community parks; Maintain and create connections between natural features (trails)
- All residential areas within a short walk to green space and trails

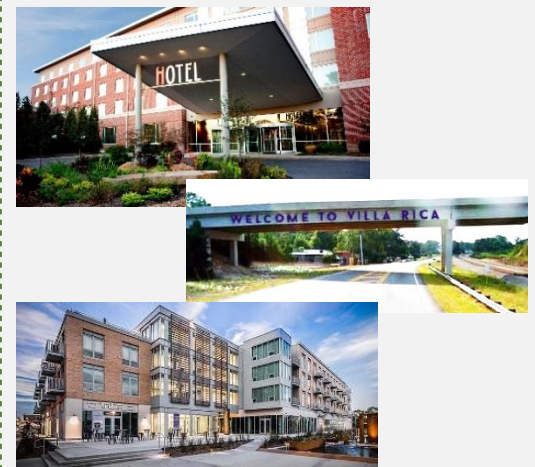
Transportation

- Wide streets with on-street parking
- Dispersed road network
- Alleys for rear access to residential areas

Infrastructure

- Public water and access to sewer
- Underground utilities preferred, when feasible

Illustrative Photos



5

CHAPTER FIVE. Implementation Guide

The Implementation Program identifies the specific measures to implement the city of Villa Rica’s Comprehensive Plan. The Implementation Program includes the following elements:

- 2019 – 2023 Community Work Program
- Description of Specific Actions
- Supplemental Plans
- Plan Maintenance

Community Work Program

The Community Work Program (CWP) table identifies specific implementation actions the city and other entities intend to take during the first five-year timeframe of the planning period. This includes ordinances, programs, plans and studies, community improvements or investments, or other programs/initiatives to be put in place to implement this plan. For each action the CWP outlines the following information:

- Type of action/strategy and brief description
- Timeframe for undertaking the activity (2018/2019, 2020, 2021, 2022,2023)
- Estimated cost
- Responsible party for implementing the activity
- Funding source
- Strategy reference number (see Chapter 3)

Community Work Program 2019 – 2023.

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/2019	2020	2021	2022	2023				
REGULATIONS									
Update development/zoning regulations (Streamline land use and development regulations to support the goals of the Comprehensive Plan)	X	X	X			\$70,000/ Staff Time	Community Development/ City	General Fund	DP 5.1
Evaluate need to develop design standards for corridor development to help mitigate traffic mobility issues in high traffic areas (SR 61, US 78, Industrial Blvd.), and to ensure that new development/ redevelopment is designed to be compatible with the function of the corridors	X	X	X			Staff Time	Community Development/ City	General Fund	DP 5.1, DP 6.1
Review design standards for residential, commercial, industrial development to ensure high quality standards are consistently applied	X	X	X			Staff Time	Community Development/ City	General Fund	DP 5.1, DP 5.2, DP 5.3, SED 3.2
Evaluate zoning and development regulations related to density allowances and multi-family developments	X	X	X			Staff Time	Community Development/ City	General Fund	SED 2.2, DP 5.1
Review zoning regulations and evaluate the need to develop a zoning designation for Mixed Use	X	X	X			Staff Time	Community Development/ City	General Fund	DP 4.1, DP 4.2, DP 4.3
Evaluate effectiveness of the city’s tree protection standards, residential lot coverage requirements, and Conservation Subdivision design regulations and identify potential amendments, as necessary	X	X	X			Staff Time	Community Development/ City	General Fund	DP 2.1, DP 5.1

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/ 2019	2020	2021	2022	2023				
FUNCTIONAL PLANS									
Implement Villa Rica Master Trail Plan (provides a network of trails and greenway connections [<i>"Gold Nugget Trail"</i>] throughout the city and encourages an active, healthy lifestyle)	X	X	X	X	X	\$4 million (Est.)	Parks and Recreation, Community Development, City	General Fund, SPLOST, Grants	DP 2.2, DP 3.2, DP 3.3, RC 2.2 , SED 4.3
Pursue creation of Stormwater Utility			X	X	X	\$138,000	City	General Fund	RC 1.2
Develop and designate Tax Allocation District in targeted areas (Downtown area, Downtown-Mirror Lake Connector)	X	X	X			Staff Time, TBD	City	General Fund	DP 3.4, DP 3.5, DP 6.2
Prepare citywide Comprehensive Transportation Plan (To identify areas or intersections where additional or alternative road connections are necessary to mitigate traffic congestion and to address interface between vehicular and pedestrian/bicycle infrastructure	X	X	X			\$100,000	City	General Fund, TBD	DP 3.4, DP 6.2
SMALL AREA / MASTER PLANS									
Prepare and adopt Villa Rica Downtown Master Plan (address traffic congestion/safety issues, new road connections, Downtown - Mirror Lake Connector, parking, pedestrian safety, railroad crossings, public parks/plazas, downtown revitalization)	X	X				\$50,000	Community Development, City, DDA	General Fund & UDAG	DP 1.2, DP 2.2, DP 3.1, DP 3.3, DP 3.4, DP 3.5, DP 4.2, DP 4.3, DP 5.2, SED 1.1, SED 1.2, SED 1.3, SED 1.4, SED 3.6
Prepare master plan of Gold Dust Park to for park upgrades and additional equipment	X	X				\$18,000	Parks and Recreation, Community Development, City	General Fund, SPLOST	RC 2.1, RC 2.2
Prepare master plan of Fullerville to guide expansion and addition of soccer fields	X	X				\$18,000	Parks and Recreation, Community Development, City	General Fund, SPLOST	RC 2.1, RC 2.2

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/2019	2020	2021	2022	2023				
Prepare Master Plan of Villa Rica Sports Complex ("V-Plex") to guide expansion and addition of soccer fields	X	X				\$18,000	Parks and Recreation, Community Development, City	General Fund, SPLOST	RC 2.1, RC 2.2
PROCESS / PROGRAM									
Use the Future Development Map to guide planning for water, sewer, stormwater infrastructure expansion projects, limiting future service to targeted development locations	X	X	X	X	X	Staff Time	Community Development, Engineering, City	General Fund	DP 1.1, DP 1.4
Promote environmental and historic preservation activities and events on social media (City website, Facebook, flyers, local group meetings)	X	X	X	X	X	Staff Time	City/ Historic Preservation Commission	General Fund	RC 2.3, RC 2.2, RC 3.4
Promote tourism tied to Villa Rica's historic and cultural resources (i.e. development of walking or trolley tour that showcases Villa Rica's historic resources)		X	X			Staff Time	City / Historic Preservation Commission	General Fund, Grant Funding	RC 2.3, RC 3.4, DP 3.4
Coordinate with the Georgia Environmental Protection Division (GAEPD) on future actions that may be necessary to remain in compliance with Metropolitan North Georgia Water Planning District's Water Resource Management Plan	X	X	X	X	X	Staff Time	City, VRDA, DDA	General Fund	RC 1.1, SED 5.2
Consult with the Historic Preservation Division of the Georgia Department of Natural Resources to identify available technical resources, financial assistance, and incentives for preserving and enhancing historic resources (i.e., funding to acquire and repair historic properties)	X	X				Staff Time	City / Historic Preservation Commission	General Fund	RC 3.1, RC 3.2, RC 3.3

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/ 2019	2020	2021	2022	2023				
Continue coordination and participation in with local Chamber of Commerce (City/County), Main Street Program initiatives, Development Authorities (Villa Rica DA and Downtown DA) to attract a variety of businesses to Villa Rica	X	X	X	X	X	Staff Time	City, VRDA, DDA	General Fund	SED 3.1, SED 5.1, SED 5.2
Continue to encourage businesses to locate downtown through promoting initiatives of the Main Street Program and local Development Authorities (City/downtown)	X	X	X	X	X	Staff Time	City, VRDA, DDA	General Fund	SED 1.1, SED 1.2, SED 1.4
Promote infill development (of remaining undeveloped properties inside city limits) and promote redevelopment (of properties with structures that are obsolete) in downtown and Fullerville areas and ensure it is consistent with existing community character, scale, and aesthetic of surrounding area	X	X	X	X	X	Staff Time	City, VRDA, DDA	General Fund	SED 1.3, SED 1.4, SED 2.1, DP 1.2
Ensure non-residential development in Urban and Suburban Village areas (indicated on the Future Development Map) is compatible with existing character and scale of the surrounding area	X	X	X	X	X	Staff Time	City	General Fund	DP 1.2
Maintain quality housing in a variety of dwelling types and densities to support the needs of the population	X	X	X	X	X	Staff Time	City	General Fund	DP 4.2, DP 5.2, SED 2.3
Promote development patterns that incorporate human-scale development, and a walkable community that contains a variety of uses in a compact area (i.e., Community Crossroads, Village areas, Activity Centers)	X	X	X	X	X	Staff Time	City	General Fund	DP 1.2, DP 4.3, DP 4.1
Provide and maintain connections to nearby trails, greenways, or parks, in new developments (in accordance with the Villa Rica Master Trail Plan)	X	X	X	X	X	Staff Time	City	General Fund	DP 2.2, DP 3.2, SED 4.3
Identify and promote opportunities for higher paying jobs and small businesses	X	X	X	X	X	Staff Time	City	General Fund	SED 1.1, SED 3.2, SED 3.3

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/2019	2020	2021	2022	2023				
Pursue annexation opportunities within a general Urban Growth Area as depicted on the Future Development Map, based on determination of economic feasibility/benefit	X	X	X			Staff Time	City, VRDA, DDA	General Fund	SED 3.5
Coordinate decisions related to land use and zoning designations with transportation/capital improvement projects, especially along major commercial corridors (i.e., SR 61, Industrial Blvd, US 78, SR 101)	X	X	X	X	X	Staff Time	City	General Fund	DP 6.3
Ensure adequate buffering and screening is provided between residential areas and adjacent developments to minimize potential negative impacts on residential development	X	X	X	X	X	Staff Time	City	General Fund	DP 1.3, DP 5.3, DP 5.4
Pursue Green Community Certification through Atlanta Regional Commission		X	X			Staff Time	Community Development/ Chamber of Commerce/City	General Fund	RC 2.4
INVENTORY / ASSESSMENT									
Identify opportunities with preservation advocates or specialists for the reuse and/or maintenance of historic buildings and districts (i.e., Connally-Marchman Home, Wick's Tavern)	X	X				Staff Time	City / Historic Preservation Commission	General Fund	RC 3.1, RC 3.2, RC 3.3
Acquire rights to and/or restoration of Connally-Marchman home		X	X			TBD	City	General Fund	RC 3.1, RC 3.2, RC 3.3
Identify properties (i.e., those identified in the city's 2010 Historic Inventory Assessment) that are eligible to pursue National Register status (South Commercial Downtown District, Connally-Marchman House, Wick's Tavern)	X	X				Staff Time	City / Historic Preservation Commission	General Fund	RC 3.1, RC 3.2, RC 3.3

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/2019	2020	2021	2022	2023				
Prepare a tree inventory to determine the presence of tree species that may need enhanced protection, or that are invasive and need to be removed, in order to ensure protection of existing tree canopy	X					TBD	City	General Fund	RC 2.6
Identify opportunities to incorporate bicycle/pedestrian projects (i.e., Gold Nugget Trail) and streetscape enhancements (i.e., landscaping, street lighting, sidewalks) into future road improvement projects	X	X	X	X	X	Staff Time	City	General Fund	DP 2.2, DP 3.2, DP 3.3
Identify opportunities to accommodate expansion of industrial real estate (including infill development), where appropriately located, and acquire properties, as feasible	X	X	X	X		\$3 million	City/Villa Rica Development Authority	City Development Authority, SPLOST, Carroll County DA, Private Funds	SED 3.4, SED 3.5
Identify additional water source to support future growth	X	X	X	X	X	\$100,000	City	General Fund	SED 4.1
Identify inflow and infiltration of rainwater into the sewer line	X					\$56,000	City	General Fund	SED 4.1
Coordinate with the Housing Authority on the relocation and redevelopment of existing public housing sites	X	X	X			Staff Time	City	General Fund	SED 2.4
Maintain current city Maps and update as needed (Existing Land Use, Zoning, etc.) for consistency	X	X	X	X	X	Staff Time	City	General Fund	SED 4.5
Coordinate with other municipalities and agencies to identify potential brownfield sites and pursue grant funding (EPA Brownfield programs) to remediate contaminated areas and redevelop eligible properties as a productive use in the Fullerville and downtown areas	X	X				Staff Time	City, Douglas County	General Fund, EPA Brownfield Grants	RC 2.5, SED 1.5

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/ 2019	2020	2021	2022	2023				
COMMUNITY IMPROVEMENTS & INFRASTRUCTURE PROJECTS									
Utilities (Water/Sewer/Wastewater/Stormwater)									
Replace water lines in the downtown area (replacing low pressure 2" galvanized with copper lines)	X	X	X	X	X	\$5 million	Public Works/City	General Fund, SPLOST, CDBG	SED 4.1, SED 4.4
Complete water and sewer model			X			\$80,000	Public Works/City	Water & Sewer Enterprise Fund	SED 4.1
Redirect sewer from Mirror Lake Area to the West Plant		X				\$500,000	Public Works	Water & Wastewater Enterprise Fund	SED 4.1
Southside regional lift station		X				\$1 million	Public Works/City	City & County SPLOST	SED 4.1
Cowan Lake Pump	X	X				\$50,000	Public Works/City	SPLOST	SED 4.1
Lift Stations - Florence Circle, Edge Road	X					\$500,000	Public Works/City	Water & Sewer Enterprise Fund, SPLOST	SED 4.1
Lift Station upgrades	X	X	X	X	X	\$150,000 per year	Public Works/City	Water & Sewer Enterprise Fund, SPLOST	SED 4.1
North Loop - Wastewater & Sewer Line Extension					X	\$1.25 million	Public Works/City	Water & Sewer Enterprise Fund, SPLOST	SED 4.1
North Plant - additional clarifier	X					\$500,000	Public Works/City	Water & Sewer Enterprise Fund	SED 4.1
North Plant - second filter	X					\$100,000	Public Works/City	Water & Sewer Enterprise Fund	SED 4.1
Install water line from Mirror Lake tank to under Exit 26 bridge		X	X			\$500,000	Public Works/City	Water & Sewer Enterprise Fund	SED 4.1

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/2019	2020	2021	2022	2023				
Move and/or Restore Fullerville Water Tank		X				\$200,000	City	Water & Sewer Enterprise Fund	SED 4.1
Relocate utilities to accommodate proposed mini-roundabout at Dallas Hwy/Punkintown Rd intersection	X					\$185,000	City	General Fund	DP 3.1, SED 4.1, SED 4.2
Relocate utilities to accommodate proposed mini-roundabout at Industrial Blvd/Rockmart Rd		X				\$150,000	City	General Fund, SPLOST	DP 3.1, SED 4.1, SED 4.2
<i>Transportation</i>									
Pedestrian trail tunnel under North Loop Bypass					X	\$375,000	City	General Fund, Grants	SED 4.2, SED, 4.3, RC 2.2, DP 2.2, DP 3.2
North Loop Bypass engineering and utility relocation easements					X	\$2 million	City	General Fund, SPLOST	SED 4.2
Downtown Parking Deck - (Purchase property, begin design & construction process)					X	\$1.5 million	City	SPLOST	SED 4.2, SED 4.4
Repair and completion of Permian Way			X			\$100,000	City	General Fund/Private Partnership	SED 4.2
Upgrade of pedestrian crossing: Railroad crossing at N. Carroll Rd & Hwy 78			X			\$60,000	City	SPLOST	SED 4.2, SED 4.4
Close Cheeves Street and implement intersection improvements with Wilson Street (Downtown Master Plan)			X	X		\$100,000	City/Norfolk Southern	General Fund, SPLOST	SED 4.2, SED 4.4
Improve the intersection at Temple and N. Carroll Street (Downtown Master Plan)			X	X		TBD	City	General Fund, SPLOST	SED 4.2, SED 4.4
Create an alternative access over Norfolk Southern (Includes Closing Cheeves Street Crossing and Stone Street Crossing) (Downtown Master Plan)				X	X	\$100,000	City/Norfolk Southern	General Fund, SPLOST	SED 4.2, SED 4.4

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/ 2019	2020	2021	2022	2023				
Construct parking lot off of W. Wilson Street (Downtown Master Plan)					X	\$50,000	City	General Fund, SPLOST	DP 3.4, SED 3.6
Install silent railroad crossings					X	TBD	City	SPLOST	SED 4.2
Reroute SR 61 out of Downtown					X	\$2 million	City, GDOT	SPLOST	DP 3.1, DP 3.4, DP 6.1, DP 6.2, SED 4.2
<i>Recreation & Community facilities</i>									
Implement Gold Nugget Trail "Model Mile" (Villa Rica Master Trail Plan)		X	X			TBD	Parks and Recreation, Community Development, City	Grant Funding, Private Funding, SPLOST, TBD	DP 3.2, DP 3.3, RC 2.2, SED 4.3
Stockmar Park - Camp sites		X				\$300,000	Parks and Recreation, City	General Fund; Douglas County SPLOST	SED 4.3
Stockmar Park - Expansion		X				\$275,000	Parks and Recreation, City	General Fund; Douglas County SPLOST	SED 4.3
Stockmar Park - Replace train engine at Gold Mine Museum				X		\$225,000	Parks and Recreation, City	General Fund	SED 4.3
Spring Lake Park clean up and development				X	X	\$800,000	Parks and Recreation, City, County	SPLOST	RC 2.1, SED 4.3
Villa Rica Sports Complex ("V-plex") - Restrooms and concession buildings					X	\$150,000	Parks and Recreation, City	SPLOST	RC 2.1, SED 4.3
Villa Rica Sports Complex ("V-plex") - Soccer field additions					X	\$100,000	Parks and Recreation, City	General Fund	RC 2.1, SED 4.3
Gold Dust Park Gymnasium - HVAC & backup generator			X		X	\$400,000	Parks and Recreation, City	SPLOST	RC 2.1, SED 4.3

Action/Implementation Strategy	Timeframe					Cost Estimate	Responsible Party	Funding Source	Strategy Reference Number
	2018/ 2019	2020	2021	2022	2023				
Gold Dust Park - Replace playground and outdoor fitness equipment	X					\$100,000	Parks and Recreation, City	SPLOST	RC 2.1, SED 4.3
Construct splash pads (Gold Dust Park (2020), Downtown (2023))		X			X	\$600,000 (\$300,000/each)	Parks and Recreation, City	General Fund	RC 2.1, SED 4.3
Conners Road Park (Continue development and implementation of master plan for Conners Road Park, including walking/hiking trails, dog park, pavilion)				X	X	\$720,000	Parks and Recreation, Community Development, City	General Fund, SPLOST, Douglas County	RC 2.1, RC 2.3; DP 2.2
Fullerville Park - Soccer complex expansion			X	X	X	\$100,000	Parks and Recreation, City	General Fund	RC 2.1, SED 4.3
Relocate City Hall to downtown (Build a new Government Center to consolidate city functions including Police and Courts, DDA, and City Hall, in accordance with Downtown Master Plan)					X	\$10 Million	City, DDA	General Fund, GO Bond	DP 3.4, SED 1.1, SED 1.2, SED 1.3, SED 4.3, SED 5.1
Convert Avanti building to create a Town Green (Downtown Master Plan)					X	TBD	City	General Fund	DP 3.4, RC 2.1, RC 2.2 SED 4.3
Construct the downtown Visitor's Center proposed in the RSVP Plan		X				\$400,000	City	General Fund	DP 3.4, SED 1.1, SED 1.2, SED 1.3, SED 1.5
Construct a Veterans' memorial					X	\$50,000	City	General Fund	RC 3.4, SED 4.3
<i>Public Safety</i>									
Police Department Firing Range					X	\$25,000	City and City of Temple	Temple, Villa Rica, Drug Fund	SED 4.3
Community Protection Cameras				X		\$50,000	Police Department	SPLOST	SED 4.3

Supplemental Plans

Supplemental plans are planning documents that address in detail a specific topic or issue of importance to the community and that have applicable project recommendations for Villa Rica. These plans support the implementation of the Comprehensive Plan by addressing identified goals and strategies in Chapters 3 and 4, and their recommendations should be used by the city to identify and prioritize projects in conjunction with the CWP. The supplemental plans listed below are incorporated into the plan by reference:

- Carroll County Long Range Transportation Plan
- Douglas County Comprehensive Transportation Plan
- Villa Rica Downtown Renaissance Strategic Vision & Plan (RSVP)
- Villa Rica Watershed Management Plan & Stormwater Management Plan
- Metropolitan North Georgia Water Planning District's Water Resource Management Plan
- Villa Rica Master Trail Plan
- Villa Rica Downtown Master Plan (currently under development)

Long-Term Projects

Villa Rica intends to address the following projects to support strategies from Chapter 3 beyond the five-year timeframe of the CWP. While it is feasible for the city to begin implementing some of these Plans, most will need to continue past the CWP's short term time frame.

- **Villa Rica Master Trail Plan:** This plan, which adopted in August 2018, seeks to manage the development of a trail and greenway system, referred to as the "Gold Nugget Trail," that expands over 20 miles throughout the city, providing pedestrian linkages between parks, neighborhoods, schools, and activity centers. Through providing a bicycle and pedestrian network, this plan provides an opportunity to encourage an active, healthy lifestyle for both Villa Rica residents and visitors. The plan was adopted in August 2018 and is expected to be implemented in phases, as funding becomes available. The first action item, which is included in the 5-year work program is the completion of the trail's "Model Mile," which will extend from the Fullerville Trailhead to the Villa Rica Public Library.
- **Villa Rica Downtown Master Plan:** The initial goal of the downtown plan was to integrate a wide variety of ideas that had been developed regarding downtown into a cohesive plan that also acknowledged proposed roadway improvements. The focus of the downtown plan for Villa Rica has been to mitigate impacts from the railroad including redesign of railroad crossings. In addition, the plan examines the expansion of downtown greenspace to create a town square; integration of transportation plans to establish linkage to existing and planned residential and commercial developments; new road connections and reconfigurations; redevelopment of a 1950's era gas station into a visitor's center and linkage of downtown into the comprehensive bike trail master plan. The downtown plan must also address parking concerns of merchants and establish design standards for mixed use infill development. Another major component of this plan is the development of a road connection between Downtown and the Mirror Lake area. This plan will also address streetscape, stormwater management, and land use along this corridor.

- **Comprehensive Transportation Plan:** The Villa Rica Comprehensive Transportation Plan will guide citywide transportation development for short, intermediate, and long-term time frames. The plan will address both vehicular and pedestrian/bicycle connections and evaluate potential improvements for each. This plan should build of and incorporate current city plans that address transportation-related projects.
- **Various Park Master Plans:** The city is planning to develop separate master plans for several existing parks to guide various planned and desired enhancements over the next several years. From additional sports fields and recreation amenities to upgrades to existing structures to planning future connections to the Gold Nugget Trail, these plans will unify current and future projects for each of the parks.
- **Development and of a Stormwater Utility:** Throughout the Visioning Process the issues with inadequate water, sewer, and wastewater infrastructure were cited repeatedly. A stormwater utility an organizational and financial entity that establishes a formal plan of action to secure the funding necessary to operate and maintain a stormwater management program, including necessary infrastructure upgrades.
- **North Loop Bypass (GDOT):** As of August 2018, the North Loop bypass project, which has been in the works since the previous Comprehensive plan update, was postponed until Georgia Department of Transportation's (GDOT) FY 2024. Action items related to this project will remain on the city's current work program, as there is potential for some items to be addressed beginning in 2023.

Plan Maintenance

Villa Rica's City Council is responsible for maintaining Villa Rica's Comprehensive Plan to accurately reflect current community conditions and the community's vision and priorities for the future. Specific requirements for amendments and updates are described in the Rules of Georgia Department of Community Affairs (DCA) Chapter 110-12-1 "Minimum Standards and Procedures for Local Comprehensive Planning."

Annual Review

City staff should provide a status of the plan implementation to the City Council on an annual basis, at the least. Specifically, the Community Work Program should be reviewed to identify the current status of the implementation measures and an informal progress report will be prepared. If the city chooses, the annual review process can be used to undertake a formal annual update (see below).

Plan Amendments

According to the DCA rules, the local government determines when a plan amendment is necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to local decision-making.

Updates to the Comprehensive Plan

At a minimum, a plan update must be completed every five years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. An annual update option is provided for communities wanting to update their plan on a more frequent basis. The annual update requires submittal

of a new fifth year for the CWP and any changes needed for the other years of the CWP, and if needed, changes can be made to other elements of the Comprehensive Plan. For communities collecting impact fees, an annual update of the CWP is required.

Appendix A. Report of Accomplishments

The Report of Accomplishments (ROA) provides a status of each work item identified in the prior Community Work Program (previously referred to as the Short-Term Work Program) for the city of Villa Rica (for the years 2013-2018), as indicated in the table on the following pages.

Report of Accomplishments.

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	
COMMUNITY FACILITIES					
Renovate proposed new convention center facilities				X	Change in priorities and project. The location of the proposed convention center is being addressed in the Downtown Master Plan which is currently under development. Accommodations for a convention center should be address in the Downtown Master Plan Work Program.
Construct 15,000 sq. ft. library	X				Completed February 2017.
Convert old library space into cultural arts center				X	Priorities for this project have changed due to needs of the city. The old library space will be converted to house some functions of the city departments, beginning in 2019. Eventually, the city intends to construct a new City Hall downtown. A cultural arts center, or similar space, is being evaluated for the Downtown Master Plan, which is currently under development.
Purchase property for construction of new downtown parking lot			X		Postponed due to funding. Downtown parking facilities are being addressed in the Downtown Master Plan which is currently under development. Projects related to parking
Construct parking deck behind police department			X		Insufficient funding. The parking deck project will be addressed in the Downtown Master Plan, which is currently under development. This project is estimated to begin in 2023.
RECREATION					
Develop camp sites at Stockmar Park			X		Change in priorities. Expected to begin in 2020.
Develop miniature golf course at Stockmar Park				X	No longer a priority or need for this park.

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	
Expand Stockmar Park land			X		This work is projected to begin in 2020.
Multi-use trail system/trail head	X				The Fullerville Trailhead was completed in June 2017. The Villa Rica Master Trail Plan for a Gold Nugget Trail (multi-use trail system connecting public parks throughout the city) was adopted August 2018 and will be implemented in phases, per available funding. The Gold Nugget Trail "Model Mile" is the first phase, which is planned to take place during 2019-2022.
Trail tunnel under North Loop Bypass			X		This item was postponed due to changes in GDOT's work program schedule. A pedestrian trail tunnel under proposed North Loop Bypass will be implemented in connection with North Loop Bypass construction and is subject to GDOT work program/schedule/available funding.
Construct new gymnasium				X	Change in priorities. There is an existing gymnasium at Gold Dust Park.
Complete Spring Lake Park project (clean up and park development)			X		Change in priorities and lack of funding. Projected to recommence in 2022.
V-Plex Lease	X				Completed.
V-plex restroom and concession for Buildings 2 & 4			X		Not yet completed due to funding constraints. This work is projected to begin in 2023. A master plan for the update and expansion of this park will be developed in 2019/2020.
CCC passive park and trails				X	Will be accomplished through Villa Rica Master Trail Plan
HVAC for Gold Dust Park Gymnasium			X		Not yet completed due to funding constraints. This work is projected to begin in 2021.

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	
Playground and outdoor fitness zone equipment for Gold Dust Park			X		Not yet completed due to funding constraints. This work is projected to begin in 2019. This work will be included in the Gold Dust Park Master plan, which will be prepared in 2019.
Backup generator for Gold Dust Park Gymnasium			X		Not yet completed due to funding constraints. This work is projected to begin 2023. This work will be included in the Gold Dust Park Master plan, which will be prepared in 2019.
Install fencing around Amphitheater				X	Change in priorities - No longer needed.
Zero Depth water park (splashpad)			X		Not yet completed due to funding constraints. This project has slightly changed to include a splashpad at two locations - Downtown and Gold Dust Park. The project is expected to begin in 2020
Purchase new engine for train at Gold Mine Museum			X		Not yet completed due to funding constraints. This work is projected to begin in 2022.
WATER/SEWER					
Replace low pressure 2" galvanized with copper lines			X		Insufficient funding. This work is projected to begin in 2019 and was renamed "Replace water lines downtown".
Bay Springs regional lift station			X		Change in priorities. This project was renamed "southside" instead of Bay Springs on CWP 2019 - 2023. Work is projected to begin in 2020.
Cowan Lake pump		X			This work is projected to be completed in 2019.
Florence Circle lift station		X			This work is projected to be completed in 2019.
Edge Road lift station		X			This work is projected to be completed in 2019.
Lift Station Upgrades		X			This will continue as an ongoing activity.

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	
Exit 26 water tank				X	Change in priorities - This project will now be a water line project that is expected to take place 2020/2021.
Rockmart Road water tank				X	Change in priorities - this work is no longer needed and was addressed through other utility projects
Partner with Carroll County Water Authority for off channel water storage				X	Change in priorities. Such a partnership will be reevaluated in the future, if needed.
North Loop Wastewater and Sewer Line Extension			X		This work is projected to begin in 2023, in accordance with GDOT schedule for North Loop bypass construction, which is planned for 2024.
Complete water/wastewater sewer model		X			These two activities are projected to be completed in 2021.
Replace Westview sewer line	X				Completed.
Dredging of Lake Fashion				X	Insufficient budget for implementation & change in priorities moving forward.
North Plant UV System	X				Completed.
North Plant additional clarifier			X		This work is projected to begin in 2019.
North Plant second filter			X		This work is projected to begin in 2019.
ROADS/STREETS					
Widening of Industrial Boulevard				X	The responsible party for this project is GDOT. The city will coordinate with GDOT once the project moves forward, which will be outside of the current CWP time frame.

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	
Intersection improvement: Punkintown/Mirror Lake Blvd and Highway 61				X	This is a GDOT "Quick Response project that is pending the city's location of a 10" water line and will not fall in the CWP 2019 - 2023 time frame.
Street repairs and drainage repairs in high traffic areas, areas serving the school system, and areas of highest growth				X	Street/Drainage improvements are routine function of the Public Works Dept., typically funded through SPLOST. This will continue as an ongoing activity, in accordance with area master plans and the Future Development Guide.
Intersection caution lights for major roads for traffic calming purposes				X	Change in priorities: Pursuing alternative traffic calming methods
Sidewalk system improvements on streets with greatest number of homes				X	Sidewalk system improvements area addressed through area master plans which are currently under development (Villa Rica Downtown Master Plan, Villa Rica Master Trail Plan, Downtown - Mirror Lake Connector Master Plan, Comprehensive Transportation Plan, etc.)
North Villa Rica bypass engineering and utility relocation easements		X			The engineering portion of this project is already underway, although the construction of the North Loop bypass has been postponed until FY 2024.
Conners Road improvements - traffic calming and striping	X				Completed.
Connector road from Mirror Lake to downtown			X		Insufficient funding for implementation. This project is currently in the planning, design, and engineering phase, as a component of the Downtown Master Plan, with construction to begin in 2020, dependent upon plan approval.
Repair and completion of Permian Way			X		This work is projected to begin in 2021.

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	
Upgrade of pedestrian crossing at railroad crossing at North Carroll and Highway 78			X		This project is expected will begin in 2021
PUBLIC SAFETY					
Police Department firing range			X		This work is projected to begin 2023.
Upgrade Police Department patrol car video equipment				X	Upgrades to police car equipment is considered a routine function of the Police Department, on an as needed basis.
Purchase Police Vehicles				X	This is considered a routine function of the Police Department, on an as needed basis.
Police Department renovations including new restroom in courtroom	X				Completed.
Community protection cameras			X		This work is projected to begin in 2021.
HISTORIC PRESERVATION					
Apply to Historic Preservation to become a Certified Local Government	X				Villa Rica obtained Certified Local Government status in 2016.
Develop a Historic Walking Tour of Fullerville			X		Change in priorities. Tour expanded to include downtown and potentially other areas (Stockmar Park), as well. Tour development is projected to begin in 2020.
Move and /or Restore Fullerville Water Tank			X		This work is projected to begin in 2021.

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	
Acquire rights to and/or restoration of Connally-Marchman home			X		Change in priorities. This work is projected to begin in 2021. In addition to this historic property, the city is also planning to evaluate the acquisition of other historic properties that need stabilization and consider partnering with the County or Historic Preservation groups for potential uses and maintenance programs.
ECONOMIC DEVELOPMENT					
Purchase and protect greenspace				X	Preservation, protection, and management of greenspace is accomplished through Subdivision Regulations and Development Regulations. It is further supported by the Future Development Map
Fund Downtown Development Enterprise Fund to encourage new businesses to locate downtown (i.e. parking facilities, sidewalks...)				X	This is partially achieved through the active Villa Rica Main Street Program, which was established in 2015 to help revitalize the downtown area. The Main Street Advisory Board produces an annual work plan to guide their efforts and improvements to the downtown area. Additionally, the city is now planning to develop a Tax Allocation District (TAD) in the downtown area to address these issues.
Revise and implement Downtown Master Plan		X			This plan is currently under development and is included in the Small Area/Master Plan section of the 2019-2023 Community Work Program.
Acquire property for new industrial park			X		Process to identify property for new industrial park is projected to begin in 2019
Wetland mitigation				X	Regulated through local and state ordinances with minimum buffer requirements and limits on uses

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	
Obtain Green Community Designation			X		Reevaluated during Comprehensive Plan Update. Staff is expected to begin the application process in 2020.
Develop plan to provide a bonus/incentive for low-impact development				x	Accomplished through UDC (Density Bonuses, Subdivision Regulations, Development Regulations)
Provide citywide Wi-Fi services				X	Change in priority. Intended to be reevaluated during the 2024 - 2028 Community Work Program
OTHER					
Heavy Equipment Lift	X				

Appendix B. Existing Conditions Summary

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Introduction

This Existing Conditions Summary presents an inventory and evaluation of existing local conditions that were used, in conjunction with input from the public participation process, to identify needs and opportunities in the Villa Rica Comprehensive Plan. This summary is organized into the following sections:

- Socioeconomic Data Summary
- Population
- Housing
- Employment
- Land Use
- Natural Resources
- Cultural/Historic Resources
- Transportation
- Community Facilities
- Intergovernmental Coordination
- Appendix B-1: Detailed Socioeconomic Characteristics

Socioeconomic Data Summary

Villa Rica's convenient location along I-20, just over 30 miles outside Metro Atlanta, lend the city to high potential for accommodating economic growth while upholding the integrity of the city's culture and small-town ambiance for city residents. This outlook indicates a continued pattern of growth in the future, which makes it imperative that the city prepare for anticipated growth.

Changes in the population and socioeconomic characteristics will have tremendous impacts on the social, economic, and physical environment of Villa Rica. As population increases and the city expands, the city must ensure that its existing facilities and services can accommodate additional demand. Different segments of the population will have different needs based on age, income, and other factors, which inevitably shape the demand for housing, services, and infrastructure.

This section summarizes the socioeconomic characteristics of Villa Rica and Carroll and Douglas Counties. In addition, a more detailed assessment including tables and charts is provided in Appendix B-1.

Population

During the first decade of the 21st century, Villa Rica experienced significant population growth, more than tripling in size. While the rate of growth has since slowed, the city's population continues to increase at a steady pace.

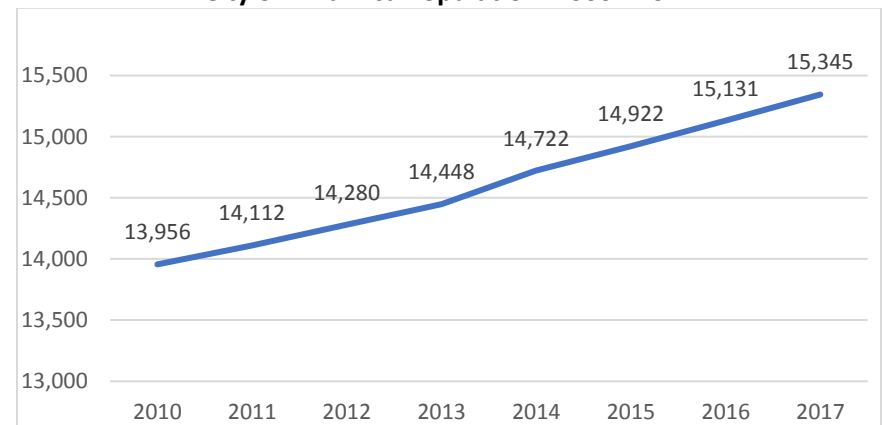
The Atlanta Regional Commission provides population estimates through the year 2040 for 20 counties in the greater Atlanta Metropolitan area, which includes both Carroll and Douglas Counties. Additionally, population estimates can be calculated using a combination of various statistical calculation methods and other factors such as economic forecasts and future land use and zoning regulations, which are further described in Appendix B-1.

Patterns and Forecasts

Between 2000 and 2010, the city's population increased from an estimated 4,134 to 13,956, which represents a growth rate of nearly 240%. Over the same period, both Carroll and Douglas Counties also experienced a surge in population growth, although not nearly as dramatic as Villa Rica's. Carroll County saw a 26.8% increase, while Douglas County experienced a 43.9% increase in population.

While this rapid growth rate has since slowed, largely due to the Great Recession, the estimated population as of July 1, 2017 of 15,345, indicates a continued pattern of growth for Villa Rica. Both Carroll and Douglas Counties experienced similar pattern of growth, although their rate of growth since 2010 remain a bit lower than that of Villa Rica.

City of Villa Rica Population: 2000 - 2017



Looking forward to 2040, population projections indicate that the city's population could reach up to 35,000 residents, representing an average annual growth rate of 3.73% since 2005. Some models also show a lower population in the mid to high 20,000 range. The Atlanta Regional Commission estimates that both counties will also experience population increases over the next twenty years, with Carroll County's population increasing by 46.7% to 166,926 residents and Douglas County's population increasing by 45.6% to 201,325 residents by 2040.

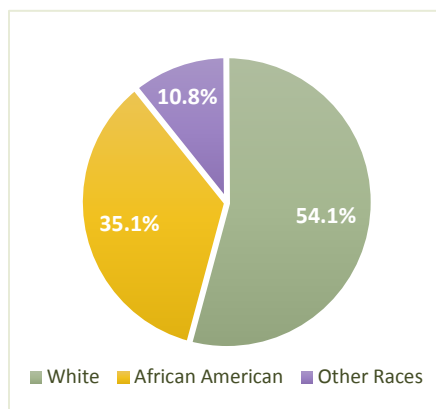
Ethnic Diversity

In 2010, over half of Villa Rica's citizens were White (58.3%), over a third (33.5%) were Black or African American, and the remaining 8.2% of the population identified as either Asian or another race.

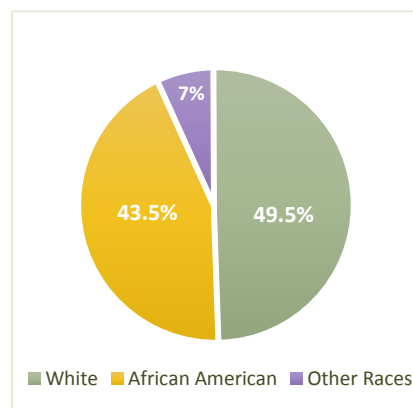
Since that time, the Census Bureau estimates that there has been a slight increase in Black or African American (35%) and other races (10.9%), while the White population decreased to 54%.

In comparison, Carroll County's population remains predominately White, while Douglas County has seen its population become more diverse over the past decade.

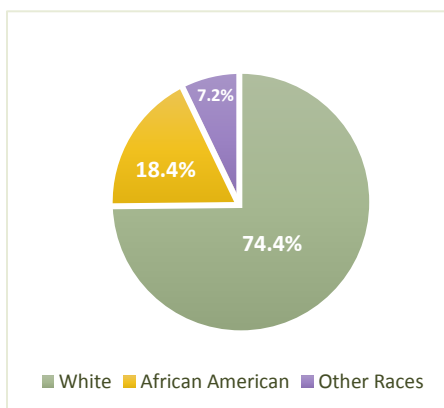
Villa Rica - 2016



Douglas County - 2016



Carroll County - 2016



The city's Hispanic or Latino population (regardless of race) has decreased from 7.6% of the population in 2010 to 2.8% in 2016. On the contrary, both Carroll and Douglas Counties experienced a slight increase

in the Hispanic or Latino population during this time, which is similar to growth trends throughout the metro Atlanta area.

Families

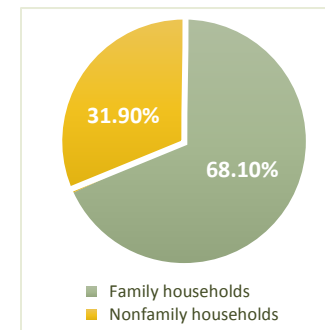
The Census Bureau defines a household as the person or persons occupying a dwelling unit. A "family household" consists of two or more related individuals, while a "nonfamily household" consists of only one individual or several individuals that live together but are not related.

In 2016, Villa Rica had a higher percentage of traditional families (68.1%) than non-family households, which was slightly lower than the number of traditional families in 2010 (71.8%).

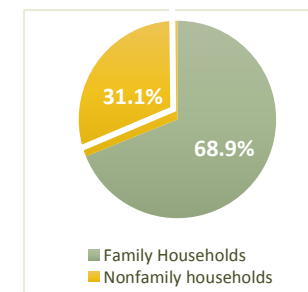
At 61.4% owner-occupied housing units, home ownership was slightly more prevalent in 2016, as compared to 60.8% in 2010.

However, between 2010 and 2016, both Carroll and Douglas County saw an increase in the number of renter-occupied units, while the number of owner-occupied units declined during this time.

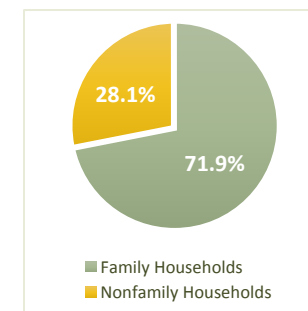
Villa Rica - 2016



Carroll County - 2016



Douglas County - 2016



Housing

In addition to the city's population boom between 2000 and 2010, the number of housing units also increased drastically during this time, by approximately 228%. As a result of the impacts of the Great Recession that followed close behind this significant increase in housing units, housing vacancy rates were also higher in 2010 as compared to 2000. However, since 2010, the city and both Carroll and Douglas Counties have seen an overall decrease in vacancy rates.

Availability

Since 2000, Villa Rica has seen a small increase in the number of rental units and a large increase in the total number of housing units. Over 12% of housing units were vacant between 2000-2010. Of Villa Rica's vacant housing stock in 2010, 39% of the units were available for rent while 32% were for sale. Other units were for seasonal use, unoccupied, or otherwise vacant. Since 2010, the percentage of vacant housing units has decreased to 7%, which is almost half of what it had been over the past couple of decades.

New Homes

The majority of new homes (63.6%) were built between 2000-2009 during a period of rapid population growth for Villa Rica, prior to the Great Recession. Many of these new homes were part of the development of the Mirror Lake subdivision, located in the Douglas County side of the city. The counties also experienced growth in the number of new homes, with 27.9% of the housing stock being built during this time in Carroll County and 33.9% in Douglas County.

However, the robust growth in the number of homes in the city and counties was severely curtailed by the collapse of the housing market in 2007-2008 and the lasting effects of the Great Recession. Since the economic recession, construction has slowly picked back up in the city.

Housing Entities

The Housing Authority in Villa Rica is a Public Housing Agency that seeks to provide affordable housing to very low, low, and moderate-income persons. Villa Rica's Housing Authority Board is comprised of five members. Currently, the Housing Authority is exploring options for consolidating public housing properties, which would provide redevelopment opportunities for the remaining public housing sites.

The Economy

Many businesses were hit hard by the Great Recession but continue to recover and strengthen. The Atlanta Regional Commission (ARC) estimates that the Metro Atlanta region, comprised of twenty counties, is expected to add more than 1 million jobs by 2040. The 2040 forecast also indicates a shift in industry leaders in the planning region from the past two decades. The ARC projects that the top employment sectors in the greater Atlanta region in the year 2040 will be health care, retail, education, and professional industries, which represents a departure from the manufacturing and production that were at the forefront of industry in the past.

A key strategy in Villa Rica's economic development continues to be the expansion of existing businesses and industry throughout the city. Industry in Villa Rica remains strong, with several companies planning expansions to existing facilities that are expected to bring hundreds of new jobs. Tanner Health System recently announced some \$40M in new construction and renovations on the Villa Rica campus. The health care industry, along with education and social services, is a vital part of Villa Rica's growth and success and has developed into the city's leading industry over the past two decades, followed by professional and business services and manufacturing.

Regional Ties

The commuting patterns of workers who live in Carroll or Douglas County and those who come into one of these counties to work provide a clear picture of the extent to which Villa Rica is economically intertwined with

the Atlanta Region and other nearby cities and counties. Additionally, the city's convenient accessibility to Atlanta and its location along I-20, make it attractive for both businesses and residents.

According to the most recent American Communities Survey (2012 – 2016), of the employed residents that lived in either Douglas or Carroll County, only about 38.5% actually worked there, while an estimated 60% held jobs in another county.

Economic Base

Throughout the early 2000s, manufacturing was the leading industry in Villa Rica, followed by retail and construction. Although manufacturing is no longer in the lead, it remains an important part of the economy. Not only in Villa Rica, but also across Carroll and Douglas Counties, the industry leader has shifted to health care and educational and social services, which has maintained a strong lead since 2010.

In Villa Rica, the retail industry, which was a primary employer in the first decade of the 21st century has continued to shrink, while the professional, scientific, and management sector is growing as the second leading industry throughout the city, followed by manufacturing.

Economic Development Organizations

Villa Rica Development Authority: The Villa Rica Development Authority is an economic development mechanism that strives to revitalize, develop, and redevelop business districts throughout the city. It focuses on attracting new businesses and industries to the city, promoting tourism, and fostering a vibrant downtown district.

Villa Rica Downtown Development Authority (DDA): The Villa Rica Downtown Development Authority seeks to oversee the revitalization and redevelopment of the central business district and to develop and promote for the public good and general welfare, trade, commerce, industry and employment opportunities. DDA members must either own a business or have an economic interest in the downtown. The DDA holds monthly public meetings

Main Street Program: Villa Rica's Main Street Program is a city-sponsored preservation-based economic development program designed to revitalize downtown through community support. This program has a program manager, an advisory board, and four committees – organization, promotion, design, and economic restructuring – that collaborate to manage and advise the program.



Some of Main Street Villa Rica's efforts include community partnerships, business recruitment, volunteer-led revitalization activities and events, business development and networking opportunities, as well as matching façade grants to improve downtown storefronts.

Through their BOOST Program, the Main Street Program offers financial assistance to downtown Villa Rica business owners and entrepreneurs looking to start or expand their business.

Villa Rica Convention & Visitor's Bureau: Villa Rica Convention & Visitors Bureau (VRCVB) is the official destination marketing organization for the city and serves to favorably impact Villa Rica's economy through conventions and tourism.

Carroll County Chamber of Commerce: This organization serves as a resource and advocate for the county's businesses, members, and community.

Carroll Tomorrow: Carroll Tomorrow is an economic development-oriented non-profit organization that promotes quality, sustainable growth in Carroll County, Georgia. In coordination with city and county leaders, this organization works closely with state economic developers to support expansion of existing business and recruit new companies to the area. Additionally, Carroll Tomorrow serves as the staff for Carroll County's four industrial development authorities.

Land Use

This section describes the nature of existing land use in Villa Rica in terms of different land use types. Existing land use refers to the current use of parcels of land and categorized in the Existing Land Use Categories table.

Predominant land uses in Villa Rica are residential, with low (1 – 4 du/ac) to medium (4 – 8 du/ac) density surrounding the city’s core. Planned developments throughout the city, including Mirror Lake subdivision, are low to medium density. Lower density areas are found of I-20 between SR 61/Carrollton Villa Rica Highway and Liberty Road.

The majority of industrial areas are located in the northwestern portion of the city, along Industrial Boulevard and W. Bankhead Highway. A smaller industrial area is situated just north of I-20, east of Liberty Road/Mirror Lake Boulevard. The city intends to expand industrial real estate to provide new opportunities for industry to locate in Villa Rica, which is further detailed in the Future Development Guide presented in Chapter Four.

Primary commercial corridors in the city include Industrial Boulevard north of I-20 and Carrollton Villa Rica Parkway (SR 61), to the south of I-

20, and US 78/Bankhead Highway. Commercial uses are found along portions of Mirror Lake Boulevard, as well. Existing commercial nodes in the city include Mirror Lake Blvd./Conners Rd., I-20/SR 61/Industrial Blvd, Industrial Blvd./US 78.

Future commercial development should be clustered and implement access management tools along corridors to avoid strip, piecemeal development. In residential areas, small-scale commercial development, such as retail and restaurants, should also be clustered and should complement the surrounding neighborhood’s character.

In addition, downtown Villa Rica hosts a mix of uses including neighborhood commercial, professional and government offices, retail, and even some residential. Developing mixed use standards would accommodate future infill developments and new developments that want to offer compact, walkable communities where residents can live, work, and play.

EXISTING LAND USE CATEGORIES	
CATEGORY	DESCRIPTION
Low density Residential	Predominantly single-family uses (including manufactured homes); Typically, 1-4 dwelling units per acre
Medium Density Residential	A mix of detached and attached single-family and multi-family (apartments, du/tri/quadplexes, townhomes) dwellings; Typically, 4 - 8 dwellings (or fewer) per acre
High Density Residential	Primarily attached single-family and multi-family dwellings (apartments, du/tri/quadplexes, townhomes); Densities vary depending on type of development
Parks/Recreation/Conservation	Public and private parks and recreational facilities for passive and active recreation
Commercial	Non-industrial businesses including retail sales, office, services, and entertainment
Industrial	Land dedicated to warehousing, wholesale trade, manufacturing, and other services that do not serve retail customers
Public/Institutional	State, federal or local government uses including city halls and government building complexes, police and fire stations, libraries, prisons, schools, etc.
Transportation/Communication/Utilities	Properties devoted to power generation plants, radio towers, telephone switching stations, electric utility substations, and other similar uses

Natural Resources

Environmental Planning Criteria

In order to protect the state's natural resources and environment, the Georgia Department of Natural Resources (DNR) developed Rules for Environmental Planning Criteria (Chapter 391-3-16). These minimum standards and procedures, also known as Part V Criteria, are required under the Georgia Planning Act to be used by local communities in the development of comprehensive plans. In addition, the Georgia Department of Community Affairs' (DCA) Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-2-1) require local governments to review the Part V Criteria to determine if there is need to adapt development regulations to address protection of the following natural resources:

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- Protected Rivers
- Protected Mountains

The Compliance with State Environmental Planning Criteria table in this section indicates whether these natural resources are present in the city of Villa Rica and, if so, associated protection efforts. See also the Natural Resources Map in this section.

Compliance with State Environmental Planning Criteria			
Resource	Definition ¹	Location	Local Protection
Water Supply Watershed	The area of land upstream of a governmentally owned public drinking water intake.	Upper Little Tallapoosa River Watershed: <i>Western portion of the city</i> Dog River Watershed: Southern portion of the City	Watershed Protection Ordinance: Yes
			Typical provisions: - Enhanced stream buffer requirements and limitations on impervious surface within 7-mile radius of public water intakes; - Uses associated with sanitary landfills or hazardous waste are prohibited
Groundwater Recharge Area	Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer.	As delineated by DNR in Hydrological Atlas 18 (1989 Edition), Villa Rica contains groundwater recharge areas of low susceptibility to pollution. These areas are limited to the southwestern leg of the city, along Bay Springs Creek; a portion of the city within Douglas County, south of Mirror Lake; and a very small area along the city's northern border, just north of Gold Dust Park.	Groundwater Recharge Area Protection Ordinance: Yes
			- Special requirements for uses associated with on-site hazardous materials; - Septic tank regulations, including minimum lot size requirements - Permanent storm water infiltration basins are prohibited in areas of high pollution susceptibility
Wetland	Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.	Wetlands are location throughout the city, typically along streams and waterbodies, as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory.	Wetlands Protection Ordinance: Yes
			Typical provisions: - Uses associated with hazardous waste are prohibited; - Local development permit is required for regulated activity
Protected River	Any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey Documents.	Villa Rica does not contain any protected rivers.	Not applicable.
Protected Mountain	All land area 2,200 feet or more above mean sea level, that has a slope of 25% or greater for at least 500 feet horizontally, and shall include the crests, summits, and ridge tops which lie at elevations higher than any such area.	Villa Rica does not contain any protected mountains.	Not applicable.

¹ Source: DNR Rules for Environmental Planning Criteria (Chapter 391-3-16)

Regional Water Plan

DCA's Minimum Standards and Procedures for Local Comprehensive Planning require local governments to review the Regional Water Plan when preparing a comprehensive plan to determine whether additional or modified regulations/actions are needed.

The Metropolitan North Georgia Water Planning District (the District) coordinates regional resource management planning efforts for 15 counties and 93 municipalities, including Villa Rica. An update to the Water Resource Management Plan was adopted by the District in June 2017. This updated Plan highlights the interrelationships between approaches to water, wastewater, and watershed management, and is guided by the following policy goals:

- Protect Water Quality and Public Water Supplies
- Support Conservation and/or Demand Management
- Support Economic Growth and Development
- Equitably Distribute Benefits and Costs
- Promote Public Education and Awareness
- Facilitate Implementation
- Improve Resiliency

Water quality protection measures

The city's Watershed Protection Department is required to manage the Watershed Protection Plan (WPP) and the Storm Water Management Plan (SWMP). The SWMP was implemented to address storm water management within the jurisdiction of the city of Villa Rica. It has been developed as required under the State of Georgia, Department of Natural Resources, Environmental Protection Division (EPD) Phase II MS4 (Municipal Separate Storm Sewer System) General Permit GAG610000. The objective of the SWMP and the WPP is to reduce the discharge of pollutants from the MS4 to waters of the State to the maximum extent practicable, in order to protect water quality and to satisfy the appropriate Federal and State water quality requirements.

Specific measures Villa Rica must manage and address include:

- Public education and outreach on storm water impacts
- Illicit Discharge Detection and Elimination (IDDE program)
- Drainage systems operation and maintenance including inspections
- Capital improvement program planning e.g. replacing aging storm water infrastructure
- Annual reporting of the Storm Water Management Plan and Watershed Protection Plan
- Inspections of all city-owned drainage control structures
- Long-Term Water Quality Monitoring and Biological Monitoring and Assessments
- Storm water Maintenance Agreements regarding detention facilities (post development)
- Inspection of industrial facilities that are potential to pollute the waters of the State

The goals of the city's Stormwater Management Program include:

- Complying with the State and Federal regulations
- Keeping streams healthy for human consumption and wildlife
- Replacing aging infrastructure
- Performing necessary routine maintenance of infrastructure
- Inspecting all city-owned drainage infrastructures within the corporate limits of the city within 5 years.
- Pollution prevention/good housekeeping for municipal operations

In addition to its Watershed Protection and Storm Water Management Plans, the city has adopted various ordinances related to water quality protection:

- Ordinance for Post-Development Stormwater Management for New Development and Redevelopment
- Floodplain Management / Flood Damage Prevention Ordinance

- Stream Buffer Protection Ordinance
- Illicit Discharge and Illegal Connection Ordinance
- Litter Control Ordinance
- Backflow Prevention Program

Villa Rica faces complex decisions regarding how to balance economic growth and stability while maintaining adequate capacity of water and wastewater infrastructure and protecting the environment. The Community Work Program in this Plan sets forth various approaches to fund upgrades and expansion of water, sewer/wastewater, and stormwater infrastructure to support current and future populations. Potential funding solutions that are will be pursued over the next five years include the development of a Stormwater Utility,

Floodplains

In addition to the natural features identified in the Environmental Planning Criteria table, floodplains are also found throughout the county. A floodplain is any land area susceptible to being inundated by water from any source. Floodplains serve three major purposes: 1) natural water storage and conveyance, 2) water quality maintenance, and 3) groundwater recharge. Unsuitable development can prevent floodplains from serving their purpose. For example, any fill material placed in the floodplain eliminates essential water storage capacity, causing water elevation to rise, resulting in the flooding of previously dry land. The city's 100-year floodplains are shown on the Natural Resources Map in this section. The 100-year floodplain is an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

In addition to state and regional requirements, development within the city's floodplain is regulated through Section 600, Floodplain Management and Flood Hazard Prevention, of the city's Development Regulations. A community's floodplain management activities, including having effective ordinances in place, can make it eligible to participate in the National Flood Insurance Program's (NFIP) Community Rating System

(CRS). The CRS program is a voluntary incentive program that recognizes and encourages activities that exceed the minimum NFIP requirements. Depending on the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%.

Greenspace

The city's Park and Recreation Department is responsible for over 200 acres of parks within Villa Rica, with at least 150 acres of new parks space planned for implementation in the near future.

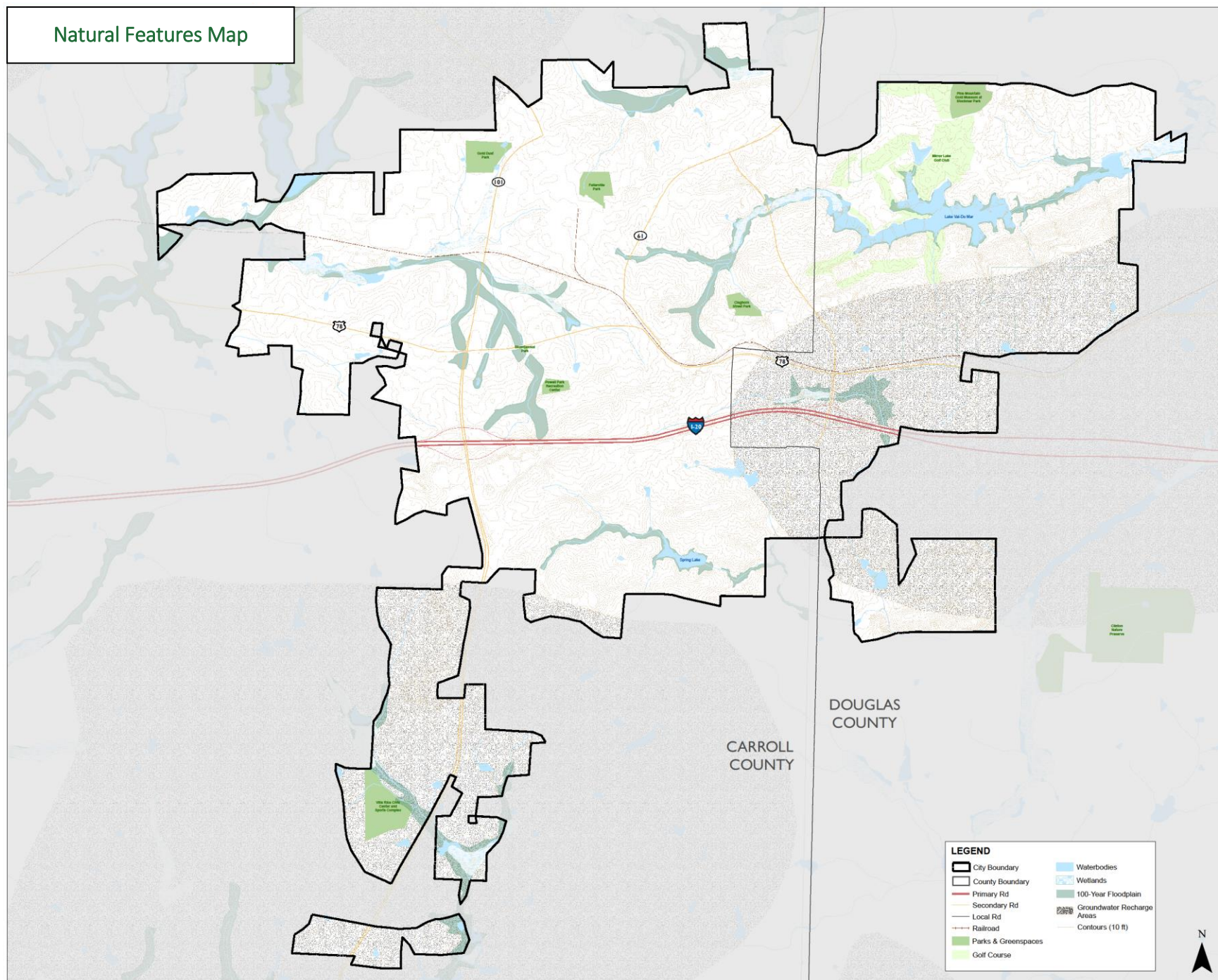
The existing inventory of parks and greenspace throughout the city include:

- Bicentennial Park
- Cleghorn Park
- Fullerville Soccer Complex and Trailhead
- Gold Dust Park
- Stockmar Park & Pine Mountain Gold Museum
- Powell Park
- Lamar Moody Park
- Villa Rica Civic Center and Sports Complex (V-Plex)

Although not technically a park, the Mill Amphitheater is a large greenspace in downtown Villa Rica that hosts local concerts and events. The Downtown Master Plan, which is still under development, is proposing a "Town Green" that builds off of the amphitheater and creates a large public, open space, that will accommodate a variety of activities and events, creating a park destination in the heart of downtown.

Throughout the city, there remain areas suitable for park development, which include, but are not limited to, Conners Road Park, the city's property around Spring Lake, and various locations in the downtown area and along the proposed Master Trail Plan that are adequate for additional open space, pocket parks, and trails.

Natural Features Map

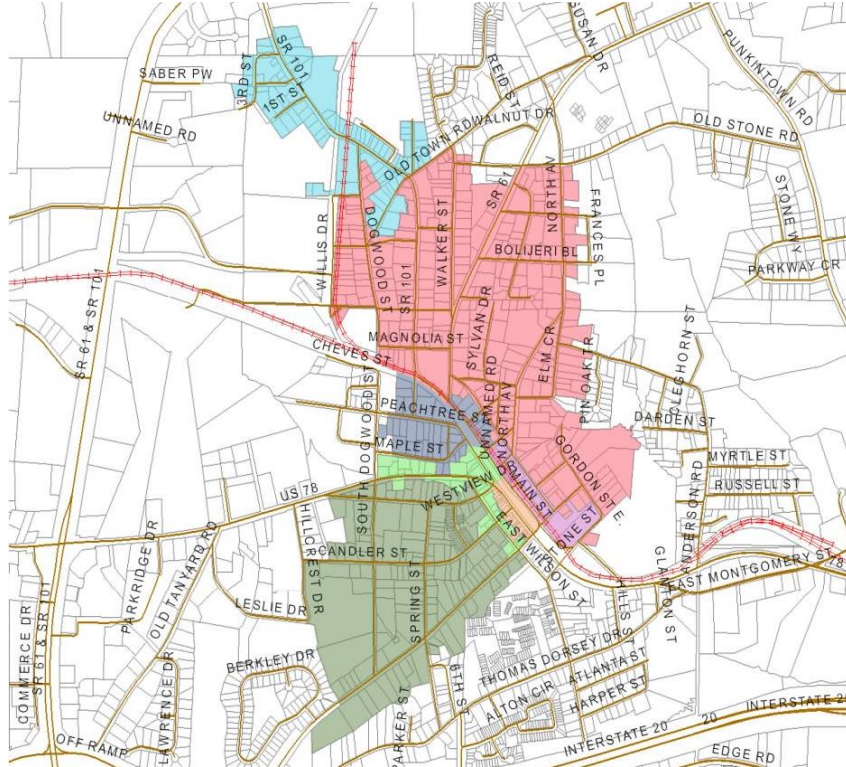


Historic & Cultural Resources

Inventory of Historic Resources

Historic resource surveys provide a working base for communities in developing a local preservation strategy. In 2009, a team from the Center of Public History at the University of West Georgia conducted a historic resources survey of the downtown and immediate outlying areas of the city. The final report recommended the creation of six new historic districts based on architectural style, location, and the remaining historic fabric of whole streets.

Villa Rica Potential National Register Districts



Source: Historic Inventory Assessment, city of Villa Rica, 2010

National Register of Historic Resources

The National Register of Historic Places (National Register) is the official list of the nation's historic and archaeological resources worthy of protection. A program of the U.S. Department of the Interior's National Park Service, the National Register is intended to identify, evaluate, and protect historic places. As an honorary designation, National Register status places no obligations or restrictions on private owners. However, in order to take advantage of incentive-based preservation programs such as the 20% Federal Historic Preservation Tax Incentives Program, rehabilitation projects must retain a property's historic character by following the Secretary of the Interior's Standards for Rehabilitation.

The National Register includes three historic resources in the city of Villa Rica: North Villa Rica Commercial Historic District, Pine Mountain Gold Museum, and the Williams-Mitchell Farm. Other eligible properties include the Dorough Round Barn and Farm and Fullerville Jail.

North Villa Rica Historic District: The North Villa Rica Commercial Historic District includes five blocks of commercial buildings north of the rail line, constructed for the most part between 1900 and 1923. Within the district are the public square, six buildings that served as commercial cotton warehouses, and several industrial buildings.

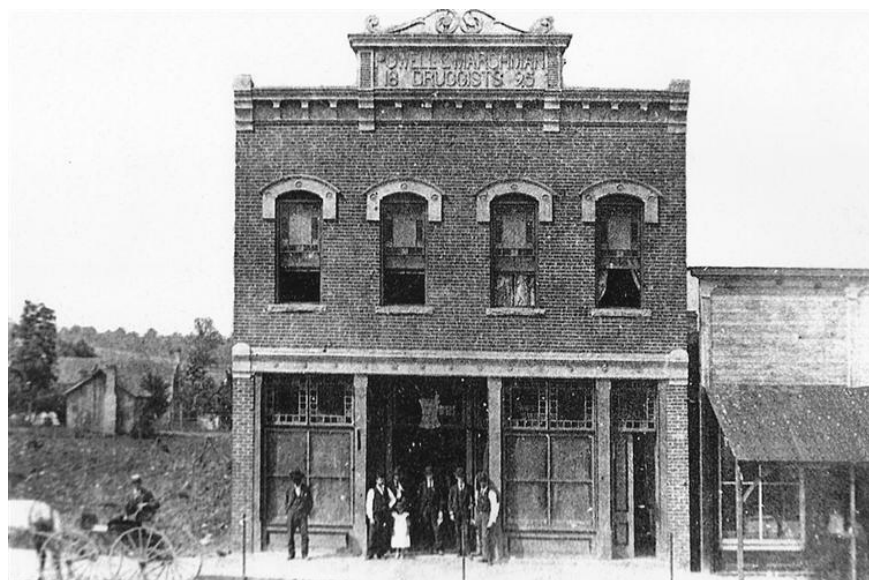
Pine Mountain Gold Museum: A historic gold mine of the 19th and 20th centuries, this site is now operating as a public park and museum, referred to as the Pine Mountain Gold Museum. Visitors can enjoy walking trails, a train tour of pine mountain, a theater, and even pet farm animals. In addition to gold mining artifacts, the museum contains regional artifacts, some of which date back as far as 12,000 B.C.

Williams-Mitchell Farm: Also known as Goldworth Farm, the main house dates back to 1882, while the property includes several other farm buildings. which once served as a dairy and cotton farm. In addition, a Civilian Conservation Corps camp was established on the site in 1937 to help struggling farmers conserve their aging cotton fields by terracing the fields and planting kudzu. Several student groups have used the site as a basis for academic research projects.

Historical Markers

Historical markers educate citizens and visitors about the people and events that shaped Georgia's past and present. The Georgia Historical Society has managed the state markers program since 1998. Prior to that time markers were placed by the Georgia Historical Commission. Additionally, local historical societies may also erect markers.

Currently, Villa Rica has three historic markers, including the birthplace of Thomas A. Dorsey, known as the "Father of Gospel Music;" the ancestral home of the Tyson family, one the oldest families in Villa Rica, having moved to the city in 1853; and the historic Berry's Pharmacy, the location of the Villa Rica explosion, which destroyed numerous buildings and caused injury and loss of life.



Berry's Pharmacy

Source: City of Villa Rica Historic Photos

Historical Markers in the City of Villa Rica		
Marker Name	Location	Year
The Grove	Tyson Road, 3 miles due south of downtown Villa Rica	1853
Thomas A. Dorsey	U.S. Hwy 78, near birthplace of Dorsey	1899
Villa Rica Explosion	130 Montgomery Street, downtown	1957

Sources: Georgia Historical Society & History of Villa Rica Webpage

Historic Sites

Wick's Tavern: Saved by local historic preservation activists in 1998, this building remains the oldest commercial structure in all of Carroll County. In the early 19th century, the tavern was a gathering place for gold miners in the area. Eventually, the historic building was moved to W. Wilson Street in downtown Villa Rica, where it once operated as a living history museum. However, it is no longer open to the public, as it has fallen into disrepair and is no longer safe for visitors.

Fullerville: Active between 1916-1956, this small community is situated north of downtown Villa Rica, along Rockmart Road Old Town Road, and was eventually annexed into the city. This area contains the historic Fullerville Jail, which reportedly dates back to 1828.

Historic Churches: Villa Rica contains several historic churches that date back to the 1800s. These churches include First United Methodist Church of Villa Rica, First Presbyterian Church of Villa Rica, and Mt. Prospect Baptist Church.

Historic Preservation Resources / Tools

Certified Local Government Program

The Certified Local Government Program (CLG) is a federal program administered at the state level by HPD. Any city, town, or county that has

enacted a historic preservation ordinance and enforces that ordinance through a local preservation commission, is eligible to become a CLG.

The benefits of becoming a CLG include eligibility for federal historic preservation grant funds, the opportunity to review local nominations for the National Register prior to consideration by the Georgia National Register Review Board, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities.

In 2016, the city of Villa Rica became Georgia's 94th CLG. The city adopted a local historic preservation ordinance in 2008 and has a five-person citizen board serving as its Historic Preservation Commission (HPC).

Carroll County Historical Society

Established in 1975, the Carroll County Historical Society is the local historical organization of Carrollton and Carroll County. It holds annual events and meetings to promote the history of Carroll County and to raise funds to preserve local historic places.

Moving forward, the city and counties should collaborate on historic preservation projects, when applicable. For example, Wick's Tavern located in downtown Villa Rica is the oldest remaining commercial structure in all of Carroll County. It has fallen into disrepair and is in dire need of restoration, which presents an opportunity for the city and county to work together to obtain necessary funding to address these issues.

Community Facilities

Community facilities include public facilities and services available to Villa Rica residents. Factors such as public safety, sufficient public infrastructure and access to quality education, healthcare, cultural activities, and recreation determine a community's ability to attract and retain residential, commercial, and industrial development. As such, the economic vitality of a community is closely tied to the availability and quality of services provided to its citizens.

As the Villa Rica continues to grow, the level of service provided by community facilities will need to be able to accommodate additional capacity. Increased demand for additional facilities and services will strain the city's existing resources and ability to provide sufficient capacity. In addition, shifting demographics create intensified needs for specific types of services and amenities. For instance, seniors will demand increased medical services, passive recreational opportunities and public transportation. Increases in families with young children will generate demands day care facilities, schools, active recreational opportunities and a mix of transportation options.

When planning for the maintenance and expansion of community facilities, regional coordination is an important component. Service Delivery Strategies between Villa Rica and Carroll and Douglas Counties adequate service is provided by various entities. Strategic coordination between Villa Rica and the counties and agencies that are associated with it will remain important in future endeavors to expand community facilities and infrastructure.

The following sections provide an overview of Villa Rica's existing community facilities while highlighting of potential improvement.

Water, Sewer, and Wastewater Facilities

Issues facing the city's water and sewer infrastructure that were identified in the 2005 Comprehensive Plan remain pertinent today. Aging infrastructure and rapid population growth threaten the capacity of the

city's systems. While various maintenance and expansion plans for water and sewer lines and facilities are underway, it is recommended that the city consider developing an equitable and affordable plan to fund continued maintenance and expansion of its infrastructure to support future growth in the city's utility service areas. Currently, the city is pursuing the development of Tax Allocation Districts (TAD) in the downtown area and potentially other areas of the city that would help finance upgrades to infrastructure, including water and sewer facilities.

The city's Watershed Protection Plan (2010, revised 2015) was consulted during the development of the following sections and is incorporated by reference. Currently, the majority of stormwater management activities are funding through its Water & Sewer Enterprise Fund.

Water Supply & Treatment Facilities

Villa Rica operates in own water distribution system, with the primary source of water being the Upper Little Tallapoosa River. Villa Rica also purchases water from Carroll County Water Authority (CCWA), a separate entity from the County government, as well as the Douglasville-Douglas County Water and Sewer Authority (WSA). Villa Rica's water system serves over 6,000 customers, including those location in some areas outside municipal city limits. In accordance with the Future Development Map, the city intends to provide service to areas as they are annexed into the city.

Lack of centralized water systems in unincorporated areas of Carroll County continues to be a constraint for future development. As Villa Rica expands, it is imperative the city and county coordinate to ensure future capacity demands can be met.

Wastewater Treatment

Villa Rica operates and maintains a sewer and treatment system, which includes two water treatment plants. As sewer becomes available, residents within the city's service area are required to disconnect from private on-site wastewater systems and connect to public sewer. In limited circumstances, where public sewer is not yet available, septic

tanks may be permitted if they conform to requirements of the code and approved by the city.

The main facility, West Water Reclamation Facility is located in Villa Rica's industrial area in the northwest part of the city, between N. Van Wert Road and Industrial Boulevard, just south of the railroad line. The North Water Reclamation Facility is located near Mirror Lake, on the Douglas County side of the city.

The population of Villa Rica and demand for sewer service is growing rapidly, which is beginning to strain the city's aging infrastructure. Coordinating growth with plant expansion to meet increased need for sewer service is one of the city's most important and urgent issues. In addition, the city is currently exploring alternative funding solutions to support the maintenance and expansion of water and sewer infrastructure.

Solid Waste Management

Villa Rica contracts with a private provider, Waste management, Inc., for residential solid waste pick-up. The provider transfers waste to the Carroll County Transfer Station for final disposal. City residents also have disposal access at a county-run waste convenience center located on along Highway 61. The Dryer Road facility also recycles paper products, glass, and aluminum.

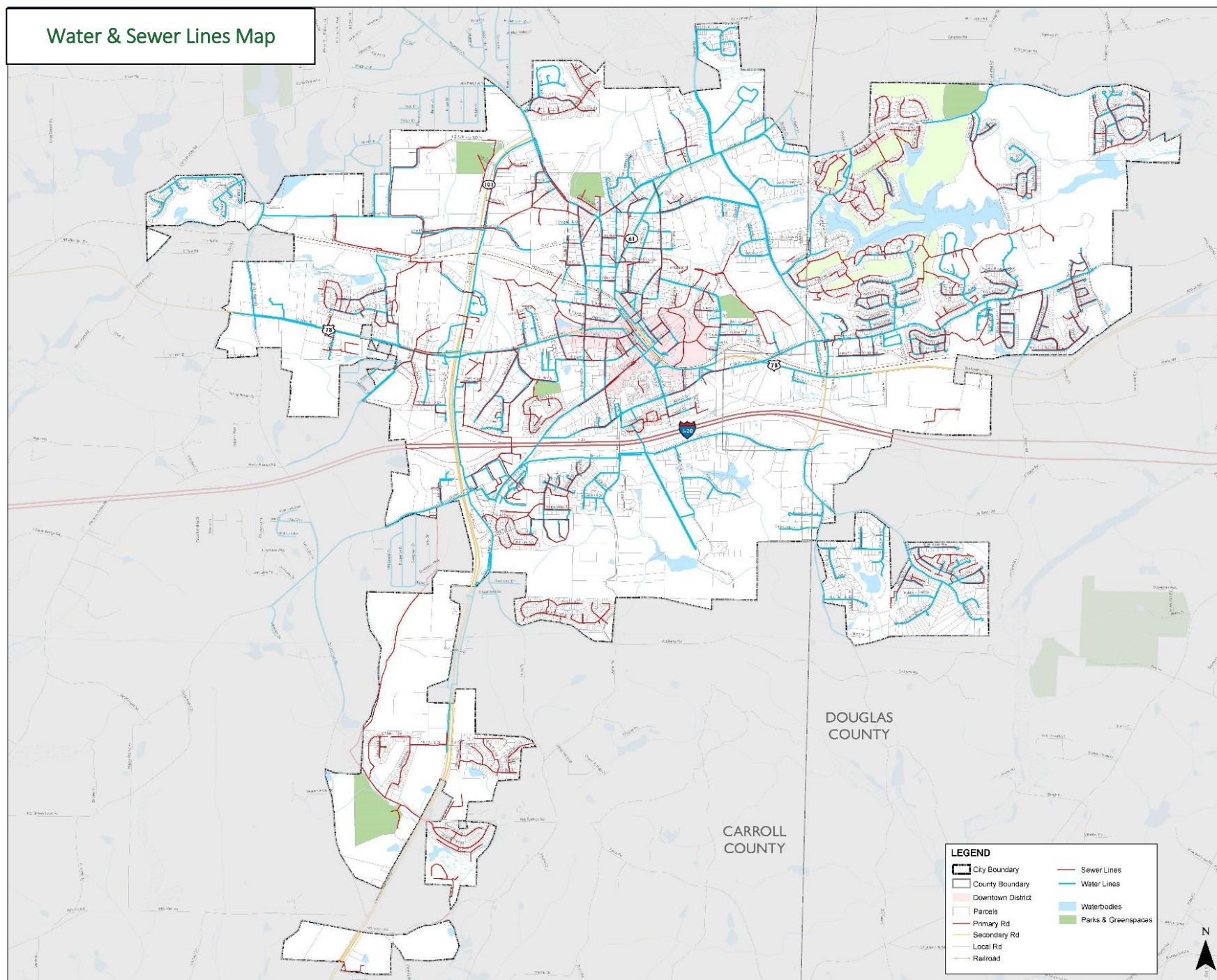
Stormwater Management

In accordance with the Metropolitan North Georgia Water Planning District, Villa Rica developed a Stormwater Management Program that incorporates regulatory actions, educational outreach, and monitoring activities to minimize the impact of stormwater. An overview of the city's stormwater management plan is described in the Natural Resources element.

As recommended in the Villa Rica's Watershed Protection Plan, due to the requirements to implement stormwater management activities and apparent need for additional financing for such activities, it is recommended that Villa Rica consider development of a Stormwater

Utility to provide a separate source of funding for stormwater management. Implementation of a Stormwater Utility would allocate the cost of stormwater management to all contributors. Typically, a Stormwater Utility assesses a user fee to developed properties based on the amount of impervious surface contained on their parcel. The amount of impervious surface on a parcel is directly correlated to the amount of stormwater runoff that is contributed to the city's MS4 (stormwater discharge from municipal storm sewer systems) and the cost to the city to provide stormwater services to that parcel. The cost of providing stormwater services to all developed parcels in the city are developed as part of the cost of service analysis performed in support of the Stormwater Utility. Revenues from a Stormwater Utility are then used to fund programs and BMPs related to drainage system operations and maintenance, regulatory compliance, capital improvements, and program administration.

Water & Sewer Lines Map



Public Safety Facilities

While Villa Rica operates its own Police Department, ambulance and fire services are provided by Carroll and Douglas counties.

Villa Rica Police Department: Located downtown beside the municipal court building, the Villa Rica Police Department strives to serve and protect the community and its residents. Villa Rica's Police Department is a Georgia Association of Chiefs of Police Certified Agency, which enables it to calculate and improve its overall performance. Currently, the Police Department is involved in or sponsors several public involvement programs which include, Citizens Academy, Move Over Law Program, Police Emergency Notification (P.E.N.) Program, Advanced Learning in Vehicle Education (ALIVE) Program, Civilian Response to Active Shooter Events (C.R.A.S.E.) Program, Shop with a Cop, and Ladies Self Defense Program.

Georgia State Patrol: Villa Rica contains a Georgia State Patrol office (Post 4), which is assigned to Carroll and Douglas Counties.

Carroll County Fire Rescue Station 9: Headquartered in Carrollton, Carroll County's operates 13 fires stations in addition to headquarters. Fire Station 9 is located in Villa Rica along Industrial Boulevard.

Douglas County Fire Rescue Station 8: The Douglas County Fire Department is headquartered in Douglasville and consists of ten stations that serve an area of 202 square miles. Fire Rescue Station 8 is located on Tyson Road, just north of Bankhead Highway.

Medical Facilities

Tanner Medical Center Villa Rica: Operated by Tanner Health System, the Villa Rica Tanner Medical Center serves Carroll, Douglas, and Paulding counties and other west Georgia Communities. The Carroll County Health Department and West Georgia Family Medicine provide public health services.

Educational Facilities

Unlike roads, sanitary sewer, solid waste, drainage, potable water, recreation and mass transit, which are the responsibility of local governments, the School Board, by constitutional mandate, is responsible for managing and providing educational facilities to meet the needs of current and future students for the associated school district. The local governments, therefore, do not have control of the funding sources or the allocation of funds for new or renovated schools, which may add student capacity.

Current population trends indicate Villa Rica is home to a younger population with over one third under the age of 19. With expected population increases and the continued pattern of an increasing number youth, maintaining appropriate level of service for educational facilities will be paramount.

Villa Rica contains seven public schools including one high school, two middle schools, and four elementary schools. In addition, the city also has two private schools.

High Schools

Villa Rica High School is located west of Industrial Boulevard, just north of I-20. As part of the Carroll County School System, it is the largest high school in the County.

Middle Schools

Villa Rica is served by two middle schools, which are both located in Carroll County. Villa Rica Middle School is located along Highway 101, just north of the city limits, while Bay Springs Middle School is located near the southern most portion of the city.

Elementary Schools

The city of Villa Rica is served by three elementary schools that are part of the Carroll County school system, including Villa Rica Elementary School, Ithica Elementary School, and Glanton-Hindsman Elementary.

Mirror Lake Elementary School also serves the city and is part of the Douglas County school system.

Private Schools

Villa Rica contains two private schools, Sunbrook Academy at Bay Springs and Mirror Lake Academy. Both schools provide educational services for children ages six weeks to 12 years of age.

Recreational Facilities

Villa Rica's Parks and Recreation Department manages over 200 acres of active and passive parks throughout the city, which provide a variety of amenities, including walking trails, basketball courts, baseball fields, soccer fields, tennis courts, racket ball courts, playground facilities, a gym, picnic areas, and more.

- **Bicentennial Park:** Picnic Tables and gazebo
- **Cleghorn Park:** 13.57 acres; Basketball courts
- **Fullerville Soccer Complex & Trailhead:** 20.39 acres; Soccer fields for league play

Various enhancements to Fullerville Park, including the expansion of soccer fields and development a connection to the Gold Nugget Trail's "Model Mile" will be addressed in the Community Work Program.

- **Gold Dust Park:** 31.14 acres; Playground, picnic pavilion, walking trails, basketball courts, tennis courts, outdoor racket ball, baseball fields, gym, senior center, and more.
The city is planning to develop a master plan for Gold Dust Park in order to provide necessary enhancements of existing structures, sports fields, and outdoor exercise equipment, while also adding new elements, including a splashpad, playground, and trail connections to the proposed Gold Nugget Trail system.
- **Stockmar Park & Pine Mountain Gold Museum:** 28.78 acres; The park offers a 4,800 square foot museum and theater. A train

tour of the scenic pine mountain. Other amenities include picnic tables, three (3) miles of walking trails, and farm animals.

Upgrades planned for this park include addition of camp sites, expansion of the developed park area, and a new engine for the train engine at the Gold Mine Museum.

- **Powell Park:** 7 acres; The park offers tennis courts and pickup baseball/softball fields; Facility rentals available for weddings, conferences, and more.
- **Lamar Moody Park:** 133 acres to include an 8-acre lake and small pond; Park includes picnic tables and pond that is stocked periodically by the city. The park is open daylight until dusk every day, and admission is free. Boats permitted with electronic motors only and a fishing license is required of all anglers, according to state regulations.
- **Villa Rica Sports Complex & Civic Center:** 50.2 acres; Playground; Nine lighted baseball/softball diamonds and a football field for league play; 6,000-square-foot facility available for conferences, wedding receptions, family reunions, special events and more.

The city intends to develop a master plan for the "V-plex" which will address various enhancements to the existing sports fields, concession buildings, and restrooms, as well as adding more soccer fields.

In addition to existing parks, the city is intends to implements plans to develop additional parks, including Connors Road Park and Spring Lake Park. Each of these parks will be more passive in nature, providing walking trails and open space areas. In 2017, City Council adopted a master plan for this future park, a 157-acre area located near Mirror Lake, at the northwest corner of the Connors Road and Enclave Drive intersection. Plans for this park incorporate walking and biking trails, dog parks, a pavilion, and a playground.

Spring Lake Park has been on the city's agenda for a long time, however plans for the park have not been implemented due to a combination of lack of funding and changing priorities over the years. With the development of the Master Trail Plan, which proposes connections

between each of these parks to other areas of the city, the city should implement plans to develop these park spaces as soon as it is feasible.

Similarly, Villa Rica is preparing master plans that encompass improvements to existing parks, including Gold Dust Park, Fullerville Park, and the Villa Rica Sports Complex (“V-Plex”).

In August 2018, the Villa Rica Master Trail Plan was adopted by City Council, which proposes greenway trail system named the “Gold Nugget Trail,” that will promote pedestrian connectivity to parks, neighborhoods, schools, and other community amenities. The proposed pedestrian and bicycle network expands over 20 miles throughout the city, encouraging an active, healthy lifestyle for both Villa Rica residents and visitors. The plan is expected to be implemented in phases, as funding becomes available. The first action item, which is included in the 5-year work program is the completion of the trail’s “Model Mile,” which will extend from the Fullerville Trailhead to the Villa Rica Public Library. The city is currently seeking funding to implement this initial phase of the trail system, which will likely be a combination of public and private funding.

Although not technically a park, the Mill Amphitheater is a large greenspace in downtown Villa Rica that hosts local concerts and events. The Downtown Master Plan, which is still under development, is proposing a “Town Green” that builds off of the amphitheater and creates a large public, open space, including a new splash park. The Town Green will be able to accommodate a variety of activities and events, creating a park destination in the heart of downtown, promoting a walkable, engaging environment.

Throughout Villa Rica, there remain areas suitable for park or open space designation, especially smaller, neighborhood and “pocket” park development. Such areas are found in existing residential areas, as well as throughout downtown, as recommended in the Downtown Master Plan.

Other Community Facilities

Villa Rica City Hall: Villa Rica City Hall is currently located west of downtown, along Bankhead Highway. City Hall houses several city departments including Community Development, Utilities, Building Permitting, Finance, and Administration.

In the future, the city intends to relocate and potentially consolidate all departments (City Hall, Police, Courts) into a single building. This notion is currently being evaluated and refined in the development of the Downtown Master Plan.

Holt-Bishop Justice Center: Villa Rica Municipal Court takes place at the Holt-Bishop Justice Center which is located downtown adjacent to the Police Department.

Library: The Villa Rica Public Library was completed in 2015, is a member of the West Georgia Regional Library System which includes Carroll, Douglas, Haralson, Heard, and Paulding Counties. It is also part of the statewide Public Information Network for Electronic Services (PINES) network, which allows card holders free access to books and other materials in approximately 300 libraries and affiliated service outlets throughout the state, essentially operating as a statewide “borderless” library.

Villa Rica Senior Center of Gold Dust Park functions as a community gathering place for adults over the age of 60. Members received daily meals throughout the week and can participate in a variety of planning programming activities including games, exercise, and day trip excursions.

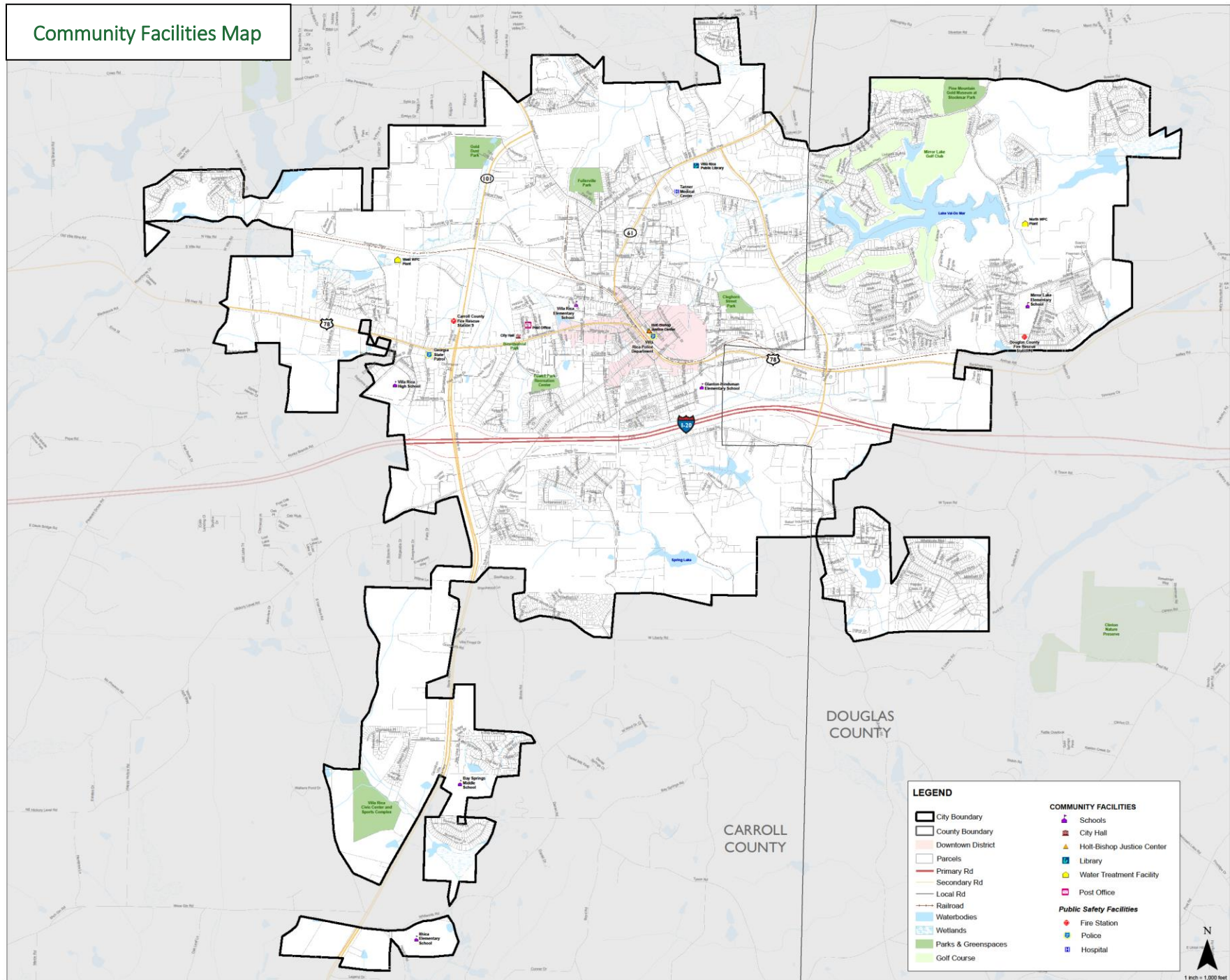
Pine Mountain Gold Museum is located at Stockmar Park and celebrates Villa Rica’s history as an early gold mining town. The museum and park are situated on an original mining site, where visitors can utilize walking trails, a train tour of pine mountain, a theater, and even pet farm animals. In addition to gold mining artifacts, the museum contains regional artifacts, some of which date back as far as 12,000 B.C. The museum also hosts annual events and festivals.

The MILL amphitheater is a greenspace amphitheater located in the heart of the downtown. Concerts, festivals, and numerous annual events are scheduled throughout the year.

Wick's Tavern is a historic landmark in Villa Rica and remains the oldest commercial structure in all of Carroll County. Due to dilapidation over the years, the building is currently closed to the public due to dilapidation over the years. The Downtown Master Plan recommends relocating this structure closer to the central area downtown, near the proposed Welcome Center (a few blocks from its current location). Due to its significance to the county, there is potential for the city to partner with the county in obtaining funding for stabilize and repair the structure.

Redevelopment plans in Villa Rica's downtown area reveal other opportunities for cultural and community facilities. Such facilities and elements are planned for the city to be implemented as part of various plans, including the RSVP Plan and Downtown Master Plan. The RSVP Plan recommends that an old gas station located on US 78 be transformed into a new Welcome Center, which could also accommodate the proposed Gold Miner's statue. Aside from these facilities, the plans also highlight opportunities for implementing greenspace such as "pocket" parks and a town green. In addition, these plans recommend spaces to accommodate a museum applauding the legacy of Thomas A. Dorsey, the "Father of Gospel Music," and Veteran's Memorial to celebrate Villa Rica's history.

Community Facilities Map



Intergovernmental Coordination

Intergovernmental coordination seeks to formulate improved coordination processes among local governments, and with local, regional, state, and federal agencies that make direct or indirect decisions influencing land use decisions in Villa Rica. The establishment, maintenance and utilization of channels of communication between governmental bodies, for information exchange and problem resolution is basic to the planning process. This element will establish the necessary relationships and provide principles and guidelines for use in effectively coordinating between the city of Villa Rica, Carroll and Douglas Counties, and other entities with which the city shares common boundaries and/or common planning interests.

Adjacent Local Governments

The City of Villa Rica resides in two counties: Carroll County and Douglas County. Service agreements between the city and other governments allow for coordination provision of services to city and county residents.

Independent Agencies, Boards, Authorities

Development Authorities

Villa Rica Development Authority: The Villa Rica Development Authority is an economic development mechanism that strives to revitalize, develop, and redevelop business districts throughout the city. This authority focuses on attracting new businesses and industries to the city, promoting tourism, and fostering a vibrant downtown district.

Villa Rica Downtown Development Authority: The Villa Rica Downtown Development Authority (DDA) seeks to oversee the revitalization and redevelopment of the central business district and to develop and promote for the public good and general welfare, trade, commerce, industry and employment opportunities. DDA members must either own

a business or have an economic interest in the downtown. The DDA holds monthly meetings which are open to the public.

School Boards

Carroll County Board of Education: The Carroll County School Board of Education manages the public school system and its facilities in Carroll County. The six-member elected School Board is the official governing body for the school system. Its responsibilities include policy making, budget approval, hiring and evaluation of the superintendent, hearing appeals of discipline and grievance issues, and other duties as prescribed by law.

Douglas County Board of Education: The Carroll County School Board of Education manages the public school system and its facilities in Carroll County. The five-member elected School Board is the official governing body for the school system. Its responsibilities include policy making, budget approval, hiring and evaluation of the superintendent, hearing appeals of discipline and grievance issues, and other duties as prescribed by law.

Regional and State Agencies

Atlanta Regional Commission (ARC): The ARC is the regional planning commission and intergovernmental coordination agency for the ten-county Atlanta Region. This agency works with local municipalities and various regional partners to

Three Rivers Regional Commission (TRRC): TRRC is a ten-county regional planning organization created and managed under Georgia law by its member local governments in West Central Georgia. The TRRC develops, promotes, and provides comprehensive planning and development services and technical assistance for its member communities. The commission mainly works with local governments in areas including aging services, workforce development, transportation, and local/regional planning.

Metropolitan North Georgia Water Planning District: The District establishes strategies for water supply and conservation, watershed and

wastewater management for its 15 counties and 93 municipalities located partially or fully within these counties. The District is responsible for developing comprehensive regional and watershed-specific water resource management plans to be implemented by local governments. Both Douglas County and the city of Villa Rica are included in the District.

Georgia Department of Transportation (GDOT): GDOT maintains and improves State and Federal highways in Carroll and Douglas Counties and provides financial assistance for local road improvements.

Georgia Department of Community Affairs (DCA): DCA has several management responsibilities for the state's coordinated planning program and reviews plans for compliance with the state's adopted minimum planning standards. It also provides a variety of technical assistance and grant funding to counties and cities.

Georgia Department of Natural Resources (DNR): DNR is available to provide assistance and guidance to municipalities in a number of important areas including: water conservation, environmental protection, wildlife preservation and historic preservation. It is the mission of the DNR to sustain, enhance, protect and conserve Georgia's historic and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilize sound environmental practices. The department has nine divisions working to accomplish this mission: Environmental Protection Division (EPD), the Coastal Resources Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

Service Delivery Strategy (SDS)

In 1997, the state passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. The act required each county to adopt a Service Delivery Strategy (SDS), which can be renegotiated every ten years.

The SDS includes an identification of services provided by various entities, assignment of responsibility for provision of services and the location of

service areas, a description of funding sources, and an identification of contracts, ordinances, and other measures necessary to implement the SDS.

The city of Villa Rica has entered into service agreements with both Carroll and Douglas Counties, to ensure proper provision of public services to its residents. Georgia's Department of Community Affairs indicates that Carroll County's SDS was last updated in 2012, while Douglas County's was updated in 2015.

Transportation

Multi-modal transportation networks are essential for efficient movement of people, commodities, goods and services within and through cities, counties, and even regions. This element provides an overview of Villa Rica's existing transportation network and introduces opportunities for improvement to the overall system.

In addition to the information provided in this section, the Carroll County 2040 Long Range Transportation Plan (2014) and the Douglas County Comprehensive Transportation Plan (2009) also evaluate local conditions and were each developed in collaboration with the city of Villa Rica. These plans are incorporated by reference.

Roads and Highways

Transportation networks provide access to goods and services through multiple transit modes. They also provide important connections between emergency and public safety facilities and residences and businesses. This section describes Villa Rica's road network in terms of the Functional Classification of the roadways.

Road Network Hierarchy

Roadways are grouped into functional classifications according to the character of traffic they are intended to support. The Federal Highway Administration (FHWA) and Georgia Department of Transportation (GDOT) guidelines and Carroll County's 2014 Long Range Transportation Plan (LRTP) were consulted to develop the descriptions presented in this section.

Interstate: Provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control.

Arterials: Provides the next highest level of service mobility so that traffic can move from one place to another quickly and safely. Arterials can be further classified as principal or minor arterials.

Collectors: Provides lower level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials. Collectors can be further classified as major or minor collectors.

Local Roads: Consists of roads not defined as arterials or collectors. Primarily provides access to homes, businesses, and other property, with minimal "through" movement.

Existing Road Network

Villa Rica is located along I-20, a major east-west interstate that transects the state of Georgia, providing connections between states, regions, counties, cities, and other urbanized areas. As an interstate, I-20 provides the highest level of service in the city, in terms of distance and speed. Moreover, Carroll County's LRTP indicates that the section of I-20 between Douglas County and SR 61, which is within Villa Rica city limits, carries this corridor's heaviest average daily traffic volumes for all of Carroll County.

Predominant arterials in Villa Rica include US Highway 78 (US 78), State Route 61 (SR 61), State Route 101 (SR 101). US Highway 78 (includes portions of East and West Bankhead Highway, East Montgomery Street, SR 8) is an east-west corridor, providing alternate connections to neighboring communities such as Douglasville and Temple. A portion of this corridor passes through downtown. Aside from the downtown area, the majority of land use along the corridor is commercial. The intersection of US 78 and Industrial Blvd./SR 101 is heavily commercial and sees a lot of industrial-related traffic, as well. Another major intersection along US 78 is at Mirror Lake Blvd, which is also primarily commercial in nature.

SR 61 (includes portion of Carrollton Villa Rica Highway, Industrial Boulevard, and Dallas Highway) is an arterial providing a direct connection between Villa Rica and Carrollton. Carroll County's LRTP indicates that this corridor will see a substantial amount of commercial and residential growth over the next two decades. Commercial developments are located sporadically along the corridor, and developers have shown interest in subdividing large lots in the area for residential development. The Future Development Map presented in

Chapter Four of this Plan designates the majority of SR 61 within the city's planning area as a "Commercial Corridor," which implies that access management tools and coordinated land use and transportation planning practices should be implemented as the corridor and surrounding area develop.

SR 101 is a north-south arterial corridor that enters the city from northern Carroll County and eventually intersects with Industrial Boulevard. The northern portion of this the road is also referred to as Rockmart Road, and is currently more residential in nature as it approaches the City limits. SR 101 turns south and follows Industrial Blvd. through the city, where it becomes more commercial with some industrial-related uses located near the city's existing industrial park.

Collector roads within Villa Rica include Rockmart Road, S. Carroll Road, and Mirror Lake Boulevard/Punkintown Road, which provides vital north-south connections that bypass downtown. Rockmart Road connects the northwestern part of the city to Fullerville and the greater downtown area, while S. Carroll Road provides an alternative connection from Carrollton Villa Rica Hwy/SR 61 (located south of I-20) and the southwest area of the city to downtown.

For the most part, local roads include neighborhood roads, or roads connecting collectors to private property.

Alternative Modes of Transportation

Enhancing urban connectivity and walkability in downtown and other areas remains a primary objective for Villa Rica as steady growth continues.

Pedestrian facilities & Sidewalks

In order to provide enhanced pedestrian and bicycle access between residential areas and downtown and other community centers, the city should prioritize the implementation of sidewalks, trails, and safer crosswalks and railroad crossings.

The 2016 RSVP Plan provided a full inventory and analysis of conditions in downtown Villa Rica, noting the availability of pedestrian

infrastructure and crosswalks, open spaces, land use, and available parking in an effort to enhance connectivity, walkability, infill development and parking solutions in the city's urban core. With regard to connectivity, the analysis revealed a disjointed sidewalk network and limited crosswalks at several major intersections. The RSVP Plan, Villa Rica Master Trail Plan, and Downtown Master Plan all recommend enhancing existing pedestrian infrastructure in the downtown area of the city, while also providing new connections to address any missing links. When feasible and where applicable, sidewalk and bike path projects could be implemented during road improvements for efficiency.

In August 2018, Villa Rica adopted a Master Trail Plan to implement a multi-use path around the city, connecting neighborhoods, parks, activity centers, and other community facilities through a network of sidewalks, greenways, and trails. Through providing a multi-modal transportation network, this trail system will also encourage an active, healthy lifestyle.

Parking

Input received throughout the public involvement process indicated an overall opinion that available parking downtown was insufficient to meet community needs in the downtown area. The RSVP Plan emphasizes that existing parking facilities located downtown could be used more effectively with some improvements to better serve businesses and residents. Providing better linkages between parking areas and downtown is also paramount in their success, as well as saving the city money on costly infrastructure. That being said, development and redevelopment planned for the downtown Area have the potential to greatly increase the number of people working, living, and playing downtown, which may ultimately require the addition of a parking deck.

While there is potential to expand parking opportunities through better-utilization of existing parking opportunities, the construction of a parking deck in the downtown area is being considered as plans for downtown redevelopment are implemented. The construction of the parking deck should coincide with other major development recommended for downtown, such as a new City Hall and government offices, potential hotel/convention center development, and other facilities.

Public Transportation

With regard to public transit, Villa Rica currently does not have a public transportation network. As the city grows and demands change, the city should reevaluate the need for a public transit service to sufficiently accommodate the needs of its community.

Railroads, Trucking, and Airports

Railroads

An active Norfolk Southern east-west freight line traverses the city of Villa Rica, roughly following the course of US 78 through downtown Villa Rica, at which point it continues north and then west across the city, towards the city of Temple. Approximately 20-25 trains pass along this route per day.

A historic “railroad town,” the railroad right-of-way virtually splits downtown Villa Rica in half, which has resulted in a multitude of connectivity issues as the city continues to grow. In addition, SR 61 and a portion of US 78 are designated truck routes that run parallel to parts of the railroad, which adds stress to the already traffic-prone downtown area. To make matters worse, trucks often get stuck when attempting to cross the railroad, which causes further problems in traffic congestion due intersection blockages and train delays. Other events cause train delays which sometimes block certain intersections in the downtown area, as well.

In order to effectively move forward with the Downtown Master Plan and other objective related to traffic issues, Villa Rica must continue to coordinate with GDOT and Norfolk Southern on mitigating railroad crossing issues. Discussions between the city and Norfolk Southern regarding road projects that may affect existing railroad crossings are already underway.

Truck Routes

Villa Rica contains designated truck and freight network routes, which include the SR 61 and I-20. The truck route follows the SR 61 corridor

through the city, including portions of US 78, West Bankhead Highway, and East Montgomery Street, as they pass through the downtown area. From downtown, it continues west along US 78 and again turns south on Industrial Boulevard/Carrollton Villa Rica Highway, where SR 61 picks back up.

Tractor-trailer traffic traveling through downtown is heightened by the presence of several at-grade railroad crossing issues. As previously mentioned, trucks regularly get stuck on these railroad crossings when attempting to cross over, which coincidentally exacerbates congestion.

Contingent with the implementation of the North Loop Bypass, Villa Rica should coordinate with GDOT to evaluate alternative truck route options once the bypass is completed, to minimize the impact of freight traffic routed through downtown.

Airports

While there are no airports within the municipal limits of Villa Rica, Hartsfield-Jackson Atlanta International Airport is located approximately 35 miles. In addition, Stockmar Airport is located just north of the city.

Transportation and Land Use

Villa Rica’s transportation network should support planned development patterns to maximize the capacity of the existing and planned transportation network. Management of the type and location of future growth could support the reduction of traffic congestion and yield a higher quality of life. In addition, providing inter-parcel access and alternative access facilities between developments enhances mobility and alleviates traffic congestion.

Major transportation routes such as I-20, US 78, and SR 61 have attracted a mix of commercial and residential development adjacent to their corridors, which will likely serve as a catalyst for future growth in the surrounding areas. Strategic corridor design will ensure future compatibility with new development.

Moving Forward

Most critical transportation issues facing Villa Rica continue to be related to traffic congestion and its effect on circulation between activity centers and other destinations around the community, and within the Downtown District.

The city is pursuing the development of a Comprehensive Transportation Plan that will address transportation-related issues discussed in this Plan. Access management along corridors that connect major activity centers and residential areas will be a key component in avoiding continued traffic issues as the city grows and expands. The Future Development Guide provides direction in linking land use and corridor development/redevelopment for both vehicles and pedestrians/bicycles and should be consulted regularly during the permitting process for new developments. As available funding can be a major barrier in pursuing transportation and infrastructure projects, the city should continue pursuing the creation of a Tax Allocation District in the downtown area that could provide financing for improvement and expansion of infrastructure, sidewalks, parking facilities, and more.

Villa Rica Downtown Master Plan

The initial goal of the Downtown Master Plan was to integrate a wide variety of ideas that had been developed regarding downtown into a cohesive plan that also acknowledged proposed roadway improvements. The primary focus of the downtown plan for Villa Rica has been to mitigate impacts from the railroad, including redesigning railroad crossings. In addition, the plan examines the expansion of downtown greenspace to create a town square; creation of pocket parks throughout the downtown area; integration of transportation plans to establish linkage to existing and planned residential and commercial developments; development of a Welcome Center into a visitor's center, a linkage of downtown into the comprehensive bike trail master plan, and a road connection between downtown and the Mirror Lake area.

The downtown plan also seeks to address parking concerns of merchants and establish design standards for mixed use infill development. Specific elements of the plan that are feasible in a short-term timeframe are

included in the Community Work Program under the Community Improvements section.



Villa Rica Downtown Master Plan: Conceptual rendering of proposed Town Green



Villa Rica Downtown Master Plan: Conceptual rendering of downtown as proposed

Appendix B-1.

Detailed Socioeconomic Characteristics

People

Identifying socioeconomic trends in a community's population overtime enables a community to more efficiently accommodate projected service and facility demands, as they relate to the population.

Table 1 presents data that is taken from the American Community Survey, conducted by the Census Bureau on an annual basis. The numbers for 2010 vary somewhat from the 2010 Census figures because the ACS is based on a sample survey rather than full counts of the total population. The data is useful, however, when viewing changes on a comparable basis over time. In addition, it should be noted that although the ACS produces population estimates, the Census Bureau's Population Estimates Program (PEP) that produces the official estimates of the population for the nation, states, counties, cities and towns. In the table below, the estimates for 2015 and 2017 are based on PEP estimates.

During the 2000s, Villa Rica experienced a dramatic increase in population, with the number of residents more than tripling. Although the growth rate has since slowed, overall population growth remains steady. Both Carroll and Douglas County have experienced a similar pattern of increased growth during this time.

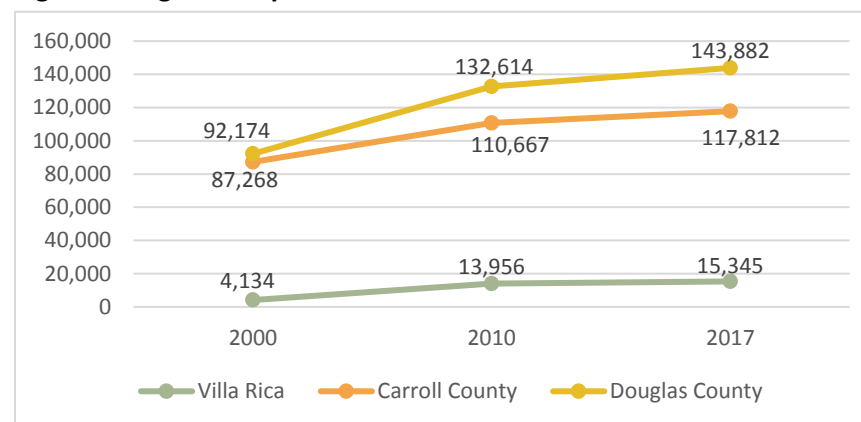
Table 1: Population Growth 2000 – 2017

	2000	2005	2010	2015	2017	Percent Change: 2000-2010	Percent Change: 2010-2017
Villa Rica	4,134	10,264	13,956	14,922	15,345	238%	10.0%
Carroll County	87,302	102,526	110,527	114,491	117,812	26.7%	6.6%
Douglas County	92,315	113,354	132,403	140,466	143,882	43.6%	8.7%

Source: U.S. Census Bureau Decennial Census for 2000 & 2010; American Community Survey for 2016; U.S. Census Bureau Population Estimates Program; Villa Rica Comprehensive Plan 2005-2025

Much of Villa Rica's high growth rate during the early 2000s can be linked to the development of Mirror Lake Subdivision, which reportedly added over 3,000 new homes to the Douglas County side of the city during that time. Between 2000 and 2010, the city's population more than tripled, increasing from 4,134 to 13,956 people, an increase of almost 240%. Although not nearly as dramatic, both Carroll and Douglas Counties also had high population growth during this time, 26.7% and 43.6%, respectively.

Figure 1: Regional Population Growth 2000-2017



Since 2010, the population growth rate throughout the study area has slowed considerably, largely due to the lingering effects of the Great Recession. The most recent annual population estimates from the U.S. Census Bureau's PEP indicate Villa Rica's population increased by 10% between 2010 and 2017, to a population of 15,345 residents. This increase was higher than that of both Carroll County (6.6%) and Douglas County (6.7%), but notably lower than the previous decade.

Looking ahead, the Atlanta Regional Commission estimates that Carroll and Douglas counties will continue to grow, with Carroll County reaching

a population of almost 167,000 and Douglas County a population over 201,000 residents by the year 2040. This would constitute about a 40% increase for each county over the 2016 population estimated by the Census Bureau's American Community Survey.

Age and Sex

Identifying demographic indicators, such as age distribution patterns within a community, provides insight into potential needs and demands for that population.

Table 2: Population by Age & Sex

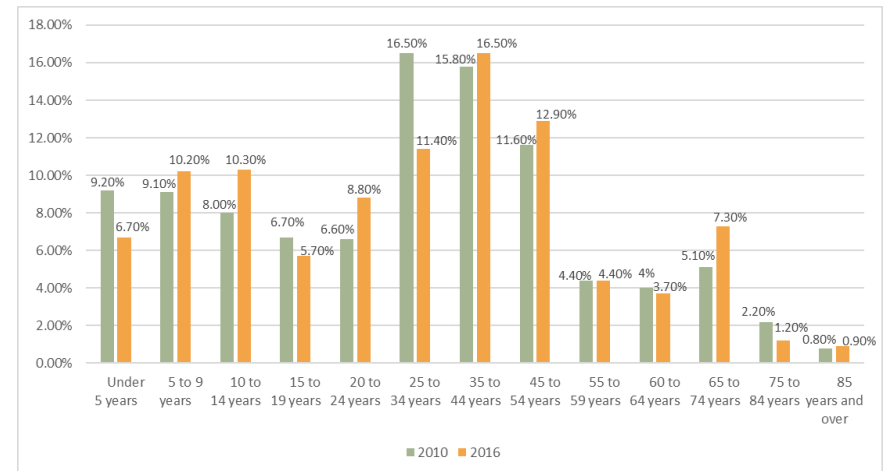
	Villa Rica		Carroll County		Douglas County	
	2010	2016	2010	2016	2010	2016
AGE						
Total Population	13,956	14,755	110,527	113,756	132,403	138,283
Under 5 years	9.2%	6.7%	7.1%	6.5%	7.4%	6.5%
5 to 9 years	9.1%	10.2%	7.1%	6.6%	7.8%	7.2%
10 to 14 years	8.0%	10.3%	7.0%	7.1%	8.2%	8.3%
15 to 19 years	6.7%	5.7%	8.4%	8.4%	7.7%	7.6%
20 to 24 years	6.6%	8.8%	8.9%	9.0%	5.6%	6.4%
25 to 34 years	16.5%	11.4%	13.3%	13.4%	13.2%	12.3%
35 to 44 years	15.8%	16.5%	13.3%	12.5%	16.6%	14.9%
45 to 54 years	11.6%	12.9%	13.3%	13.0%	14.7%	15.2%
55 to 59 years	4.4%	4.4%	5.6%	6.2%	5.6%	6.3%
60 to 64 years	4.0%	3.7%	5.0%	4.8%	4.6%	4.9%
65 to 74 years	5.1%	7.3%	6.5%	7.7%	5.5%	6.8%
75 to 84 years	2.2%	1.2%	3.3%	3.6%	2.2%	2.9%
85 years and over	0.8%	0.9%	1.2%	1.2%	0.8%	0.7%
Median Age	31.3	32.8	33.5	34.1	35.0	36.1
SEX						
Male	46.9%	44.5%	48.7%	48.9%	48.2%	47.9%
Female	53.1%	55.5%	51.3%	51.1%	51.8%	52.1%

Source: U.S. Census Bureau 2010 Census and 2012-2016 American Community Survey

Villa Rica is home to a growing number of youth, with about one third (33%) of the population under the age of twenty, according to the Census Bureau. Although the median age has slightly increased since 2010, Villa Rica maintained a relatively young population in 2016 with a median age of 32.8 years. Carroll and Douglas Counties also have a younger population, with median ages of 34 and 36, respectively.

In Villa Rica, growth patterns in age since 2010 indicate an increase in youth between the ages of 5 and 14 years, young adults ages 20 to 24, and adults ages 35 to 54. Additionally, the Baby Boomer age group (65 to 74) as well as elderly population (85 years and up) also increased during this time.

Figure 2. Population by Age Distribution: 2010 & 2016



Carroll County, on the other hand, has seen very little change in age trends since 2010, with the highest population split between age groups spanning 25 to 54 years old. While the children population of ages 9 and under experienced a slight decrease of about 0.6% during this time, there were slight increases in older adult populations ages 55 to 59 years, and 65 to 84 years.

Similar to Carroll County, the bulk of Douglas County's population (42.4%) falls within the 25 to 54-year age range. The highest decrease since 2010, was in the 35 to 44-year age group, slight decreases of less than one percent also seen in the 9 years and under age group and 25 to 34-year age group. However, the older adult population saw increases in several age groups ranging from 45 to 84 years, with the highest increase seen in the 65 to 74-year age group. These patterns are indicative of a community aging in place.

Female residents continue to comprise over half the population in Villa Rica and the counties. This is also consistent with statewide trends of a higher female population.

Ethnicity

Table 3: Population by Race and Ethnicity

POPULATION: RACE & ETHNICITY	Villa Rica				Carroll		Douglas	
	2010		2016		2010	2016	2010	2016
	Estimate	Percent	Estimate	Percent	Percent		Percent	
Total:	13,956	100.0%	14,755	100.0%	110,527	113,756	132,403	138,283
<i>White alone</i>	8,132	58.3%	7,976	54.1%	75.6%	75.4%	52.5%	49.5%
<i>Black or African American alone</i>	4,669	33.5%	5,178	35.1%	18.2%	18.4%	39.5%	43.5%
<i>American Indian and Alaska Native alone</i>	45	0.3%	0	0.0%	0.4%	0.3%	0.3%	0.2%
<i>Asian alone</i>	242	1.7%	507	3.4%	0.8%	0.9%	1.4%	1.6%
<i>Native Hawaiian and Other Pacific Islander alone</i>	4	0.0%	0	0.0%	0.0%	0.1%	0.1%	0.0%
<i>Some other race alone</i>	468	3.4%	336	2.3%	2.8%	2.7%	3.8%	3.2%
<i>Two or more races</i>	396	2.8%	758	5.1%	2.2%	2.3%	2.4%	2.0%
<i>Hispanic or Latino (regardless of race)</i>	1064	7.6%	420	2.8%	6.2%	6.3%	8.0%	7.0%

The 2010 Census indicated that the City of Villa Rica had a predominantly White population at 58%, while the African American population comprised over a third (34%) of the city's total population. Other races, which included Native Americans, Asians, Native Hawaiians, people of two or more races and all others, encompassed about 8% of the

population. Since that time, the White population slightly decreased to 54%, while the African American population increased to 35%.

Over three-quarters of Carroll County's 2010 population identified as White, while 18% of the population was African American. Other races, as described above, made up just 6% of the population. The 2016 American Communities Survey indicated that there were minimal changes in race distribution in the county.

Douglas County's racial make-up was slightly more diverse than both the city and Carroll County's, with just over half of the population being White at 52.5%, a relatively large African American population at 39.5%, and all other races making up 8% of the population. By 2016, the County's population was even slightly more diverse, with the White population comprising just under half the population (49.5%) and the African American representing 43.5% of the population.

People of Hispanic or Latino descent, whether White, Black or of some other racial background, represented almost 8% of Villa Rica's population in 2010. However, by 2016, the Hispanic population had shrunk to less than 3%. While Douglas County experience a 1% decrease during this time, Carroll County's Hispanic population saw little to no change.

Population Projections

Population forecasts provide insight into what a community might look like twenty or so years down the road. Such projections can address how and where a community will grow through following a comprehensive plan and implementing development regulations and short term strategic work plans. Population projections are produced by a variety of agencies and can also be calculated through several statistical methods.

For counties in the Greater Metro Atlanta area, the Atlanta Regional Commission (ARC) provides population growth estimates. Both Carroll and Douglas Counties are included in the ARC's planning area. The most recent forecasts project that by 2040, Carroll County's population will have increased by over 46% to 166,926. Douglas County is projected to experience a similar growth, with an estimated 2040 population of 201,325, which represents an increase of over 45%.

Table 4: Population Projections

METHOD 1: Annual Growth Trend Extrapolation Model						
	Average annual growth rate	Average Annual Increase (People/Year)	2010	2020	2030	2040
LOW	1.25%	215	13,956	15,928	18,034	20,420
	(2010 – 2017)					
MEDIUM	3.73%	722	13,956	17,127	24,702	35,626
	(2005 – 2017)					
HIGH	11.35%	5610	13,956	21,185	62,078	181,904
	(2000 – 2017)					
METHOD 2: Constant Share-Based Model						
	Applied Share of County Populations	Average Annual Increase (People/Year)	2010	2020	2030	2040
MAINTAIN	5.74%	240	13,956	16,356	18,756	21,155
INCREASE	10.00%	762	13,956	28,470	32,648	36,825

While specific city-level population projection data was not readily available, population calculations can be achieved through various statistical calculation methodologies. In addition to statistical calculations, other factors contributing to growth patterns were considered when developing population projections for the Villa Rica, including regional growth projections, development potential in and around the city, the housing market, and economic conditions.

Method 1: Annual Growth Trend Extrapolation Model

Method 1 presented in Table 4 depicts projections based on annual growth trends since over the past several decades. The average annual growth rate was extrapolated for three different time periods, which represented low, medium, and high projections.

The “high” projection encompasses growth patterns between 2000 and 2017 and predicts a population of 181,904 by the year 2040. The major growth that took place in Villa Rica between 2000-2005 is considered an

anomaly, due to the large population increase during this time (mostly due to Mirror Lake subdivision development). This high growth rate in the early part of the century gives somewhat of a skewed view of growth for the 2000 to 2017 duration. Also the high projection in Method 1 is unlikely, it is included for consistency. percentage increases in the 2005-to-present or 2010-to-present time periods.

The “low” projection extrapolates the average annual growth rate between 2010 and 2017, a rate of 1.25%. While this period does not include growth from the early 2000s, it does include a period when the city was recovering from the economic recession, which are generally anticipated over a 20-year time frame. The low projections from Method 1 indicate a 2040 population of 20,420. Being that the current population is upwards of 15,000 people, this project over the next couple of decades seems somewhat low, especially with recent trends and expected development that could attract new residents.

Comparatively, the “medium” projection in Method 1 seems the most realistic, as the period between 2005 and 2017 saw economic highs and lows that are likely over a 20-year period. With an average annual growth rate of 3.73%, the 2040 population is predicted to be around 35,626 people.

Method 2: Constant Share-Based Model

The second method used to develop 2040 population projections for the city of Villa Rica is the constant share-based model which incorporated county-level projection data from ARC. This model combines the populations of Douglas and Carroll County and calculates the percentage of Villa Rica’s population as a share of the combined county population in 2010.

In 2010, Villa Rica’s population of 13,956 represented approximately 5.74% of the combined county population of 242,930. The “maintain” alternative in Method 2 applied this same percentage (5.74%) to calculate population projections in ten-year increments, beginning in 2010, for a 2040 population of 21,155, which represents an average annual increase of 240 people per year. Method 2 incorporated a projection based on a flat-rate annual increase of 10%, which estimates an average of about 762 new residents, per year. This calculated estimated a 2040 population of 36,825 people, which is similar to the “medium” projection from Method 1.

While other methods and statistical calculations can be utilized for population predictions, these estimates provide a likely range for Villa Rica’s 2040 population, which falls between the mid to upper-20,000s and mid-30,000s. For accuracy, these projections should be reevaluated and adjusted, as needed, during the next Comprehensive Plan update.

Population Trends

Following the major influx of new residents to Villa Rica between 2000 and 2010, change has come slowly to Villa Rica. The most recent annual population estimate released by the Census Bureau suggests a 10% population growth between 2010 and 2017.

The ACS estimates indicate that compared to Villa Rica and Douglas County, Carroll County has experienced slower growth overall, while Villa Rica has experienced the highest growth, with Douglas County not far behind. Looking ahead to 2040, data suggests that Carroll County will take the lead at some point, expecting a 41.7% population increase, compared to a 39.9% increase in Douglas County.

The latest Census data suggests that the age dynamics in Villa Rica have changed since 2010. Reportedly, the school-age population (under 19 years old) has been rising in number, while the number of residents 65 and older has also been increasing. This is indicative of a population aging in place, while also attracting both younger families with children, and perhaps more mature families, into the city.

Also of interest is the change in population among ethnic groups in the Planning Area. Douglas and Villa Rica, who each had predominately White populations in 2010, have seen an increase in other races in their communities. However, despite its continued growth, the make-up of Carroll County's population with regard to age, race, and sex, remains reflects similarities to the composition of the 2010 population.

Families

This section utilizes the most recent American Community Survey data to evaluate the composition of families in Villa Rica and Carroll and Douglas counties. The Census Bureau refers to families as “households”, with a “family household” consisting of two or more related individuals, and a “nonfamily household” consisting of only one individual or several individuals that live together but are not related. The term “family” is used more generally to refer to all types of households.

Table 5: Household Type: 2010 - 2016

HOUSEHOLD TYPE	Villa Rica		Carroll County		Douglas County	
	Number	Percent	Number	Percent	Number	Percent
2010						
Total households	5,067	100.0%	39,187	100.0%	46,624	100.0%
Family households*	3,638	71.8%	27,923	71.3%	34,429	73.8%
Male householder	2,207	43.6%	18,775	47.9%	21,792	46.7%
Female householder	1,431	28.2%	9,148	23.3%	12,637	27.1%
Nonfamily households**	1,429	28.2%	11,264	28.7%	12,195	26.2%
Male householder	594	11.7%	5,150	13.1%	5,776	12.4%
Living alone	449	8.9%	3,648	9.3%	4,506	9.7%
Female householder	835	16.5%	6,114	15.6%	6,419	13.8%
Living alone	718	14.2%	4,849	12.4%	5,496	11.8%
2016						
Total Households	5,272	100%	40,287	100%	47,534	100%
Family Households*	3590	68.1%	27,758	68.9%	34,177	71.9%
Married-couple family	1637	45.6%	13,740	49.5%	16,713	48.9%
Male Householder	129	3.6%	1,471	5.3%	1,777	5.2%
Female Householder	679	18.9%	3,914	14.1%	6,083	17.8%
Nonfamily Households**	1682	31.9%	12,529	31.1%	13,357	28.1%
Living Alone	429	25.5%	3,095	24.7%	3,152	23.6%
Not Living Alone	108	6.4%	802	6.4%	601	4.5%

*A family household has at least one member of the household related to the householder by birth, marriage, or adoption.

** A nonfamily household consists of people living alone and households which do not have any members related to the householder.

In 2010, Villa Rica had 5,067 households, with 71.8% (3,638) considered traditional family households, and 28.2% (1,429) classified as non-family households. Carroll County had a similar percentage of family households (71.3%), while Douglas County had the highest percentage of family households (73.6%) out of the three areas.

The 2016 ACS found that Villa Rica still had a healthy percentage of traditional family households, with 68% of the population identifying as a traditional family. Carroll and Douglas counties showed similar numbers at an estimated 68.9% and 71.9%, respectively. Overall, while the number of traditional family households slightly decreased in both the city and

counties, these areas continue to host a high percentage of families.

Since 2010, the average household size in both Villa Rica and Carroll County has increased by a small percentage, while Douglas County's stayed about the same. In 2016, Villa Rica's average household size increased to 2.8 persons per household. This number is similar to that of Douglas County (2.9) and just over Carroll County's average size of 2.7.

Overall, the city and counties have similar percentage distribution in terms of household size, though there have been some notable shifts since 2010. The number of households with 4 people or more remains strong in Villa Rica, at 28.9%, which is almost one third of the city's households.

Table 6: Household Size: 2010 – 2016

HOUSEHOLD SIZE	Villa Rica		Carroll County		Douglas County	
	Number	Percent	Number	Percent	Number	Percent
2010						
Total households	5,067	100%	39,187	100%	46,624	100%
1-person household	1,167	23.0%	8,497	21.7%	10,002	21.5%
2-person household	1,464	28.9%	12,611	32.2%	9,114	19.5%
3-person household	931	18.4%	7,215	18.4%	8,888	19.1%
4-or-more-person household	1,505	29.7%	10,864	27.7%	14,006	30.0%
2016						
Total households	5,272	100%	40,287	100%	47,534	100%
1-person household	1,344	25.5%	9,951	24.7%	11,218	23.6%
2-person household	1,608	30.5%	12,610	31.3%	14,545	30.6%
3-person household	796	15.1%	8,017	19.9%	8,604	18.1%
4-or-more-person household	1,524	28.9%	9,709	24.1%	13,119	27.6%
Average Household Size	2.8	(x)	2.7	(x)	2.9	(x)
Change 2010 - 2016						
Total households	205		1,100		910	
1-person household	177	2.5%	1,454	3.01%	1,216	2.1%
2-person household	144	1.6%	-1	-0.9%	5,431	11.1%
3-person household	-135	-3.3%	802	1.5%	-284	-1.0%
4-or-more-person household	19	-0.8%	-1,155	-3.6%	-887	-6.3%

Source: U.S. Census Bureau 2012-2016 American Community Survey

Between 2010 and 2016, Douglas County experienced the largest increase in its 2-person households, which increased by about 5,431 households. Two-person households make up the majority in the county, at 30.6%, followed by 4-person households, which includes 27.6% of the total.

Carroll County saw the largest increase in 1-person households and the largest decrease in households with 4 or more members. One and two-person households are the majority in 2016, at 24.7% and 31.3%, respectively.

The type and size of households is indicative of other population trends, such as age. Thus, a high percentage of family households and a growing average family size, indicates both growing number of families and an increasing number of children per family in Villa Rica. This is further confirmed by the growing number of people under the age of nineteen, as shown in Figure 2, Age Distribution.

Tenure Status of Families

Overall, Villa Rica did not see much change between the number of residents who owned their home compared to those who rented a home between 2010 and 2016. Since 2010, the number of renter-occupied households has slightly decreased, while the number of owner-occupied households has slightly increased, each by only half of a percentage point.

Table 7: Change in Housing Occupancy: 2010-2016

	Villa Rica		Carroll County		Douglas County	
	Number	Percent	Number	Percent	Number	Percent
2010						
Total Households	5,067	100%	39,187	100%	46,624	100.0%
Owner Households	3,082	60.8%	26,261	67.0%	32,571	69.9%
Renter Households	1,985	39.2%	12,926	33.0%	14,053	30.1%
2016						
Total Households	5,272	100%	40,287	100.0%	47,534	100.0%
Owner Households	3,235	61.40%	25,716	63.8%	31,228	65.7%
Renter Households	2,037	38.60%	14,571	36.2%	16,306	34.3%
Change 2010 - 2016						
Total Households	205		1,100		910	
Owner Households	153	0.6%	-545	-3.2%	-1,343	-4.2%
Renter Households	52	-0.6%	1,645	3.2%	2,253	4.2%

Source: U.S. Census Bureau 2012-2016 American Community Survey & 2010 Census.

Both Counties experienced shifts in the opposite direction, with an increase in the number of rented homes and a decrease in the number of homes occupied by the owners. However, owner households remain the large majority overall.

Homes

Between the 2000 and 2010 Censuses, Villa Rica experienced a 228% increase in the number of housing units, which grew from 1,769 units in 2000, to 5,810 units in 2010. Much of this growth was seen prior to the Great Recession and has since slowed. Since 2010, the American Community Survey indicates that the total housing stock has actually decreased by about 150 units, a 2.3% drop.

Table 8: Total Housing Units by Occupancy: 2000 - 2016

HOUSING UNITS	Villa Rica		Carroll County		Douglas County	
	Number	Percent	Number	Percent	Number	Percent
2000						
Total Housing Units	1769	100.0%	34,067	100.0%	34,825	100.0%
Occupied Housing Units	1,550	87.6%	31,580	92.7%	32,805	94.2%
Vacant Housing Units	219	12.4%	2,487	7.3%	2,020	5.8%
2010						
Total Housing Units	5810	100.0%	44,607	100.0%	51,672	100.0%
Occupied Housing Units	5067	87.2%	39,187	87.8%	46,624	90.2%
Owner Occupied	3082	60.8%	26,261	67.0%	32,571	69.9%
Renter Occupied	1985	39.2%	12,926	33.0%	14,053	30.1%
Vacant Housing Units	743	12.8%	5,420	12.2%	5,048	9.8%
2016						
Total Housing Units	5660	100.0%	44,691	100.0%	51891	100.0%
Occupied Housing Units	5272	93.1%	40,287	90.1%	47,534	91.6%
Owner Occupied	3235	61.4%	25,716	63.8%	31,228	65.7%
Renter Occupied	2037	38.6%	14,571	36.2%	16,306	34.3%
Vacant Housing Units	388	6.9%	4,404	9.9%	4,357	8.4%

Source: U.S. Census Bureau American Communities Surveys for 2010 and 2016; 2000 Census

Over the past two decades, the amount of vacant housing units has decreased from 12.4% of the total housing stock in 2000 to 6.9% in 2016. Prior the Great Recession, Villa Rica's percentage of vacant housing was notably higher than that of Carroll and Douglas counties. In 2000, 7.3% of Carroll County's housing units and 5.8% of Douglas County's housing units were vacant. By 2010, each county experienced an increase of vacant housing to 12.2% and 9.8%, respectively. The downturn of the residential real estate market during the economic recession likely impacted the increase in housing vacancies. While the number of vacant units in Carroll and Douglas counties has decreased since 2010, they still have a higher percentage of vacancies compared to Villa Rica.

Home ownership in Villa Rica, as well as both Carroll and Douglas Counties, has been the general rule since 2010. A higher percentage of residents of Villa Rica owned their homes (61.4%) in 2016, compared to the 38.6% who rented. In comparison to the city, both Carroll and Douglas Counties had a higher number of owner-occupied housing units overall, 63.8% and 65.7% respectively.

Between 2010 and 2016, Villa Rica experienced slightly different occupancy pattern than that of both Carroll and Douglas Counties. Although minimal, Villa Rica saw a small increase (0.6%) in owner-occupied units during this period. On the contrary, both counties experienced a rise in the number rental units, which increased by 3.2% in Carroll County and 4.2% in Douglas County.

It should be noted that changes in occupancy do not necessarily reflect new construction to the extent that owners were forced to rent out their homes during the Great Recession.

The Housing Supply

This section examines the availability of vacant homes as an indicator of potential population absorption. Housing that is considered “available” is limited to vacant housing units that were for sale or rent. “Other vacant” units indicated in the table may be under repair, not in the market, or dilapidated.

In 2010, the percentage of vacant housing units Villa Rica was 12.8%, which was only 0.4% higher than it was in 2000. However, this percentage has since decreased to 6.9% in the city of Villa Rica, which is slightly lower than that of Carroll and Douglas counties.

In 2010, about 71% of vacant units in Villa Rica were available either for sale or for rent. In comparison, 53% of the vacant units in Carroll County and 62% in Douglas County were for sale or rent.

Table 9: Availability of Vacant Housing in Villa Rica: 2010 – 2016

VACANT HOUSING	2010		2016		Change 2010 - 2016
	Number	Percent	Number	Percent	
Total Housing Units	5810	100.0%	5660	100.0%	N/A
Vacant Housing Units	743	100.0%	388	100.0%	N/A
For rent	291	39.2%	0	0.0%	-39.2%
Rented, not occupied	7	0.9%	0	0.0%	-0.9%
For sale only	238	32.0%	146	37.6%	5.6%
Sold, not occupied	12	1.6%	40	10.3%	8.7%
For seasonal, recreational, or occasional use	25	3.4%	52	13.4%	10.0%
For migrant workers	0	0.0%	0	0.0%	0.0%
Other vacant	170	22.9%	150	38.7%	15.8%

Source: U.S. Census Bureau American Communities Surveys for 2010 and 2016

Since 2010, the number of vacant units available for rent as decreased to 0.0%. In addition, there has been a 5.6% increase in the number of vacant homes for sale, which was 37.6% of the available housing stock in 2016. The majority of available homes in Villa Rica fall into the “other vacant” category, which includes housing units that are under repair, not in the market, or dilapidated.

Housing Types

Primary housing types in Villa Rica include mostly detached, single-family homes, which comprise almost 77% of the housing supply. Single-unit attached homes and structures that contain up to 20 or more units comprise about 21% of the housing stock. Many of these units qualify as multifamily due to the density of the development.

Table 10: Number of Units in Structure

Total Housing Units	5,660
1-unit, detached (Single Family)	76.6%
1-unit, attached (Townhome)	2.8%
2 units	2.6%
3 or 4 units	3.3%
5-or-more-units (Apartments)	13.6%
Mobile home	1.1%
Boat, RV, van, etc.	0.0%

Source: Census
Bureau 2016
American
Communities
Survey

Housing Value

At \$127,700, Villa Rica's median household value reflects a high-quality supply of housing. Douglas County's median household value follows closely behind (\$127,400), while Carroll County's is the lowest of the three (\$113,700), comparatively.

Table 11: Housing Value 2016

HOUSE VALUE	Villa Rica		Carroll County		Douglas County	
	Number	Percent	Number	Percent	Number	Percent
<i>Owner-occupied units</i>	3,235	100.0%	25,716	100.0%	31,228	100.0%
Less than \$50,000	102	3.2%	2,933	11.4%	2,479	7.9%
\$50,000 to \$99,999	862	26.6%	7,762	30.2%	8,431	27.0%
\$100,000 to \$149,999	997	30.8%	6,753	26.3%	7,572	24.2%
\$150,000 to \$199,999	728	22.5%	3,876	15.1%	5,091	16.3%
\$200,000 to \$299,999	409	12.6%	2,475	9.6%	4,927	15.8%
\$300,000 to \$499,999	115	3.6%	1,409	5.5%	2,178	7.0%
\$500,000 to \$999,999	22	0.7%	398	1.5%	447	1.4%
\$1,000,000 or more	0	0.0%	110	0.4%	103	0.3%
Median (dollars)	127,700	(X)	113,700	(X)	127,400	(X)

Source: Census Bureau 2012 – 2016 American Community Survey

Housing Trends

Compared to the 2000 – 2010 period, when the number of housing units increased dramatically, the number of new units has not increased much since 2010. These findings are consistent with population growth patterns during that same period.

In 2010, Carroll County had a lower number of homeowners who had a mortgage (48.7%), compared to Villa Rica (53.2%) and Douglas County, where over 57% of homeowners had a mortgage. Between 2010 and 2016, the number of housing units with a mortgage increased throughout each area significantly. Villa Rica's residents had the highest increase in the number of mortgages, jumping about 27% to 80.5% of housing units now having a mortgage. In Carroll County, the percentage of housing units with a mortgage increased by 18.6%, to 67.3%, which remains lower than that of both Villa Rica and Douglas County. During this time, Douglas County experienced the lowest increase, at 14.1%, in the number of homeowners with a mortgage, which reached 71.8% in 2016.

During this same period, the number of owner-occupied households in Villa Rica also experienced an increase. In addition, the number of vacant housing units decreased by approximately 6%. Overall, trends over the past ten years indicate a healthy housing market in Villa Rica, with a strong percentage of occupied housing units (93%), home-ownership (61.4%), and a relatively high-quality housing supply.

Workers

The people who work in Villa Rica, and the businesses and institutions that employ them are the backbone of the city's economic base.

Regional Setting

Both Douglas and Carroll counties were included in the Atlanta Metropolitan Statistical Area (MSA) as far back as 1999, reflecting the area's economic ties to the region. In addition, Douglas County is included in the 10-county Atlanta Regional Commission Region, while Carroll County is just outside of the area. As illustrated on the map of the Atlanta Region on the next page, by 2013 the Atlanta MSA had expanded beyond Carroll County to include the adjacent counties of Haralson and Heard.

Table 12: 2016 Employment Status

Source: U.S. Census Bureau 2012 – 2016 American Community Survey

*Working Age Population refers to citizens age 16 years and over

EMPLOYMENT	Villa Rica		Carroll County		Douglas County	
	Number	Percent	Number	Percent	Number	Percent
Working Age Population*	10,538	100.0%	89,200	100.0%	105,545	100.0%
In labor force**	7,062	67.0%	54,324	60.9%	70,886	67.2%
Civilian labor force	7,060	67.0%	54,272	60.8%	70,854	67.1%
Employed	6,249	59.3%	48,410	54.3%	64,449	61.1%
Unemployed	813	7.7%	5,862	6.6%	6,405	6.1%
Armed Forces	0	0.0%	52	0.1%	32	0.0%
Not in labor force***	3,476	33.0%	34,876	39.1%	34,659	32.8%

**Labor Force: All non-institutionalized civilians who are either employed or unemployed

***Not in labor force: Includes, but not limited to students, institutionalized people, housewives, retired workers

The city of Villa Rica was included in the region's Urban Clusters in the year 2000. By 2010 the city was considered an Atlanta Urbanized Area, as indicated on the map on the following page.

Commuting Patterns

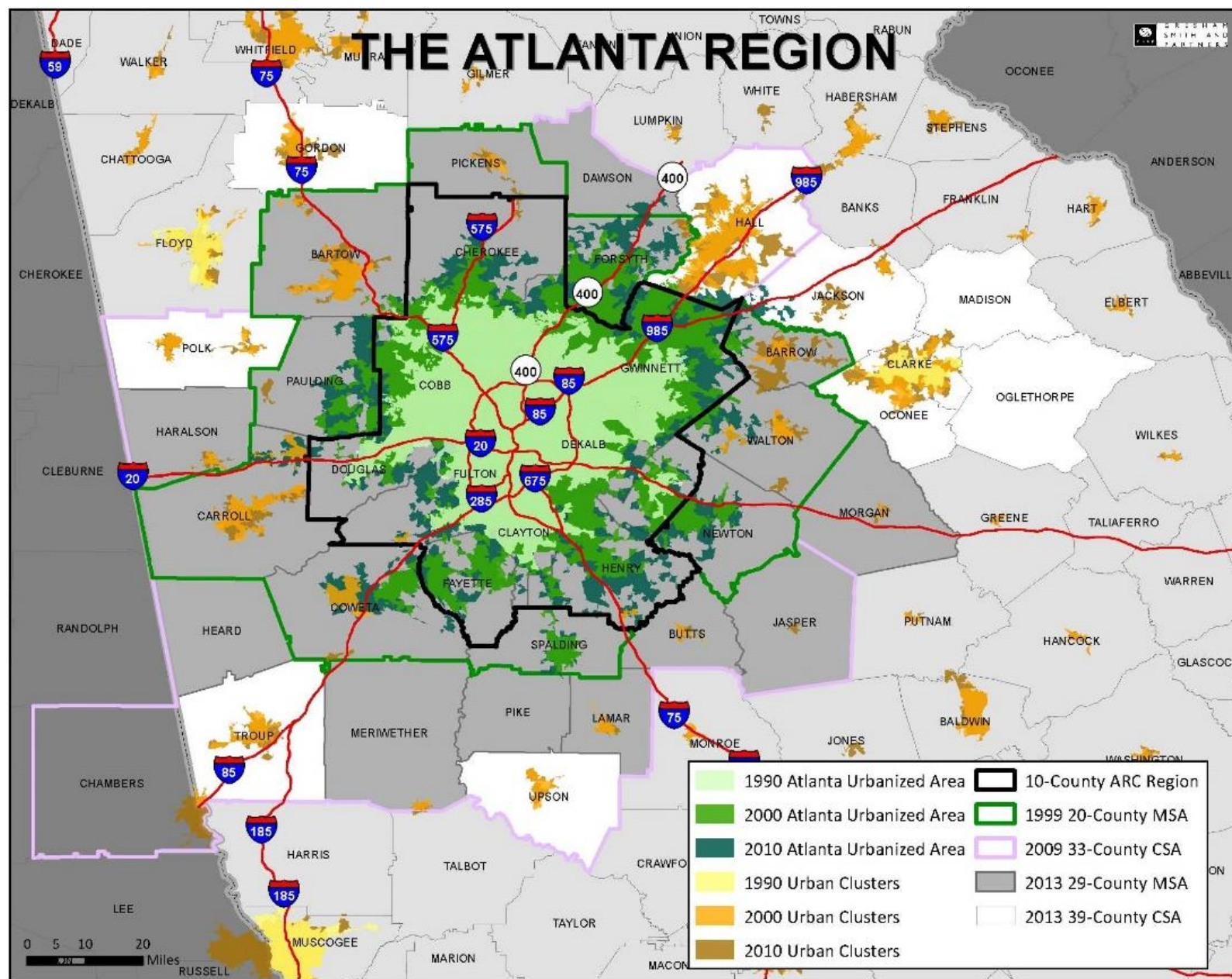
The Census Bureau produces statistics for commuting flows on national, state and county levels. Data related to commuting patterns can be accessed in the American Community Survey and the Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES).

The American Community Survey also provides insight into commuter patterns for workers, including place of work. Of the estimated 6,249 employed workers living in Villa Rica in 2016, the majority (60.8%) commuted to work outside of the county in which they resided (be it Douglas or Carroll), while about 37.7% lived and worked in their county of residence.

Both data products indicated that compared to Villa Rica and Douglas County, Carroll County has the highest percentage of residents who both live and work in the county (61.6%).

Table 13: Commuter Patterns – Place of Work

COMMUTER PATTERNS	Villa Rica	Carroll County	Douglas County
Worked in state of residence	98.5%	98.7%	98.6%
Worked in county of residence	38.5%	61.6%	38.0%
Worked outside county of residence	60.0%	37.1%	60.6%
Worked outside state of residence	1.5%	1.3%	1.4%

Figure 3: Atlanta Metropolitan Statistical Area 1990 – 2013

Note:

MSAs are delineated by the US Office of Management & Budget and are generally comprised of a large central city and surrounding areas (counties) that have strong social and economic ties to the central city or other parts of the MSA region.

Employment by Industry

Employment data is particularly pertinent to understanding the economic base of an area. It is important to note that the Census data is based on employed persons, not necessarily on jobs alone. Thus, a person working multiple jobs is counted only once by the Census. As noted, the jobs exclude sole proprietors and businesses that have no employees.

Table 14: Employment by Industry: 2000 - 2016

INDUSTRY	Villa Rica			Carroll County			Douglas County		
	2000	2010	2016	2000	2010	2016	2000	2010	2016
Civilian employed population 16 years and over (labor force)	1,809	5,406	6,249	40,527	48,461	48,410	46,944	59,913	64,449
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.0%	0.7%	0.80%	0.9%	1.0%	0.3%	0.2%	0.4%
Construction	14.3%	5.9%	4.4%	11.20%	9.7%	8.2%	8.9%	7.8%	8.1%
Manufacturing	21.6%	14.8%	14.2%	19.30%	15.4%	16.4%	11.8%	10.6%	8.3%
Wholesale trade	4.0%	6.2%	3.7%	3.50%	4.6%	3.5%	7.0%	5.3%	3.6%
Retail trade	15.3%	11.9%	9.3%	13.40%	12.6%	11.8%	13.2%	11.3%	12.6%
Transportation and warehousing, and utilities	5.2%	8.4%	6.0%	6.40%	6.4%	6.6%	9.4%	9.9%	9.2%
Information	2.5%	1.2%	2.2%	1.80%	1.5%	1.7%	3.8%	2.9%	2.8%
Finance and insurance, and real estate and rental and leasing	4.5%	8.0%	4.9%	4.70%	5.1%	3.9%	6.6%	6.3%	5.3%
Professional, scientific, and management, and administrative and waste management services	7.8%	10.3%	14.7%	5.70%	6.7%	8.3%	9.1%	10.5%	10.5%
Educational services, and health care and social assistance	6.6%	16.4%	19.4%	18.10%	20.0%	20.6%	14.2%	17.2%	19.1%
Arts, entertainment, and recreation, and accommodation and food services	10.9%	11.1%	11.6%	7%	8.8%	10.1%	6.3%	7.4%	9.3%
Other services, except public administration	3.6%	3.1%	3.1%	4.70%	4.6%	4.3%	4.9%	4.9%	6.1%
Public administration	3.5%	2.6%	5.6%	3.60%	3.6%	3.7%	4.6%	5.6%	4.7%

In addition to data from the 2000 census, the numbers on the following tables are taken from the American Community Surveys (ACS) for 2010 and 2016, which are prepared by the Census Bureau but are estimates extrapolated from partial survey data, not actual counts.

Workers over 16 years of age are considered to be either “in labor force” or “not in labor force.” According to the Census, the labor force includes employed and unemployed members of the civilian labor force as well as members of the Armed Forces. The “not in labor force” group constitutes

working age citizens which consists mainly of students, housewives, retired workers, seasonal workers not currently working, institutionalized people (jail, mental institution), and those in a nursing home.

The number of business workers in 2005 predates the Great Recession, which started with the collapse of the housing market in 2007-2008. The country was still in the depths of the recession in 2010.

Prior to the Great Recession, manufacturing was a leading industry throughout the region, employing the highest number of workers in both Villa Rica and

Carroll County and serving as the third largest employer among industry in Douglas County. Although manufacturing is no longer the top employer, it remains in the top three employers in both Villa Rica and Carroll County. For both the counties, as well as for Villa Rica, the industry leader has shifted to health care and educational and social services and has maintained a strong lead since 2010.

In Villa Rica, the retail industry, which was a primary employer in the first decade of the 21st century has continued to shrink, while the professional, scientific, and management sector is growing as the second leading industry throughout the city, followed by manufacturing.

Since 2000, the manufacturing industry has slowly declined in Carroll County and Villa Rica. Although it remains one of the top three employers, the manufacturing industry has dropped from number one to number three over the past two decades. Across both Douglas and Carroll Counties, the educational services and health care industry employs the most workers.

Employment by Occupation

Table 15 displays data related to occupation and takes a different view of employment in Villa Rica, focusing on the occupations of people that live in the city, as opposed to all employees that work for companies in the city regardless, of where they live. Also, unlike the figures for employment by industry in Table 14, the following tables include all working residents, including government employees and sole proprietors.

As noted earlier, 2010 was a point in time at the severest depths of the Great Recession, while by 2016, the country was well on its way economic recovery. Between 2010 and 2016, the number of employed city residents continued to rise from 5,406 workers to 6,209, an increase of over 800 workers. During this time, the unemployment rate also decreased from 14.6% to 11.5% of the total civilian labor force.

Table 15 provides a clear picture of which occupations “held their own” despite the difficult economic times between 2000 and 2016 and indicates which occupations suffered major losses.

Villa Rica’s top three job categories in the year 2000, were 1) Sales and office; 2) Production, transportation, and material moving; and 3) Natural resources, construction, and maintenance. By 2010, the leading occupation had shifted to Management, business, science, and arts (34%), followed by sales and office occupations (28%). Since that time, although the 2 leading occupations remain the same, the overall job distribution in begun to diversify. The management, business, science, and arts sector continues to lead, employing 31.5% of Villa Rica’s residents. Sales and office occupations employs 26% of residents, while 20.5% of the residents work in a service occupation.

The most notable reduction in employees since 2000 was the natural resources, construction, and maintenance occupation, which decreased from 20.6% of the employed population to 5.9% in 2016. Similarly, the construction industry in Villa Rica has also been declining over the past two decades.

Since 2000, the management, business, science and arts occupations have employed the majority of Carroll County residents, employing 26.4% of the working population in 2016. Sales and office and service jobs were also relatively prominent occupations in 2016.

Similar to Carroll County, the management, business, science and arts occupations have also remained a steady employer for Douglas County’s working population, followed by sales and office jobs.

Table 15: Employment by Occupation: 2000 – 2016

OCCUPATION	Villa Rica		Carroll County		Douglas County	
	Number	Percent	Number	Percent	Number	Percent
2000						
Civilian employed population 16 years and over	1,809	100.0%	40,527	100.0%	46,944	100.0%
Management, business, science, and arts occupations	289	16.0%	10,760	26.6%	13,856	29.5%
Service occupations	269	14.9%	5,695	14.1%	5,360	11.4%
Sales and office occupations	490	27.1%	10,242	25.3%	14,441	30.8%
Natural resources, construction, and maintenance occupations	372	20.6%	5,813	14.4%	6,372	13.6%
Production, transportation, and material moving occupations	389	21.5%	8,017	19.8%	6,915	14.7%
2010						
Civilian employed population 16 years and over	5,406	100.0%	48,461	100.0%	59,913	100.0%
Management, business, science, and arts occupations	1,843	34.1%	13,866	28.6%	19,316	32.2%
Service occupations	692	12.8%	7,861	16.2%	8,397	14.0%
Sales and office occupations	1,524	28.2%	12,144	25.1%	17,255	28.8%
Natural resources, construction, and maintenance occupations	404	7.5%	5,669	11.7%	6,394	10.7%
Production, transportation, and material moving occupations	943	17.4%	8,921	18.4%	8,551	14.3%
2016						
Civilian employed population 16 years and over	6,249	100.0%	48,410	100.0%	64,449	100.0%
Management, business, science, and arts occupations	1,966	31.5%	12,800	26.4%	21,873	33.9%
Service occupations	1,283	20.5%	8,954	18.5%	9,747	15.1%
Sales and office occupations	1,646	26.3%	11,163	23.1%	17,141	26.6%
Natural resources, construction, and maintenance occupations	367	5.9%	5,751	11.9%	6,320	9.8%
Production, transportation, and material moving occupations	987	15.8%	9,742	20.1%	9,368	14.5%

Source: U.S. Census Bureau, American Community Survey for 2010 and 2016

Income

Median earnings for city and county residents in the various occupations in 2010 and 2016 are shown in Table 16. Of the three municipalities, Douglas County's median household income remains the highest (\$57,384), while Carroll County's is now the lowest (\$45,216), and Villa Rica's median household income is in between (\$48,519).

While both Villa Rica and Douglas County median household income increased between 2010 and 2016, Carroll County's median household income saw a minimal decrease of only \$73.00.

Between 2010 and 2016, Villa Rica's median household income increased by \$3,303.00 to \$48,519.00. During this period, higher income ranges including \$50,000-\$74,999 and \$100,000-\$150,000 or more, saw increases in the percentage of households.

Unlike the increase or reduction in the number of workers during the same period, increases and decreases in the earning medians reveal no particular patterns but hold some interest, nonetheless.

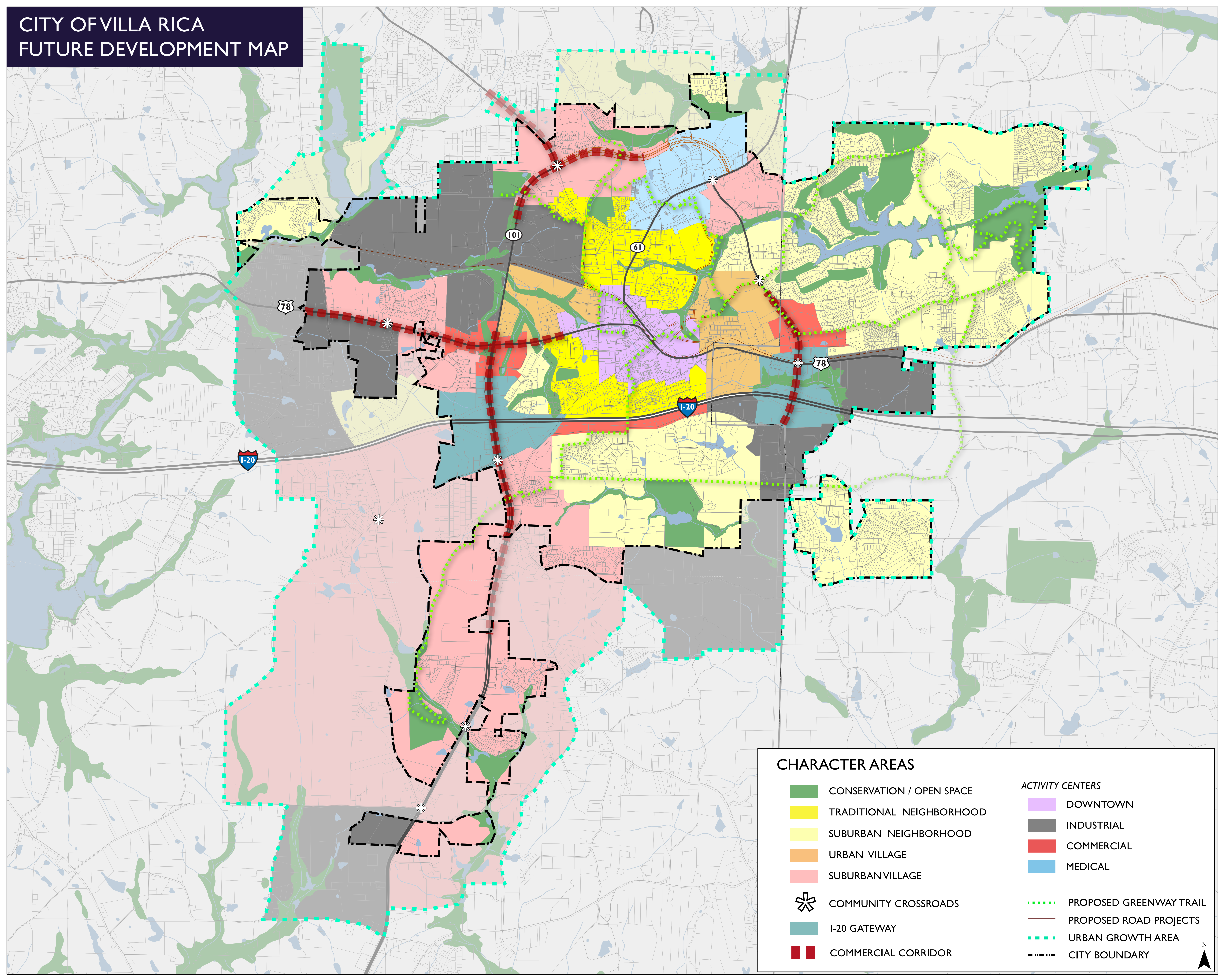
Table 16: Median Household Income

HOUSEHOLD INCOME	Villa Rica		Carroll County		Douglas County	
	2016	2010	2016	2010	2016	2010
Total Households	5,272	4,751	40,287	39,421	47,534	44,747
Less than \$5,000	5.10%	4.3%	4.20%	4.6%	2.70%	3.2%
\$5,000 to \$9,999	5.40%	4.7%	4.90%	5.1%	3.10%	1.9%
\$10,000 to \$14,999	4.80%	6.4%	5.00%	6.1%	4.60%	4.2%
\$15,000 to \$19,999	7.10%	5.2%	5.80%	5.8%	4.80%	3.6%
\$20,000 to \$24,999	6.00%	5.2%	6.70%	5.9%	4.40%	4.4%
\$25,000 to \$34,999	10.00%	8.2%	12.20%	11.0%	10.50%	10.7%
\$35,000 to \$49,999	13.40%	20.8%	15.40%	15.6%	13.70%	15.8%
\$50,000 to \$74,999	20.50%	19.4%	18.50%	20.3%	21.50%	21.4%
\$75,000 to \$99,999	11.10%	12.4%	12.50%	12.3%	13.80%	15.1%
\$100,000 to \$149,999	11.60%	9.5%	10.00%	9.1%	13.80%	13.9%
\$150,000 or more	5.00%	3.7%	4.70%	4.2%	7.20%	5.9%
Median household income	\$48,519	\$45,216	\$45,486	\$45,559	\$57,384	\$55,852

Source: U.S. Census Bureau, American Community Survey for 2010 and 2016

Note: 2010 and 2016 median earnings are shown in then-current 2010 and 2016 dollars, respectively.

CITY OF VILLA RICA
FUTURE DEVELOPMENT MAP



CHARACTER AREAS

- CONSERVATION / OPEN SPACE
- TRADITIONAL NEIGHBORHOOD
- SUBURBAN NEIGHBORHOOD
- URBAN VILLAGE
- SUBURBAN VILLAGE
- COMMUNITY CROSSROADS
- I-20 GATEWAY
- COMMERCIAL CORRIDOR

- ACTIVITY CENTERS
- DOWNTOWN
 - INDUSTRIAL
 - COMMERCIAL
 - MEDICAL

- PROPOSED GREENWAY TRAIL
- PROPOSED ROAD PROJECTS
- URBAN GROWTH AREA
- CITY BOUNDARY



City of Villa Rica

COMPREHENSIVE PLAN UPDATE

Adoption Hearing
October 23, 2018

AGENDA

Summary of Comprehensive Plan Document

- ❖ **Chapters 1 & 2:**
 - Comprehensive Planning Process Recap
 - Public Participation Summary
- ❖ **Chapter 3: Community Vision**
 - Goals and Strategies
- ❖ **Chapter 4: Future Development Guide**
 - Future Development Map
 - Character Area Policy
- ❖ **Chapter 5: Implementation Guide**
 - Community Work Program
- ❖ **Appendix A & B**
 - Report of Accomplishments
 - Existing Conditions Summary



Comprehensive Planning Process Recap

CHAPTERS 1 & 2



10-23-2018

Transmittal

COMPREHENSIVE PLANNING PROCESS

Existing Conditions Summary
&
Report of Accomplishments

Where
are we?

(Appendix A & B)

Where
are
we going?

Where
do we
want
to go?

Public
Participation

How do
we get
there?

- Goals & Strategies
- Future Development Guide
- Implementation Program



PUBLIC PARTICIPATION TIMELINE

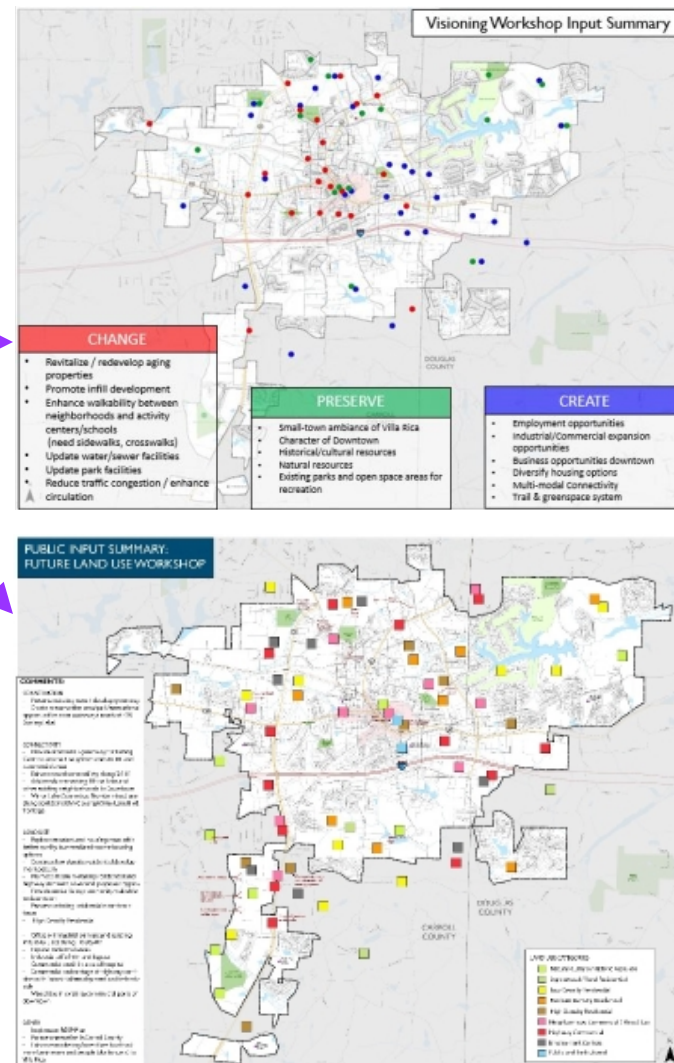
Over 670 responses!

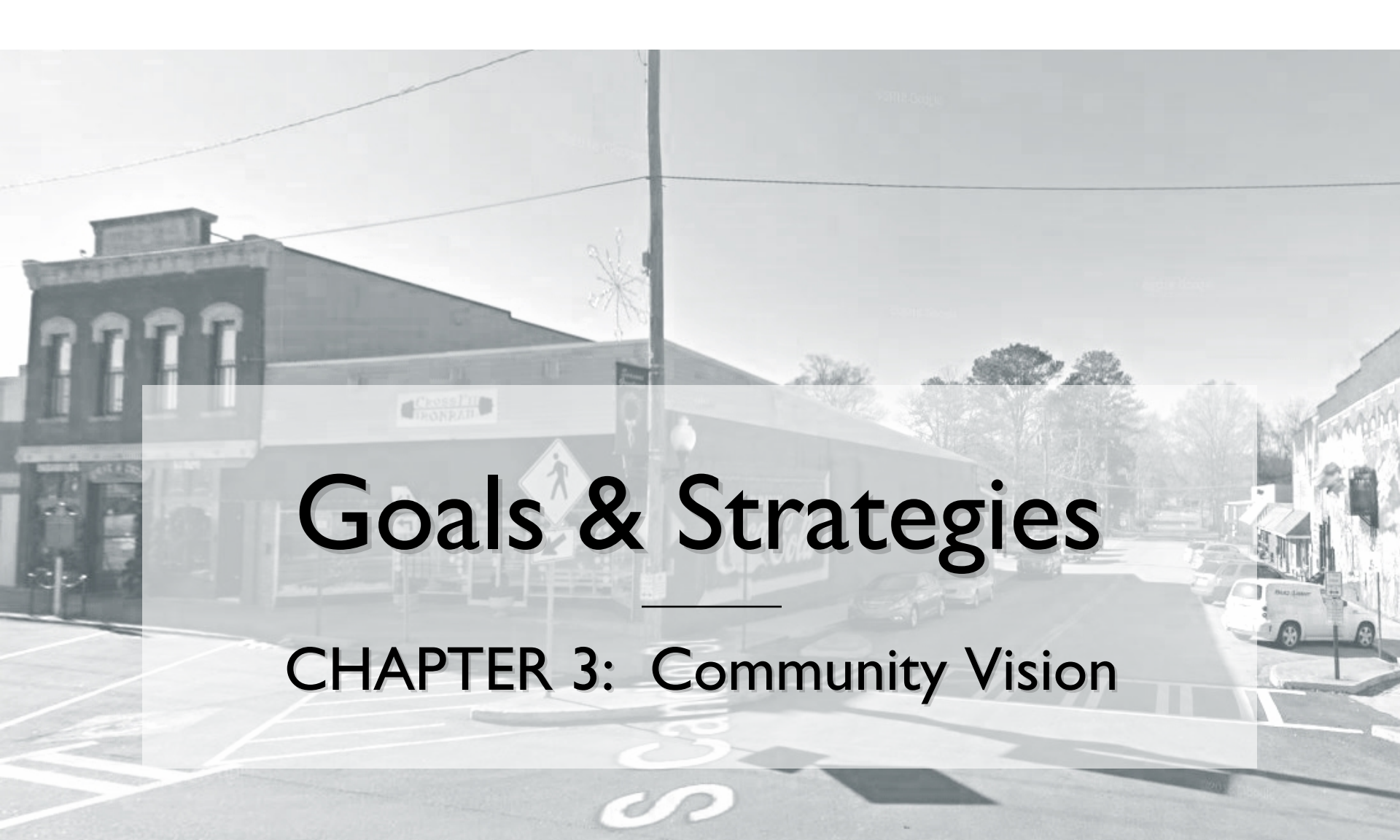
- DEC. 2017
JAN. 2018
MAR. 2018
APRIL 2018
APRIL 2018
MAY 2018
JUNE 2018
JUNE 2018
AUG. 2018
AUG. 2018
AUG. 2018

SEPT. 2018

- OCT. 2018**
- OCT. 23, 2018**

OCT. 31, 2018





Goals & Strategies

CHAPTER 3: Community Vision



How do
we get
there?

GOALS & STRATEGIES

DEVELOPMENT PATTERNS

Land use & Transportation

RESOURCE CONSERVATION

Natural, Historic, & Cultural Resources

SOCIAL & ECONOMIC DEVELOPMENT

Housing, Employment, & Community Revitalization

DEVELOPMENT PATTERNS

Land use and Transportation

Balanced Growth

- Maintain small-town character and cultural identity while supporting growth
- Promote infill development and redevelopment
- Develop enhanced design standards for all development
- Encourage pedestrian-oriented development
- Improve facilities (water/sewer/stormwater/road) & maintain capacity to ensure adequate service

Transportation

- Coordinate transportation planning and land use patterns
- Improve road connectivity and circulation to mitigate traffic congestion
- Promote quality corridor development
- Expand multi-modal transportation options



RESOURCE CONSERVATION

Natural, Historic, & Cultural Resources

- Preserve historic/cultural resources
- Promote tourism tied to Villa Rica's historic/cultural resources
- Preserve and protect Villa Rica's natural resources
- Preserve open space and accommodate greenway connections



SOCIAL & ECONOMIC DEVELOPMENT

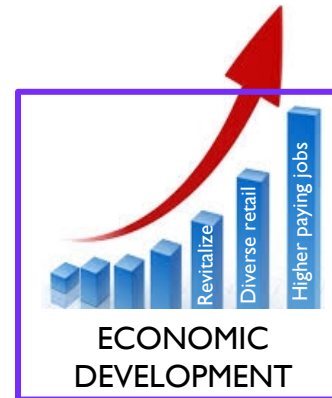
Housing, Employment, & Community Revitalization

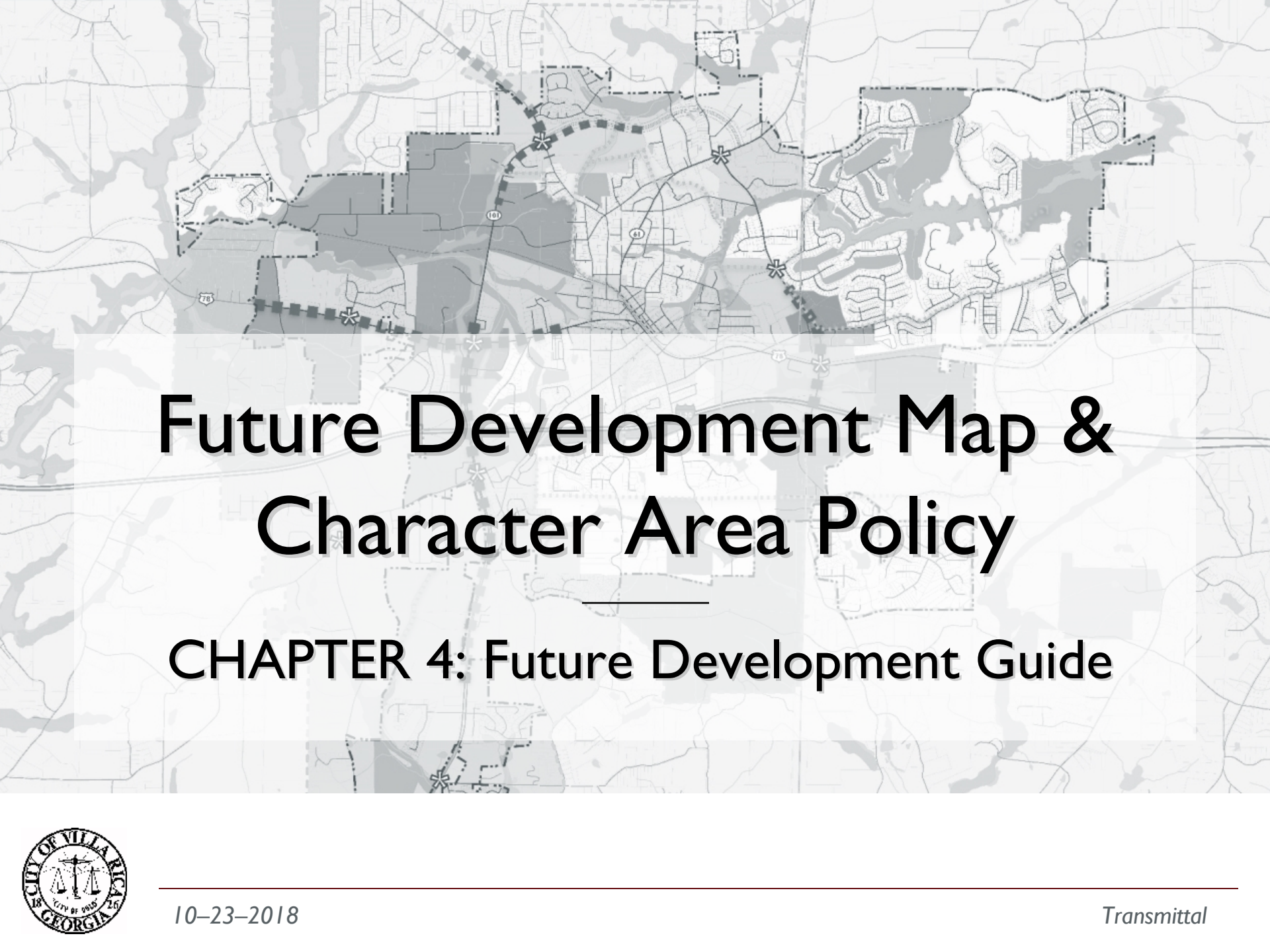
Social

- Protect and enhance existing neighborhoods
- Provide diverse array of quality housing to accommodate future growth
- Ensure infill development and redevelopment projects are consistent with existing community character, scale and aesthetic of surrounding areas
- Maintain high quality services for the citizens of Villa Rica

Economic Development

- Stimulate revitalization activities & redevelopment of aging properties
- Create employment opportunities & expand business diversity
- Enhance communication and coordination between various local, regional, and state agencies





Future Development Map & Character Area Policy

CHAPTER 4: Future Development Guide





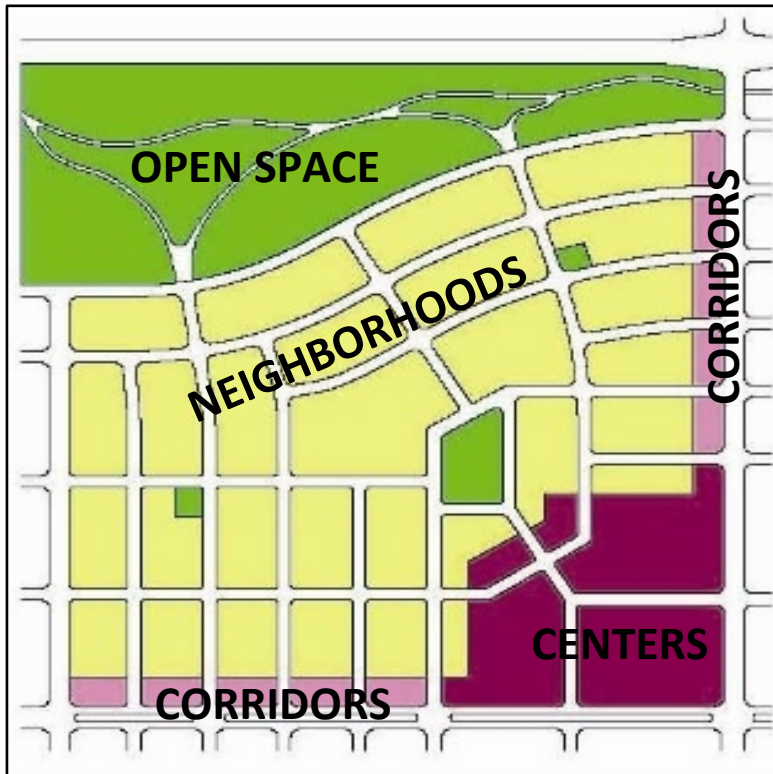
How do
we get
there?

WHAT IS A FUTURE DEVELOPMENT GUIDE?

- Comprised of a **Future Development Map** and **Character Area Policy**
- Defines the community's desired development patterns and **guides future decision-making** related to the **physical development of the community**
- Recommends land uses and development patterns over a **20-year period**
 - *Should be reviewed regularly and updated as needed*

COMMUNITY ELEMENTS

- Represents the four basic types of development



OPEN SPACE

- Parks, floodplain, greenspace, golf courses

NEIGHBORHOODS

- Existing neighborhoods
- Areas suitable for new housing development/infill development

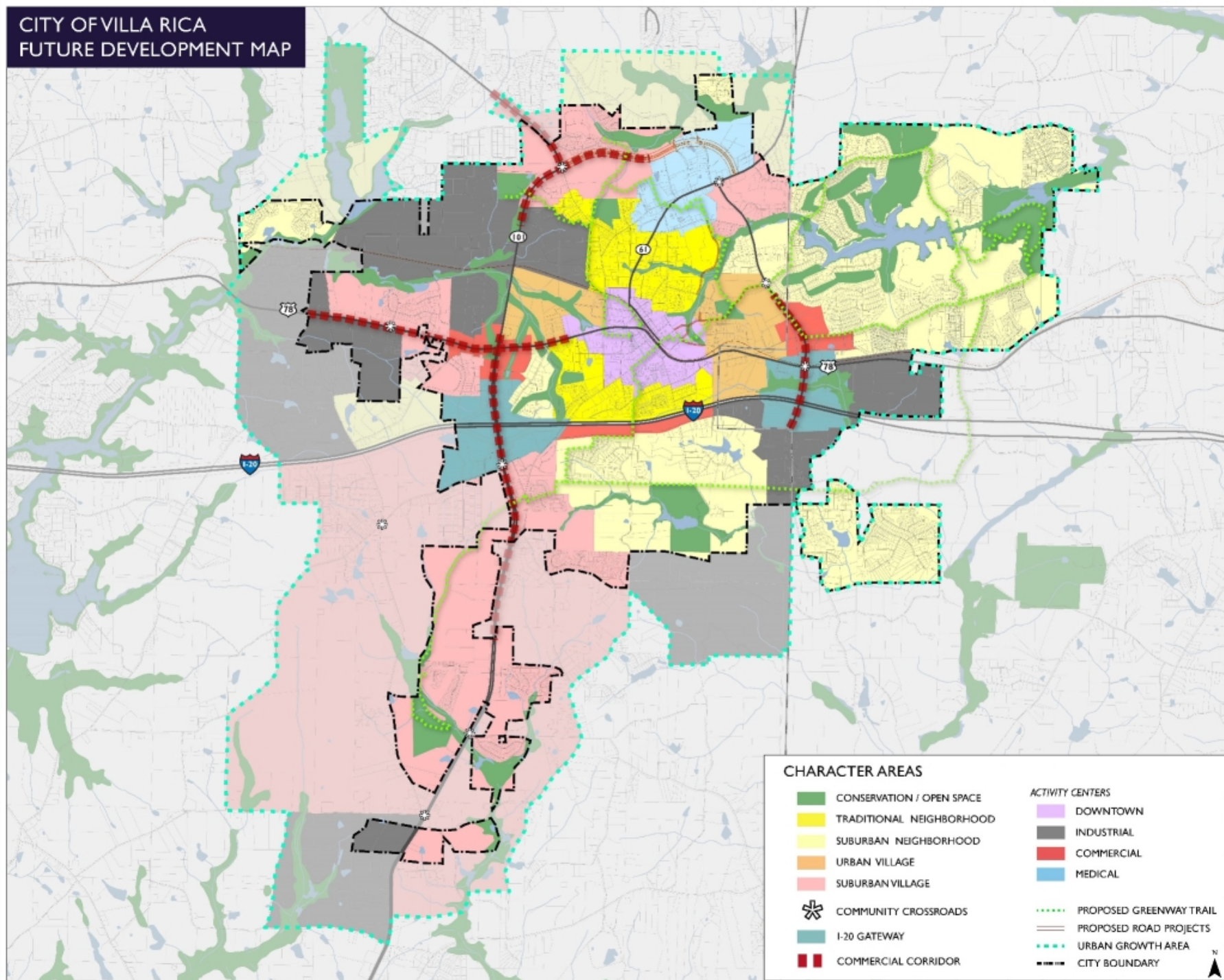
CENTERS

- Provides access to a variety of retail and civic uses/space
- Larger commercial centers,
- Smaller, neighborhood commercial centers
- Employment centers (business or industrial park)
- Mixed-use centers

CORRIDORS

- Link activity centers and neighborhoods
- Primary transportation corridors or concentrations of specific land use / development type

CITY OF VILLA RICA FUTURE DEVELOPMENT MAP



Community Work Program

CHAPTER 5: Implementation Guide



IMPLEMENTATION GUIDE

- **Identifies specific actions to achieve Community Vision**
- **Prioritizes strategies to be implemented over 5-year period through the 2019 – 2023 Community Work Program**
 - Ordinances
 - Supplemental Plans or Studies
 - Programs
 - Inventory/Assessment
 - Community Improvements or Investments

Community Work Program 2019 – 2023.

[illegible]

Appendix A: Report of Accomplishments
Appendix B: Existing Conditions Summary



Where
are we?



Where
are
we going?

APPENDICES

Appendix A: Report of Accomplishments

- ROA provides a status of each work item identified in the prior Community Work Program (2013 -2018)

APPENDIX A

Report of Accomplishments.

PROJECT/ACTIVITY	STATUS				COMMENTS
	Completed	Underway	Postponed	Dropped	

Appendix B: Existing Conditions Summary

- Socioeconomic data analysis summary
- Existing Land use
- Natural Resources
- Historic & Cultural Resources
- Community Facilities
- Intergovernmental Coordination
- Transportation



City of Villa Rica

COMPREHENSIVE PLAN UPDATE

Adoption Hearing
October 23, 2018



CITY OF VILLA RICA

City Council Packet

SUBJECT: Solid Waste Fee Structure Recommendation

CITY COUNCIL AGENDA DATE: October 23, 2018

DATE: 10/15/2108

PREPARED BY: Bobby C. Elliott, P.E.

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE:

PURPOSE: The attached fee structure accounts for the Solid Waste collections above threshold limits established by the Solid Waste Ordinance. Previously, there have been no limits on materials collected by the City on curbside service.

BACKGROUND: Up until the recommendation of adopting a Solid Waste ordinance, there have been no limits on what the City has collected at curbside from a bulk solid waste perspective. Due to the increased cost of providing the service, it has become necessary to place a fee on materials we collect above thresholds established by ordinance. Large bulk items such as sofas, refrigerators, washers, dryers, mattresses, freezers, and other large items will require a fee to be paid for picking them up. There is also a fee schedule for bulk limb and leaf collection based on pile size and number of bagged leaves.

STAFF RECOMMENDATION: Staff recommends approval of this fee schedule.

IMPACT:

MOTION: I make a motion to approve the Solid Waste Fee Schedule to become effective January 1, 2019.

Chapter 6 - SOLID WASTE

ARTICLE I. - IN GENERAL

Sec. 6-1. - Comprehensive Solid Waste Management Plan adopted.

In order to attain compliance with the tenets set forth in the Georgia Comprehensive Solid Waste Management Act as set forth in O.C.G.A. § 12-8-20 et seq., the city hereby adopts the comprehensive regional solid waste management plan heretofore approved by the Three Rivers Regional Development Commission and the Georgia State Department of Community Affairs.

Sec. 6-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Approved container means the receptacle provided by the city or its authorized agent for placement of garbage and rubbish.

Bulky waste means stoves, refrigerators, water heaters, automobile parts, washing machines, furniture, and other waste materials other than construction debris, dead animals or hazardous waste with weights or volumes greater than those allowed for approved containers.

Cart means a receptacle, not to exceed 95 gallons, with wheels and lid, designed for the purpose of curbside collection of refuse which shall be provided by the city or its authorized agent.

Commercial establishment means any hotel, motel, apartment house, roominghouse, business, industrial, public or semipublic establishment of any nature or kind whatsoever, including a condominium and multifamily residential unit and excluding a residential unit.

Commercial solid waste means refuse from a commercial establishment, including but not limited to waste material from industrial processes, manufacturing processes, slaughterhouses, packing plants, poultry processing plants, or similar industries, and large quantities of waste foods. The term "commercial solid waste" also includes waste material from the construction, remodeling and repair operations on houses, commercial buildings, multiple dwelling and other structures, such as concrete, bricks, plaster, stone, earth, lumber, roofing materials, gutters, shavings and sawdust. The term "commercial solid waste" shall not include any hazardous wastes.

Condominium means individual ownership units in a multifamily structure with a front and back entrance to each unit on the ground level.

Construction debris means waste building materials resulting from construction, remodeling, repair or demolition operations.

Dead animals mean animals or portions thereof equal to or greater than ten pounds in weight that have expired from any cause, except those slaughtered or killed for human use.

Dumpster means a metal receptacle designed to be lifted and emptied mechanically for use primarily at commercial establishments.

Electronics mean older, outdated or discarded electronic items such as televisions, computers, computer components such as keyboards, monitors and mice, printers, copiers and fax machines, CD/DVD/Blu-ray players, microwaves, cell phones and home phones.

Garbage means organic animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food, including waste from markets, storage facilities, handling and sale of produce and other food products, except such materials that may be serviced by garbage grinders and any or all dead animals less than ten pounds in weight. The term "garbage" shall not include any hazardous wastes as defined herein.

Hazardous waste means any chemical, compound, mixture, substance or article which is designated by the United States Environmental Protection Agency or appropriate agency of the state to be hazardous as that term is defined by or pursuant to federal or state law or regulations. The term "hazardous waste" includes but is not limited to batteries, tires, paint and paint cans and bulky waste containing chlorofluorocarbons (CFCs) and freon gas.

Landfill means an area of land on which or an excavation in which solid waste is placed for permanent disposal and which is not a land application unit, surface impoundment, injection well or compost pile.

Multifamily residential unit means individual units in a multifamily structure which units are not separately owned but are owned by one common entity.

Owner means any person owning, leasing, renting, occupying or managing any premises in the jurisdiction of the city council.

Organic waste means wastes that are capable of being decomposed by microorganisms. Examples of organic waste include but are not necessarily limited to kitchen wastes, animal manure, offal, hatchery and poultry processing plant wastes, and garbage.

Reclamation means a controlled method for sorting and storing material from solid wastes for future uses.

Recyclable materials mean materials which have a known use, reuse, or recycling potential; which can be feasibly used, reused, or recycled; and have been diverted or taken from the waste stream for reclamation by sale, use, reuse or recycling, whether or not they require subsequent separation and processing. Such materials are not considered solid waste upon removal from the waste stream.

Recycling means any process by which reclaimed materials or other materials that could otherwise become solid waste are collected, separated or processed and reused or returned to use in the form of raw materials or products.

Refuse refers to all garbage and rubbish generated at a residential unit, condominium, multifamily residential unit or commercial establishment unless the context otherwise requires. The term "refuse" shall not include any hazardous wastes.

Residential household means any freestanding structure containing one to four separate units, each of which is used or constructed for use as a residence and each of which is provided a cart.

Rubbish means nonorganic solid waste consisting of both combustible and noncombustible wastes. The term "rubbish" includes discarded waste paper, cartons, boxes, wood, metals, cans, glass, crockery, used and discarded clothing, dunnage and/or similar materials.

Sanitary landfill means a disposal site where organic solid wastes are disposed of by means of placing an earth cover thereon and which is approved by the state department of natural resources for such purpose.

Solid waste means discarded organic and nonorganic waste, except water-carried body waste and recyclable materials and includes garbage, rubbish, cartons, boxes, wood, tree branches, yard trimmings, furniture and appliances, metal, tin cans, glass, crockery, or dunnage,

ashes, street refuse, dead animals, sewage sludges, animal manures, industrial waste, such as waste materials generated in industrial operations, residue from incineration, food processing waste, demolition waste, abandoned vehicles, dredging waste, construction waste and any other waste material in a solid, semisolid or liquid state not otherwise defined in this chapter. The term "solid waste" shall not include any hazardous wastes as defined herein.

Special waste means any solid, liquid, semisolid, gaseous material and associated containers generated as a direct or indirect result of a manufacturing process or from the removal of contaminant from the air, water or land.

Waste stream means the total flow of solid waste from residential units, commercial establishments, condominiums, apartments, institutions and the like to its ultimate disposal site or facility.

Yard waste means grass clippings, leaves, trimmings, tree trunks, limbs, sticks, and other organic matter discarded from yards and gardens.

Sec. 6-3. - Refuse not acceptable for collection by city.

The following refuse shall be considered to be not acceptable for collection by the city:

- (1) Hazardous materials or substances, such as poisons, acids, caustics, infected materials and explosives.
- (2) Materials resulting from the repair, excavation or construction of buildings or structures such as earth, rock, plaster, mortar, roofing materials, lumber and carpet.
- (3) Materials which have not been prepared for collection in accordance with the provisions of this article.
- (4) The solid wastes resulting from industrial processes.
- (5) Tree trimmings where trees are trimmed or cut for compensation whether the compensation be in cash or in the wood from the trees trimmed or cut except in the case of a natural disaster.
- (6) Grass clippings and other yard debris resulting from commercial landscaping services.
- (7) Materials and furnishings resulting from evictions from residential and/or commercial properties.

Sec. 6-4. - Inspection.

It is hereby made the duty of the director of the public works director or his/her designee, to make inspection trips at regular intervals to determine whether or not garbage, trash, recyclable materials and rubbish are being properly collected, removed and disposed of as required by this Code or any applicable health ordinance. In the event it is found that such ordinance or regulations are being violated, appropriate and timely action shall be taken to insure full compliance with the provisions.

Sec. 6-5. - Accumulation.

No owner shall allow the accumulation on his premises of solid waste where such solid waste creates or may create a health hazard to neighbors or other citizens, or is unsightly, or emits foul or obnoxious odors that constitute either a public or private nuisance.

Sec. 6-6. - Service required; exceptions; penalties; fee increases.

- (a) Every household in the city shall subscribe to the sanitation service provided or contracted by the city for the collection of garbage, trash, recyclable materials and rubbish.
- (b) Those persons found guilty of improper disposal of their household waste shall be fined the maximum allowed by law per occurrence. Improper disposal shall include placing waste in commercial dumpsters, along roadways, vacant lots, another person's cart, and similar situations.
- (c) The monthly sanitation fee shall be established by resolution, which may be amended from time to time, and shall be maintained in the office of the city clerk. The fee shall be adjusted automatically to account for any increases in landfill dumping fees.

Sec. 6-7—6-15 Reserved.

ARTICLE II. COLLECTION PRACTICES

Sec. 6-16. - Collection by city.

All refuse accumulated in the city shall be collected, conveyed and disposed of by the city or its authorized agent. All refuse accumulated in the city shall be collected, conveyed and disposed of by the city under the supervision of the city administrator or by the authorized agent of the city. The city administrator shall have the authority to make regulations concerning the administration of this article as he finds necessary, and to change and modify the same after notice as required by law, provided that such regulations are not contrary to the provisions hereof.

Sec. 6-17. - Residential collection.

- (a) The city or its authorized agent for refuse collection and removal shall provide minimum weekly curb service collection of refuse at residential households except as otherwise set out herein.
- (b) The city or its authorized agent for refuse collection and removal shall provide collection of *refuse* for disabled persons.
- (c) Owners of residential households shall place the refuse in the carts and the carts shall be placed, on assigned collection days, at front curbside locations in such manner as not to obstruct passage. Owners shall place the carts at the appropriate curbside location at or before 7:00 a.m. or prior to the arrival of the collection vehicles. This placement shall not be made before dusk on the day prior to collection day. Any refuse placed on the curb after departure of the pickup crew of the city or its authorized agent shall subject the owner to prosecution for violation of this chapter should the street become littered from refuse.

- (d) Owners shall remove the carts from the curbside location to a storage location where practical, which storage location shall be nearer to the residential household located on the premises than to any street abutting the premises where practical; removal of the cart should be accomplished within a reasonable time following collection on the day the contents are emptied and collected where practical.
- (e) Owners shall prevent the continued, excessive and unsightly accumulation of refuse upon their property or the public thoroughfares bounding upon the owner's property.
- (f) It shall be a violation of this article to place or cause to be placed for collection any acid, explosive material, inflammable liquids or dangerous or corrosive material of any kind.
- (g) *Bulky* waste may be collected at the curb after notice is given to the city or its authorized agent. An additional fee may be assessed for collection of bulky waste and the amount of such fee will be determined prior to the collection based upon the number and weight of the items of bulky waste to be collected. Owners shall be responsible for the removal of any CFCs and freon from any items of bulky waste prior to its collection.
- (h) Refuse generated from the conduct of customary home occupations carried on from residential households will be collected on a residential fee basis.
- (i) All refuse will be collected by the city or its authorized agent if placed in the cart. No open containers shall be permitted.
- (j) It shall be a violation of this article to co-mingle yard waste and household refuse in the cart for pick-up.
- (k) Yard waste shall be collected by the city or its authorized agent once every week and must be placed at curb side. Grass and clippings shall be placed in securely tied paper bags not exceeding 32-gallon capacity and placed at curbside for collection. Limbs not exceeding four inches in diameter nor more than five feet in length must be placed at curbside for collection. Collection of limbs in excess of the size required herein may be collected on a special fee basis as requested.
- (l) Owners of a residential household shall be responsible for the proper disposition of any dead animals.
- (m) During any week in which there is an observed holiday or extremely harsh weather conditions, such as snow or ice, the city or its authorized agent may collect refuse in accordance with an altered collection schedule as needed.
- (n) Nothing in this chapter shall prevent owners from contracting with the city or its authorized agent for additional services at additional costs.
- (o) The city at all times reserves the right to direct and control all relevant aspects of the time, place and manner of residential refuse service. Nothing in this article is intended to abridge the city's right to ownership and control of the waste stream.

Sec. 6-18. - Plastic carts—Provided by city.

- (a) Plastic wheeled carts shall be required for street-side collection service. The responsibility for obtaining such cart shall be upon the owner or occupant of the premises desiring and otherwise eligible, by the terms of this article, for street-side collection service. The owner or occupant of the premises is required to contact the department of public works and request the delivery of a cart.

- (b) Additional carts may be acquired from the City or from the City's authorized agent by the owner or occupant and will be serviced according to the provision of this article subject to the following limit, which is hereby imposed upon the number of carts that will be serviced by the city:

Number of Carts

- (1) Residences: maximum of 2
 - (2) Commercial establishments: maximum of 3
- Each additional cart will be serviced at the regular rate.

Sec. 6-19. - Recycling.

In order to protect the environment by conserving natural resources and preserving rapidly dwindling landfill space as well as minimizing waste disposal costs, the city encourages recycling for all residential occupants within the city limits to recycle all recyclable materials.

- (1) Collection and container requirements for recyclable materials will be the same as those outlined in sections 6-19, 6-20, 6-21, and 6-22 of this chapter.

Sec. 6-20. - Placement for collection.

All refuse, ashes, garbage, trash and recyclable materials shall be placed in carts for collection. The carts shall be placed at street-side for collection purposes. The collection schedule shall be announced by the department of utilities and public works. If the carts are not near the street-side at collection time, this will indicate no service is needed.

Sec. 6-21. - Non-street-side collection.

Non-street-side collection of *refuse* will be provided for households within the city limits if all persons abiding in the household meet the following conditions:

- (1) Physically unable to walk a cart to the curb, due to being confined to a bed or confined to a wheelchair, or,
- (2) Physically unable to roll a garbage cart to street side, as certified by a medical doctor, or,
- (3) Older than sixty-five (65) years of age,

Each household desiring to receive backyard *refuse* service must apply to city hall with the appropriate information. The household information will be verified and a decision provided. If the applicant is denied, the decision may be appealed to the governing body.

The exception will be reevaluated each twelve (12) months.

Sec. 6-22. - Disabled.

Any person who is a full-time resident of a residential household and who is disabled to the extent that he is incapable of moving his refuse shall obtain a physician's certificate which states with particularity the nature and extent of such disability. Disabled persons shall not be required to place the refuse at curbside. This section shall not apply unless all of the adult persons in a residential household are disabled and obtain such physician's certificate. Certificates will be mailed to the city administrator. This section also applies to temporary disability not to exceed 90 days. The city or its authorized agent may make reasonable rules for non-curbside collection for disabled persons. The city or its authorized agent shall provide recycling services to disabled persons to the same extent such services may be provided under section 6-18.

Sec. 6-23. -Time limit at street-side.

Carts shall be placed at street-side no earlier than dusk on the day before the scheduled collection day and carts shall be removed from street-side as soon as practical the day of collection.

Sec. 6-24. - Material too large for containers generally.

Any garbage or rubbish that cannot be put into containers as provided in this chapter will not be collected. Customers that consistently generate garbage in excess of the one standardized wheeled cart will be required to purchase an additional container as needed to fully containerize all refuse.

Sec. 6-25. - Collection schedules.

- (a) The public works director or his/her designee shall be authorized to establish schedules for the collection of garbage and trash within the corporate limits.
- (b) The public works department or its authorized collection agency shall collect and remove all garbage in the residential sections of the city once each week, except in weeks when holidays occur and during emergencies. Collection shall be made at least once per week or as otherwise determined by the public works director from the business section of the city and in either of the sections as often as required by the department.

Sec. 6-26. - Collection of household furniture and appliances.

Upon request and for an extra charge, the city shall collect normal discarded household furniture and appliances, including sofas, chairs, beds, refrigerators, washers, dryers, hot water heaters, and similar items, but not including furnaces. This service is for curbside pickup only. Persons requesting this service shall be notified by the department of public works as to the date collection will occur. Items for collection shall be placed at curbside no earlier than 12:00 noon on the day preceding the scheduled collection. This service shall be available to residential areas

only. This service shall be provided pursuant to the requirements of sections 6-27(d) and 6-36(e) of this chapter.

Sec. 6-27. - Trash collections.

- (a) The collection of *bulky* and *yard* waste, if collected separately, shall be at a time and in a manner prescribed by the public works director. *Bulky* and *yard* waste collection must be at the curbside location. No backdoor collection will be provided for this service. At no time shall trash be placed in such a manner as to obstruct gutters, drains, walkways, or streets. Tree limbs and branches shall not exceed five (5) feet in length or fifty (50) pounds in weight in any household to be handled by collection workers. The fee schedule for tree limbs and branch collections are defined in subsection 6-36(f) of this chapter. Leaves, grass clippings, straw and similar items must be placed for collection in paper bags or containers separate from other trash. All grass clippings shall be bagged in paper bags or containerized as authorized by the public works department. Rocks, dirt, concrete blocks, or bricks are not considered trash and shall not be collected. No material shall be collected by the public works department resulting from the construction, remodeling or demolition of buildings or fixtures, or containing building materials, including floor and carpet scraps. No debris from burned houses or their contents shall be collected by the public works department.
- (b) Only household garbage is to be placed in the container provided by the city for normal garbage pickup.
- (c) Household garbage includes the normal garbage generated by a residence, not including the materials listed in sections 6-24, 6-26 and subsection 6-27(a).
- (d) Effective January 1, 2019, the following items, prior to collection by the city, shall require a sticker to be purchased and placed on said item. The items are as follows: appliances, freezers, dressers, bicycles, mattresses, window air conditioning units, refrigerators, dishwashers, end tables, commodes, box springs, stoves, sofas, tables, sinks, beds, TV sets, recliners, chairs, grills, frames, washers and dryers, microwaves, hot water heaters, swing sets (disassembled), lawnmowers, and any other items which, in the discretion of the public works director, shall comply with this requirement. The fee shall be as described in the schedule of fees as established from time to time by the City Council.

Sec. 6-28—6-30 Reserved.

ARTICLE III. SCRAP TIRES

Sec. 6-31. - Stacking or storing unlawful.

It shall be unlawful for any person to stack or store new or used automobile, truck or tractor tires in an outdoor area within the city. The storage of all such tires shall be in an enclosed and covered area. Nothing in this section shall prohibit or prevent an orderly outdoor display of tires for sale during normal business hours, provided that such tires are stored in an enclosed and covered area after normal business hours.

Sec. 6-32—6-35 Reserved.

ARTICLE IV. BILLING

Sec. 6-36. - Billing.

- (a) The rates and charges for the use of Sanitation / Solid Waste service shall be established from time to time by the City Council and set forth in the schedule of fees and charges.
- (b) Said fee may be adjusted automatically by the public works department to cover the increase in landfill disposal costs.
- (c) All bills for garbage service shall be sent to customers on the billing date for utilities. These bills are due and payable at the city customer service office on the specified date on the bills. After that date, service may be ceased until all amounts due are paid.
- (d) A penalty of ten (10) percent shall be added to all bills for garbage service where bills are not paid on the due date as specified on the bill. If a customer is in arrears for a previous month or months, payment shall first be applied to previous bills.
- (e) Stickers for bulk item pickup may be purchased in person or by mail order from the customer service office at City Hall. The cost of these stickers is defined in the rate schedule established from time to time by the City Council.
- (f) Fees for bulk tree limbs and branch collections are described in the rate schedule established from time to time by the City Council. Payment must be made by the customer prior to the service being delivered.

Sec. 6-37—6-40 Reserved.

ARTICLE V. ENFORCEMENT

Sec. 6-41. - Enforcing provisions.

- (a) The provisions of this chapter regarding collection and removal of refuse shall be enforced by the city administrator. All such provisions regarding collection and removal of refuse may also be enforced by the city code enforcement officer if so requested by the city administrator.
- (b) Violations of any provisions of this chapter shall be reported initially to the city administrator whose office is charged with administration and interpretation of all sections herein. The city administrator or his/her designee shall be authorized to issue citations and prosecute violations of this chapter.

Sec. 6-42. - Fines and penalties.

A fine of up to one thousand dollars (\$1,000.00) per day per violation may be assessed for any of the requirements of this chapter. This fine is in addition to any other penalties established herein.

Sec. 6-43—6-45 Reserved.

JEFF REESE, MAYOR
CITY COUNCIL:
GIL MCDUGAL, MAYOR PRO TEM
LESLIE MCPHERSON
SHIRLEY MARCHMAN
DANNY CARTER

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

ORDINANCE NO. _____

WHEREAS, the City of Villa Rica through its Solid Waste and Finance Departments have created, reviewed and revised the Solid Waste Ordinance for the City of Villa Rica; and

WHEREAS, the Mayor and Council do desire to adopt the Solid Waste Ordinance for the City of Villa Rica as attached hereto and incorporated by reference herein.

NOW, THEREFORE, be it hereby ordained that the Mayor and Council of the City of Villa Rica do adopt the Solid Waste Ordinance for the City of Villa Rica as attached hereto and incorporated by reference herein in its entirety.

IT IS FURTHER ORDAINED that any and all ordinances, codes, regulations in conflict with the Solid Waste Ordinance attached hereto are hereby repealed.

To allow time for public education on the operational changes. This ordinance shall become effective and implemented on January 1, 2019.

This the 23rd day of October, 2018.

Jeff Reese, Mayor

Attest:

Alisa Doyal, City Clerk



CITY OF VILLA RICA

City Council Packet

SUBJECT: Solid Waste Fee Structure Recommendation

CITY COUNCIL AGENDA DATE: October 23, 2018

DATE: 10/15/2108

PREPARED BY: Bobby C. Elliott, P.E.

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE:

PURPOSE: The attached fee structure accounts for the Solid Waste collections above threshold limits established by the Solid Waste Ordinance. Previously, there have been no limits on materials collected by the City on curbside service.

BACKGROUND: Up until the recommendation of adopting a Solid Waste ordinance, there have been no limits on what the City has collected at curbside from a bulk solid waste perspective. Due to the increased cost of providing the service, it has become necessary to place a fee on materials we collect above thresholds established by ordinance. Large bulk items such as sofas, refrigerators, washers, dryers, mattresses, freezers, and other large items will require a fee to be paid for picking them up. There is also a fee schedule for bulk limb and leaf collection based on pile size and number of bagged leaves.

STAFF RECOMMENDATION: Staff recommends approval of this fee schedule.

IMPACT:

MOTION: I make a motion to approve the Solid Waste Fee Schedule to become effective January 1, 2019.

Sanitation and Solid Waste Fees

Sanitation / Solid Waste				
RESIDENTIAL				
Sanitation & Solid Waste				
Curbside/Solid Waste Pickup				
Residential Customers	\$ 7.50			
Bulk Limb Rate Schedule (by limb pile size)				
0 to 4 cu. Yd.	Covered with \$7.50 charge			
> 4 to 6 cu. Yd. (8'X6'X3.5')	\$15.00			
> 6 to 8 cu. Yd. (8'X6'X4.5')	\$25.00			
> 8 to 10 cu. Yd. (8'X8'X4.5')	\$40.00			
> 10 to 12 cu. Yd. (10'X8'X4')	\$50.00			
> 12 cu. Yd.	Priced on case by case basis			
Bulk Item Schedule				
A \$10.00 sticker is required for the bulk items listed below:				
Appliances with refrigerant require the purchase of two stickers (\$20).				
Stickers can be purchased at customer service at City Hall. Freezers, refrigerators,				
dressers, bicycles, mattresses, box springs, stoves, sofas, tables, sinks, beds, TV sets,				
recliners, chairs, grills, frames, washers and dryers, microwaves, hot water heaters,				
swing sets (disassembled), lawnmowers, and any other items which, in the discretion				
of the public works director, shall comply with this requirement.				
Bulk Leaf Collection				
0 to 10 bags per week	FREE			
Each additional 10 bags per week	\$5.00			
Garbage		Recycling		
First Cart	\$ 12.50	First Cart	FREE	
Additional Carts	\$ 12.50	Additional Carts	\$ 3.50	
Low-Income Senior	\$ 9.38			



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Evaluate and identify potential cost-effective alternatives to upgrade or expand the existing North Wastewater Treatment Plant and/or divert flows from the North Plant service area to the West Wastewater Treatment Plant.

AGENDA DATE: October 23, 2018

DATE PREPARED: October 11, 2018

PREPARED BY: Pete Zorbanos, Public Works Director

AMOUNT: \$ \$20,000.00

GL ACCOUNT #: 5054115521200

PURPOSE: To engage an engineer for the development and evaluation of alternatives that may warrant expansion and upgrades to the North Plant or a means of transferring flows that impact the North Plant and diverting them to the West Plant for treatment. The engineer will also provide a preliminary engineering report based on the findings.

BACKGROUND: Due to continued residential growth and development in the North Plant service area it is imperative that alternatives are identified and implemented in a timely manner that will provide adequate capacity for the future. It is projected that 1,000 + homes will be constructed in the next several years in this area.

STAFF RECOMMENDATION: Staff recommends that we engage P.C. Simonton & Associates to assist the City for engineering services in determining alternatives for upgrading the North Plant and/or transferring flows from the North Plant service area to the West Plant.

IMPACT: Once a cost-effective alternative is determined, additional capacity will be created that will accommodate future growth in the North Plant service area.

MOTION: I move that we engage P.C. Simonton & Associates for engineering services for the purpose of identifying alternatives for enhancements to the North Plant and/or the transfer of flows from the North Plant service area to the West Plant in an amount not to exceed \$20,000.00.

P.C. Simonton & Associates, Inc.
Consulting Engineers

309 North Main Street
Post Office Box 649
Hinesville, Georgia 31310

1050 Parkside Commons
Suite 101
Greensboro, GA 30642

August 28, 2018

City of Villa Rica
Attn: Mr. Tom Barber, City Manager
571 W. Bankhead Highway
Villa Rica, GA 30180

RE: Request for Qualifications
Engineering Services
North- West Effluent Transfer

Dear Mr. Barber:

If we all had crystal balls, predicting the future would be much easier. This applies, among other things, to predicting where water and sewer service will be needed in the future and how best to meet those service needs. Unfortunately none of us have crystal balls and predicting the future is a guess on our best day. In most cases, we are playing catch up and trying to adjust to the changing needs on a daily basis.

The goal of the City of Villa Rica now is to determine the best means of serving the growth in the North section of town with current available facilities. We recognize this need and are experienced in the evaluations of existing facilities for upgrade and modification. As can be seen in our "Relevant Project Experience" section, we have experience with Biological Nutrient Removal (BNR) systems like the one in Rincon, GA and the traditional active sludge plant in Blakely. These are in addition to the Sequential Batch Reactor (SBR) system in Hinesville and Folkston. Further, our past experience with almost all of our clients has involved efficiently transferring wastewater from one area of town to the other. All of this experience will be employed to help the City of Villa Rica meet its goal.

P.C. Simonton & Associates, Inc. is excited at the prospect of working with the City of Villa Rica. Our local presence allows us to have a good understanding of the need and the pride that goes along with successfully planning projects that benefit the community. We have developed this same relationship with other communities in the area and have helped all of those communities meet similar goals.

Should you have any questions, comments, or desire further information, please contact me.

Sincerely,
P.C. SIMONTON & ASSOCIATES, INC.



Paul C. Simonton, P.E.
President
PCS/jc/PCS No. 2018-00

Request for Qualifications

City of Villa Rica North- West Effluent Transfer



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**ENGINEERING QUALIFICATIONS
FOR
CITY OF VILLA RICA**

August 31, 2018

***P.C. SIMONTON & ASSOCIATES, INC.
CONSULTING ENGINEERS***

309 NORTH MAIN STREET, P.O. BOX 649
HINESVILLE, GEORGIA 31310
(912) 368-5212
(912) 368-6071 FAX

1050 PARKSIDE COMMONS, SUITE 101
GREENSBORO, GA 30642
(706) 454-0870
FAX (706) 454-0871

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ABOUT THE FIRM

Established in 1980, P.C. Simonton & Associates, Inc. is a consulting engineering firm providing services which include planning analysis and design for the following: site selection and development, water and sewer facilities, drainage facilities, roadways and pavement, limited soils testing and construction monitoring. This wide range of experience has been of value to clients that have either placed our firm on retainer or awarded projects on a contract basis.

P.C. Simonton & Associates, Inc. began its practice in the Atlanta area, utilizing experience gained in over ten (10) years of design and construction activity in that region. The vast experience in the municipal market, which included obtaining financing for the engineering projects, created a demand for the firm to expand services to markets in South Georgia. Utilization of grants and funding assistance became an integral part of the engineering scope of services for many clients.

The client base in South Georgia requiring this inclusive service grew to such an extent, that relocation of the main office to Hinesville, Georgia was considered essential. Since that time, our client base has continued to expand and an office has been added in Greensboro, Georgia.

Multiple locations not only allow us to better serve our clients, it offers a valuable tool in the quality control process. The three (3) offices work closely together in a seamless environment related to the methods used in the plan preparation process. Design and CAD standards that apply to all offices have been established so that all plans are prepared in the same manner. This regularity allows us to use the professionals located in one office to objectively check calculations and design from the other without prior influence. This QA/QC system has served us well and permits P.C. Simonton & Associates, Inc. to produce high quality plans, specifications and other documents for all of our projects.

In addition to exceeding our customer expectations in the technical field, we offer an outstanding service in funding assistance. Our knowledge of federal and state agencies, their functions and assistance opportunities has benefited our clients on many occasions. Past assistance has included project funding from DCA, EDA, GDOT, USDA, GEFA and One Georgia. Projects obtained from these sources have included programs such as CDBG, EIP, RBEG, GEFA Water Quality, and Water Supply, and One Georgia Edge & Equity programs, as well as many TE projects. Because of our working relationship and proven performance in the past, we are able to quickly and succinctly prepare required documentation for proper permitting, and model project descriptions and justifications to meet funding criteria and secure funds.

We have a proactive approach to infrastructure management, and also provide Geographical Information Systems (GIS) and mapping services and jointly prepare GIS databases with Regional Commissions, aiding in the overall planning and managing of existing infrastructures.

P.C. Simonton & Associates, Inc. is a Georgia Department of Transportation prequalified consultant in many area classifications that include single and multi-lane roadway design, traffic operations studies, landscape design, facilities for bicycles and pedestrians, and construction supervision. These classifications assist many of our clients in achieving LAP certification so that they may administer their own GDOT or FHWA construction projects.

RELEVANT PROJECT EXPERIENCE

The following is a list of projects with the scope of services performed by the firm that demonstrates our diverse experience with multiple funding sources. We have dozens more projects that would further explain our experience.

Hinesville/ Ft. Stewart Wastewater Treatment Plant

Client: City of Hinesville
Year: 2014- 2018
Value: \$22,400,000
Contact Person: City of Hinesville
Kenny Howard, City Manager
khoward@cityofhinesville.org
912-876-3564

Description:

The NPDES Permit issued in 2013, as a result of TMDL on Canoochee River, reduced the effluent limitation at the plant in half. The original plant built in 1985 was a trickling filter solids contact plant that could not reliably meet the new limits. Since the plant is jointly owned by Hinesville and Fort Stewart both had to be informed of any change to the plant. P.C. Simonton and Associates prepared alternative for changing the process using the existing tankage, new plant, and a combination of old facilities and new. After several presentations it was determined that the most reliable and cost effective alternative was to replace the treatment process with a SBR system and efficient filter, replace old worn out headwork, rehab the existing operations building and convert the existing digesters from anaerobic to aerobic. Once the final decision was made P.C. Simonton & Associates, Inc. prepared the Preliminary Engineering report to obtain funding, in addition to the anti-degradation document and DDR for approval by EPD.

Funding for the project was from the Georgia Environmental Facilities Authority (GEFA). The project was a Georgia Fund Project so no Federal requirements were included. The GEFA loans to the City, a “Waterfirst” Community, were funded through to separate loans at a rate of 1.5%.

P.C. Simonton & Associates scope was initial investigation and alterative evaluation, preparation of funding and permitting documents, preparation of plans and specifications, bidding, construction administration and inspections. The project was completed in the summer of 2018.

City of Hinesville Water Reclamation Facility

Client: City of Hinesville, Georgia
Year: 2007
Value: \$14,000,000
Contact Person: City of Hinesville
Kenny Howard, City Manager
khoward@cityofhinesville.org
912-876-3564

Description:

Due to announced growth by the Department of Defense the City was faced with building additional wastewater capacity and to have it ready for use in an approximate two year timeframe. Faced with the challenge P.C. Simonton & Associates, Inc. prepared funding and permitting documents for a facility that would meet the future wastewater need. It was determined that an additional 2.0 MGD facility would be needed to meet the need. Meetings with EPD revealed that no stream was available to accept the additional flow on a consistent basis. After several work sessions with the City of Hinesville, EPD and P.C. Simonton & Associates, we decided that a hydrograph discharge to a local creek combined with the development of a reuse water system could meet the need.

P.C. Simonton & Associates located a suitable site, obtained permits and funding, administered a hybrid “Design/ Build” contract, and performed construction coordination, and inspection to have the facility ready for operation in 30 months.

The construction facility is a three basin “Sequential Basin Reactor (SBR)” proceeded by screening and grit removal then followed with filtration. In addition to the actual physical plant the project included twelve miles of reuse water main (purple pipe) to establish the reuse sewer area.

In order to get the City collection system operating efficiently and provide immediate flow to the new plant, P.C. Simonton & Associates performed an overall sewage collection system analysis to plan which pump stations would be redirected to the new plant. By utilizing existing forcemains and upgrading key pump stations, sufficient flow was redirected to free up capacity in the older plant and provide sufficient flow to the WRF.

As part of this project, P.C. Simonton & Associates assisted in developing the purple pipe ordinance to govern the reuse water system. The City of Hinesville was recognized by the Governor for being the first City to adopt a “purple pipe” ordinance.

City of Rincon- Headworks

Client: City of Rincon
Year: 2017/2018
Value: \$1,000,000
Contact Person: LaMeisha Hunter Kelly, City Planner
City of Rincon
lhkelly@cityofrincon.com
912-826-5996

Description:

The City's Biological Nutrient Removal (BNR) plant was constructed in the early 2000's and was experiencing severe headworks deterioration. The plant is fed by forcemain flow which always includes H2S issues at the plant. Deterioration of the concrete channel was severe and the influent screen plus the grit removal system was almost inoperable.

Our scope of work was to design a headworks system that would be resistant to hydrogen sulfide corrosion and provide redundant systems at the headworks for flow measurement, screening and grit removal. Because Rincon uses an MBR digester we also had to ensure the screening and grit removal efficiencies were high enough to benefit the digester system. This scope had to be accomplished while not interrupting plant operation. In addition, the City is experiencing significant growth so our direction was to build the new headworks to increase average daily flow at the plant from 1.0 MGD to 2.0 MGD.

To keep that plant operation we designed the new influent dual channels parallel to the old channel. The two new screens plus the two grit removal systems were installed and flow transferred to the new treatment train without interrupting the continuous plant flow.

Our scope for the project included assisting the City in GEFA funding, direct purchase of equipment, design and plan preparation, bidding, construction administration and inspections.

While working on the project we also assisted the plant operators with process adjustments to minimize chemical addition for phosphorus removal and increasing solids from the digester. This was our first project with the City of Rincon and since completion we have been asked to begin two more City projects at the WWTP.

Hinesville Pump Station & Forcemain Replacement

Client: City of Hinesville
Year: 2017
Value: \$6,000,000
Contact Person: City of Hinesville
Kenny Howard, City Manager
khoward@cityofhinesville.org
912- 876-3564

Description:

This project consisted of the design to rehabilitate and upgrade the pump station and replace the old failing concrete forcemain with a new 24" PVC forcemain. The new PVC forcemain will be the primary transport unit with the old forcemain remaining in place as backup. Future plans include fully investigation and testing of the old forcemain to insure it is a reliable backup source. This provides redundant conveyance for over 3 million gallons per day of Hinesville wastewater. The project included the design of over six miles of forcemain through crowded corridors, and environmental concerns, to include Ft. Stewart, canals, and wetlands. Approximately 15% of the project was horizontally drilled. Additionally, the pump station received rehabilitation of electronics, drives, backup generator, lighting, and wet well coating, all while remaining in service.

As part of the Hinesville/ Ft. Stewart Wastewater Treatment facilities constructed in 1984, a master pumping station was included that pumped the entire City's collected wastewater to the treatment facility. The pump station had its own screening device and pumped the wastewater through a 24" spiral wound concrete pipe forcemain, miles to the joint facility. The original design produced pumping facilities but no redundancy in the transmission piping. Failures in the piping system were always handled as emergency repairs.

Sewer System Analysis and Modification to Transfer System Flow

Client: City of Hinesville, Georgia
Year: Current
Value: \$2,500,000
Contact Person: City of Hinesville
Kenny Howard, City Manager
khoward@cityofhinesville.org
912-876-3564

Description:

The City of Hinesville has two wastewater treatment facilities; the Ft. Stewart plant that has a City capacity of 3.36 MGD and the WRF facility that has a capacity of 2.0 MGD, but has tankage in place to expand to 4.0 MGD. In the mid 2000's most growth in the City was projected to occur in the west side of town so sewage capacity was built onto the WRF plant. Due to environmental concerns the growth shifted to the east side of town discharging wastewater to the Ft. Stewart plant basin, to insure sewage treatment capacity is available for the approved development, wastewater flow to the Ft. Stewart facility must be rerouted to the WRF plant.

Our scope includes evaluation of the City's current collection and transportation system; determine how pump station flows to could be redirected to the WRF plant. We determined that by utilizing current in ground force mains flow can be redirected with minor upgrades to the pump stations.

Our scope for this project will be preparation of engineering studies for EPD approval and funding application, preparation of plans and specification, for pump station upgrades, force main modifications to reroute flow, adding equipment to the WRF for exposure to 4.0 MGD; bidding and construction inspection.

City of Folkston Wastewater Treatment Improvements

Client: City of Folkston, Georgia
Year: 2007 to Present
Value: \$640,000
Contact Person: City of Folkston
Pender Lloyd
penderlloyd@yahoo.com
912-496-2563

Description:

In 2007, the D. Ray James prison notified the City of Folkston that an expansion would take place which would double the City's population. Already nearing capacity, the City of Folkston had twelve months to analyze, select, and fund a treatment process capable of handling the flows from the prison. P.C. Simonton & Associates performed a sewer system study and treatment process analysis and selected the AGAR Moving Bed Bio Reactor process to treat the wastewater. In addition, it was determined that the City could eliminate 200,000 GPD of inflow and infiltration through manhole lining.

By working with EIP, One Georgia, and GEFA, P.C. Simonton & Associates was able to assist the City with funding. Through our relationships with the permitting agencies, we were able to complete the project in advance of the expansion and provide a treatment system in one-half the time of a typical treatment plant retrofit. After the success of this project, P.C. Simonton & Associates co-authored an article in Public Works Magazine on the Moving Bed Bio Reactor process and was featured in a video highlighting the same.

Since 2007, the prison has growth to require more wastewater treatment. In 2015, we began exploring farther expansion of the plant and determined the tightening effluent limits being placed on wastewater discharge; a mechanical system over the natural system was required.

We are currently working in design of a 1.5 MGD Sequential Batch Reactor (SBR) plant on the site of the existing facility. The small footprint of the SBR system was a critical consideration in choosing the process.

Our scope includes concept planning, securing the project funding from USDA (grant/ loan), preparation of anti-degradation study, DDR, site investigation, facility design, bidding funding agency compliance and construction inspection.

Wastewater Treatment Plant Expansion

Client: City of Blakely, Georgia
Year: 2006
Value: \$3,500,000
Contact Person: City of Blakely
Adam Askew, Plant Operator
adam.askew@cityofblakely.org
229-723-3677

Description:

The City of Blakely owned three wastewater treatment plants; one reclaimed extended aeration plant and two lagoons. New NPDES permit limits required the City to upgrade all three facilities or combine the flow to one. We performed a cost/benefit analysis on helping and upgrading all three facilities or install pumping stations and treating the entire flow at one facility. The analysis not only evaluated keeping the ponds in service, but also evaluated different treatment alternatives at the mechanical plant. The alternatives evaluated included:

1. Continued use of extended aeration
2. Membrane Bio Reactor
3. Sequential Batch Reactor
4. Incorporate MBBR in the current process

The economic analysis and operator familiarity resulted in expanding the current process from 1.315 MGD to 2.0 MGD. The modification and upgrade added new headwork's, replaced the inplant pump station, rehabbed existing aeration tanks and clarifiers, added a third clarifier, replaced chlorine disinfection with UV disinfection, replaced the old operations building, complete replacement of all electrical components, replacement of all plant valves, rehabbed the digesters, replaced drying beds with a belt press, and included a complex SCADA system for plant operations. All of this work was completed for approximately \$3.5 million. Only \$1.75 per gallon to bring the old, dilapidated, poorly functioning wastewater treatment plant to a fully efficient operation.

Our scope on this project included the evaluation, previously mentioned, complete design and permitting, and construction administration. One of the cost/time savings strategies employed was for the City to purchase the equipment direct and require the contractor to assure responsibility upon delivery. This saves the project time by avoiding long equipment delivery times after the contractor is issued notice to proceed, and allows the City to save the 7% tax without paying a consultant for recovering the tax from the state.

In addition to the wastewater treatment plant modification, we assisted the City in several I/I reduction projects that greatly reduced I/I during rain events. The I/I reduction portion replaced or refined several thousand feet of old sewer main and lined over 12,000 vertical feet of manholes.

City of Riceboro Wastewater Treatment System

Client: City of Riceboro, Georgia
Year: 1990-2016
Value: \$15,000,000
Contact Person: City of Riceboro
William T. Austin, Mayor
waustin@cityofriceboro.org
912-884-2986

Description:

In the early 1990's the City of Riceboro began pursuit of a wastewater collection and treatment system to serve industrial needs in the community. Working with the City, the Regional Commission and the local industry we obtained funding from USDA, EDA and DCA. The total project cost was approximately \$4,500,000; approximately \$3,500,000 of the funds were grants.

The scope of the project was to provide sewer service to the old downtown area and the adjacent industry. The facility included aerated lagoons with land application of the effluent to treat 100,000 gallons per day with expansion capabilities to 350,000 gallons per day.

Over the next ten years we assisted the City with obtaining CDBG funds for smaller projects every two years. These projects expanded the sewer system to service most of the residential areas within the City.

In the mid 2000's, the City and the local industry within the City had grown to need additional capacity. Since the original plant was designed for expansion, modification of the facility to 350,000 GPD capacity was already planned and only required implementation of that plan. With the expansion the city decided to expand their customer base to serve existing County residents outside the City.

Our scope on this project was to prepare funding applications, prepare the Preliminary Engineering Report, complete design and plan preparation, bidding, plus construction administration and inspections.

The source of the funding for this project was USDA/RD with a loan/grant combination. The project cost was approximately \$5,000,000

COMPANY REFERENCES

Kenneth Howard, City Manager
City of Hinesville
115 East M.L. King, Jr. Drive
Hinesville, Georgia 31313
(912) 876-3564
khoward@cityofhinesville.org

William T. Austin, Mayor
City of Riceboro
Post Office Box 269
Riceboro, Georgia 31323
(912) 884-2986
waustin@cityofriceboro.org

Pender Lloyd, City Manager
City of Folkston
541 First Street
Folkston, Georgia 31537
(912) 496-2563
penderlloyd@yahoo.com

Byron Lombard, County Manger
Greene County Board of Commissioners
1034 Silver Drive
Greensboro, Georgia 30642
(706) 453-7716
blombard@greenecountyga.gov

Gary Sanders, City Manager
City of Eatonton
201 N. Jefferson Ave.
Eatonton, Georgia 31024
(706) 485-3311
gsanders@eatontonga.us

Joey Brown, City Administrator
Liberty County
112 N. Main Street
Hinesville, Georgia 31313
(912) 876-2164
joey.brown@libertycountyga.com

LaMeisha Hunter Kelly, City Planner
City of Rincon
302 S. Columbia Ave.
Rincon, Georgia 31326
(912) 826-5996
lhkelly@cityofrincon.com

TECHNICAL APPROACH

The first step to determining the best plans to satisfy the City's future sewer service need will be a meeting between the engineering consultant and the City staff that may have knowledge about the system. Our first task would be to request the City's assistance in assembling or making available knowledgeable staff to accomplish the following

- A) Review of the City's land use plan to identify areas of potential growth and identify the wastewater discharge from those areas plus the current areas of contribution, at this point we would identify sewer system drainage basins within the service area.
- B) Identify the current collection and transportation system including all pumping stations and forcemain locations and capacity of the system.
- C) Review any available as-built plans of the wastewater treatment plants and pump stations.
- D) Conduct a site visit for our design team to investigate the condition of the wastewater plants and a representative sample of the key pumping facilities. This site visit would include "in-depth" conversations with the plant operator and maintenance personnel so that we may have a full understanding of operational and maintenance conditions.

Once we have a good understanding of the condition of equipment and operation of the plant we can begin our evaluation and develop alternatives for achieving the City's goal. Development of the alternatives will identify the full scope of the alternative and include an "Opinion of Cost" for each alternative. A draft evaluation will be prepared and reviewed with City staff prior to finalizing. We would suggest this be done at an "alternative evaluation" meeting to discuss each alternative and the evaluation will be finalized with a recommendation to the City.

A Preliminary Engineering Report (PER) will be developed to include the investigation results, the alternative evaluation and final recommendation. This PER will be used in the funding process and for EPD, along with the design development report (DDR) and other reports as needed, for permitting of the proposal improvements.

The scope of the design project and the team assembled to complete it will be dependent on the alternative evaluation results. P.C. Simonton & Associates will be performing most of the design in house with electrical engineering provided by Chatham Engineering. If plant work involves new tankage or additional concrete structure the geotechnical consultant and a structural engineer will be included.

The team will work as a seamless unit with P.C. Simonton & Associates directing all design activities. Plans and specification will be prepared and reviewed with the City then submitted to EPD for approval. Once approved, the plans will be reviewed for erosion and sediment control. Concurrent with that review bid documents will be prepared incorporating funding agency requirements.

Upon approval by the City and the funding agency, we will assist the City to achieve competitive bids for the project. We will assure advertising is completed in accordance with federal, state and local requirements, prequalify contractors to bid, distribute bid documents respond to questions during the bidding process, assist the City with bid openings, prepare bid tabulation, prepare recommendation of award and present to the City for official award.

Once the project is awarded P.C. Simonton & Associates will issue a Notice of Award and provide contract documents for execution, to the contractor. After the contracts are returned, we will schedule a Preconstruction Conference to include the City representatives, contractor, funding agency representative, utility owners and the engineer. Points of Contact will be established, schedule discussed and specific procedure for shop drawing submittal, as-builts, and Pay Request will be discussed at the meeting. Usually a Notice to Proceed is issued to the contractor at the Preconstruction Conference.

The exact nature of the project will determine how often our construction inspector is on site. Expansion or upgrade of the plant will require a presence during the construction while a pump station and forcemain project will require inspections at key times during the construction process. This will be discussed at length with City personnel prior to the bidding process and at the alternative evaluation meeting.

During the construction of the project we ask that all direction to the contractor be routed through the engineer. This allows us to have control of the project to insure successful completion. P.C. Simonton & Associates will conduct adequate inspections to insure the project is completed in substantial compliance with the plans and specifications. As-builts will be updated monthly during the construction process. Any Change Order request will be discussed with City personnel and if appropriate, the Change Order will be prepared and distributed for execution. Project closeout and final inspection will be performed in conjunction with City personnel and the funding agency. Upon completion of the project as-builts will be provided to the City, both hard copy and an electronic file.

SCHEDULE

	<u>WWTP Modification</u>	<u>Pump Station and Transport System</u>
Notice to Proceed	October 1, 2018	October 1, 2018
Site Visit & Development of Base Data	October 15, 2018	October 15, 2018
Preparation of Alternative & Evaluation	November 15, 2018	November 15, 2018
Alternative Workshop	November 20/21, 2018	November 20/21, 2018
Identification of Funding Sources	December 1, 2018	December 1, 2018
Finalize PER (includes DDR)	December 15, 2018	December 15, 2018
GEFA Pre-Application	Prior to December 31, 2018	Prior to December 31, 2018
Submittal of DDR to EPD (if required)	January 10, 2019	January 10, 2019
Approval of DDR (if required)	March 1, 2019	March 1, 2019
Complete Design & Plan Preparation (depending on project & funding sources)	December 1, 2019	April 1, 2019
EPD Review and Approval	February 1, 2020	June 1, 2019
Bid Opening	March 15, 2020	August 1, 2019
Construction Begins	March 15, 2021	September 15, 2019
Final Close Out	April 15, 2021	May 15, 2020

FEE

- Initial Site Meeting, development of alternatives and evaluation plus PER \$20,000.00
- Anti-Degradation Report \$2,000.00
- Preparation of DDR (if required) \$10,000.00
- Design & Plan Preparation 6% of Construction Cost
- Bidding Included
- Construction Administration & Inspection 3%-4% of Construction Cost

KEY PERSONNEL

The proposed project team will include several key personnel from P.C. Simonton & Associates, Inc. The key personnel from PCS are based in the Greensboro office, located only two (2) hour east of Villa Rica.

Key personnel with PCS are listed below with their experience and responsibilities for the project:

- **Paul Simonton, PE** – Mr. Simonton is currently the President of P.C. Simonton & Associates, Inc. and has over forty-two (42) years of experience with design of municipal facilities. He will serve as the principal in charge of the project and will be instrumental in all phases of the project. Specific tasks include meeting with the City, design development, research, coordination of sub-consultants, detail design, permitting, development of bidding and contract documents, attendance at all City Council meetings, project review with City staff, contract administration and closeout.
- **Marcus Sack, P.E.** – Mr. Sack is currently a Vice President of P.C. Simonton & Associates, Inc. and has over fourteen (14) years of experience with design and management of municipal projects. During this project, he will be part of the design development team but his focus will be QA/QC of design documents
- **Justin Echols** – Mr. Echols has fourteen (14) years of experience in surveying, engineering and design, preparation and permitting of construction documents, and construction administration for various types of development projects. He will serve as the Project Engineer with close management of plan preparation. His diverse background includes residential, municipal, and commercial design. Mr. Echols is well versed in all phases of the design process from conceptual development through construction administration and has extensive experience in utility design and inspections, storm water management, and erosion and sediment control.

- **Jeni Carter** – Ms. Carter will be providing administrative support for this project. Her specific tasks will include preparation of conceptual presentations, assembling bidding and construction documents, assistance with the bidding process, and assembly of grant applications and closeout documents.
- **Charles Cobb, Chatham Engineering** – If the selected project includes an electrical design component Mr. Cobb will provide site investigation of existing facilities plus all electrical system design and plan preparation. His design will include a backup generator for the facility. If a SCADA design component is required as part of the project, Mr. Cobb will incorporate into his design.
- **Terracon Consultants, John Lawrence** – On almost every project a geotechnical investigation and testing component is required. Working closely with the design team Mr. Lawrence will be in charge of the geotechnical and testing tasks for this project.
- **Oconee Engineering, Ralph Boswell** – Should the selected project include concrete tanks of other structural design component Mr. Boswell will prepare the design and prepare plans for these facilities. He will also be instructed in preparing the scope for the geotechnical investigation.

*Detailed resumes of key personnel are provided in the following pages.



PAUL C. SIMONTON

Principal Engineer

EDUCATION

Auburn University, Bachelor of
Civil Engineering

CERTIFICATION

Professional Engineer, Georgia
Professional Engineer, Florida
Professional Engineer, South
Carolina

PROFESSIONAL AFFILIATION

American Water Works
Association
American Society of Civil
Engineers
American Consulting Engineers
Council
Georgia Water and Pollution
Control Association
Water and Pollution Control
Federation

PROFILE

Mr. Simonton has 42 years of engineering experience that has included design of land development projects, commercial as well as residential; highway and pavement design; drainage studies and flood projections; and water and wastewater projects. Mr. Simonton also has extensive experience in evaluating existing systems to develop a capital improvement plan, then implement the plan resolving expansion requirements and operation problems.

EXPERIENCE

Principal Engineer

**P.C. Simonton & Associates, Inc.
Hinesville, Georgia**

- As Principal Engineer, Mr. Simonton coordinates all engineering activities associated with small a consulting firm. His engineering experience has included design of land development projects, commercial as well as residential; highway and pavement design; drainage studies and flood projections; and water and wastewater projects. The water and wastewater projects include water treatment and supply, wastewater collection and treatment, pump stations, elevated and ground storage tanks, and various engineering reports. These projects were located in southeastern Georgia where groundwater and soil limitations are a major design consideration and in the north part of the state where rock and steep slopes are a major concern. In addition to engineering design projects, Mr. Simonton provides debt and revenue projects for utility systems. These projects and related engineering studies are used for preparation and implementation of capital improvement programs. Significant projects included during this time include:

- o Modification and upgrade to a 7.15 mgd wastewater treatment facility at Fort Stewart
- o Design and construction of a 2.5 million gallon elevated composite water storage facility and a 1.2-mgd water treatment facility



PAUL C. SIMONTON

Principal Engineer

EDUCATION

Auburn University, Bachelor of
Civil Engineering

CERTIFICATION

Professional Engineer, Georgia
Professional Engineer, Florida
Professional Engineer, South
Carolina

PROFESSIONAL AFFILIATION

American Water Works
Association
American Society of Civil
Engineers
American Consulting Engineers
Council
Georgia Water and Pollution
Control Association
Water and Pollution Control
Federation

Project Manager

John J. Harte Associates, Inc.
Atlanta, Georgia

- As Project Manager, Mr. Simonton was responsible for scheduling of a 10-man design team for municipal water and sewer projects. These responsibilities included directing design efforts, quality control, coordinating project design with client representatives as well as preparing schedules and monitoring project budgets. Projects ranged from small water distribution projects in the \$100,000 range to multi-million dollar wastewater treatment and collection systems.
- In addition to Project Management, Mr. Simonton also provided engineering reports and documents necessary to develop capital improvement plans and secure funding. These federal program grants.

Design Engineer/Team Leader

Horlbeck & Associates, Inc.
Norcross, Georgia

- As Design Engineer and Team Leader, Mr. Simonton was responsible for developing project feasibility analysis, developing budgets and performing detailed design of land development projects. These projects included large residential subdivision projects, industrial parks and commercial centers. Engineering design tasks include utility system design, roadway and drainage system as well as drainage and retention system design.
- As part of the design team, Mr. Simonton was responsible for project design, survey crew coordination and directing construction.

Engineer

Gwinnett County Water Systems
Gwinnett County, Georgia

- As a staff engineer with the Gwinnett County Water System, Mr. Simonton prepared system analysis, performed system testing and reviewed proposed subdivision plans. He was also responsible for construction inspection of a 16 mgd water treatment plant. Responsibilities for this task included shop drawing review, pipeline placement, concrete reinforcement placement, and contractor compliance with specification.



MARCUS E. SACK

Vice President

EDUCATION

Southern Polytechnic State University
College of Engineering,
B.S. Civil Engineering May 2006

CERTIFICATION

Professional Engineer, Georgia #38559
GSWCC Certified Level II #70248

PROFESSIONAL AFFILIATION

American Consulting Engineers Council
American Society of Civil Engineers
Rotary International, Board of Directors,
President Elect
Chamber of Commerce Board of
Directors

PROFILE

Mr. Sack has over 14 years of experience in engineering as a Civil Engineer. He is versed in Civil 3D, Land Desktop, TSIS/CORSIM, HCS, Hydraflow, HydroCAD, Hydraflow Stormsewers, WaterCAD, and Microsoft products. Mr. Sack has experience in wastewater treatment design, water and sewer conveyance, commercial and residential developments, traffic studies and engineering, and road and drainage plan preparation. His responsibilities include conceptual planning, design and plan preparation, project submittals to local, state, and federal agencies, quality control, and project management.

EXPERIENCE

Project Engineer

Mr. Sack has over fourteen years' experience in municipal and privately funded projects. His experience includes wastewater treatment design, water and sewer system design, roadway projects, flood and drainage studies, energy improvement projects as well as recreational projects built around storm water ponds. This experience not only includes the engineering design and plan preparation, but also the application to obtain funding and meeting project administrative goals placed on the client. His relationship with these funding agencies has helped many of our clients in obtaining funds to complete the identified projects. Significant projects include:

- Mr. Sack was the lead engineer for the City of Folkston Wastewater treatment plant retrofit. Mr. Sack was responsible for the analysis of the City of Folkston's sewer system which included data collection from over five years of operation, conveyance analysis and system operation investigation. After analyzing the system, Mr. Sack made recommendations for treatment expansions. In less than twelve months a system expansion was performed while maintaining existing treatment capacity at the plant. Mr. Sack was responsible for all design and permitting as well as construction observation and contract



MARCUS E. SACK

Vice President

EDUCATION

Southern Polytechnic State University
College of Engineering,
B.S. Civil Engineering May 2006

CERTIFICATION

Professional Engineer, Georgia #38559
GSWCC Certified Level II #70248

PROFESSIONAL AFFILIATION

American Consulting Engineers Council
American Society of Civil Engineers
Rotary International, Board of Directors,
President Elect
Chamber of Commerce Board of
Directors

management. Mr. Sack worked closely with the Georgia Environmental Protection Division and three different funding agencies including One Georgia, EIP, and GEFA to ensure the success of the project. Through his innovative and critical analysis the City of Folkston was able to expand its treatment system for \$2.00 per gallon, a price far below the national average. Mr. Sack co-authored an article in public works magazine detailing the MBBR process used and its success for Folkston, GA. P.C. Simonton and Associates was highlighted in a video production on the process receiving national publicity at WEFTEC and other wastewater treatment conferences.

- In 2009, shortly after the Folkston treatment expansion, GEFA released the Energy Efficiency and Community Block Grant. Using the data already collected Mr. Sack analyzed the existing lagoon treatment system for Folkston and determined that an aerator retrofit could be performed utilizing the funds. Mr. Sack applied for the grant on behalf of the City and was awarded \$500,000. By analyzing the lagoon treatment process he determined that a different style of aerators could be used to treat the wastewater more efficiently. In addition to improving the treatment process, the aerators save the City of Folkston approximately \$15,000 per year in energy costs.
- Mr. Sack is the lead design engineer for pump stations in Hinesville Georgia. In the past five years he has been responsible for the improvements to seven pumping stations and the addition of an additional pumping station. In 2010 Mr. Sack acquired the City of Hinesville Energy and Efficiency Community Block Grant and was able to increase energy efficiency at two pumping stations in Hinesville. The retrofits included new control panels, energy efficient pumps, and variable frequency drives. By introducing the variable frequency drives at high demand, long force main stations the City of Hinesville was able to



MARCUS E. SACK

Vice President

EDUCATION

Southern Polytechnic State University
College of Engineering,
B.S. Civil Engineering May 2006

CERTIFICATION

Professional Engineer, Georgia #38559
GSWCC Certified Level II #70248

PROFESSIONAL AFFILIATION

American Consulting Engineers Council
American Society of Civil Engineers
Rotary International, Board of Directors,
President Elect
Chamber of Commerce Board of
Directors

increase energy efficiency while decreasing Hydrogen Sulfide Gasses, a source for odor and acidic deterioration. Mr. Sack was responsible for the design, contract management and construction inspections. Mr. Sack worked closely with OMI to ensure the project met their needs and was operationally sensitive to their requirements.

- Mr. Sack was the project engineer for the City of Hinesville Bryant Commons Detention Pond project. Funded by GEFA, this project included the construction of a 15 acre detention pond which detains and treats storm water from much of the downtown area. Through this project the City of Hinesville was able to decrease downstream flooding while increasing effluent water quality. The affected basin was identified in the watershed assessment as Peacock Creek canal and is currently a 303(d) listed stream segment. With the addition of this project the City of Hinesville took the first steps in improving the watershed. Mr. Sack was responsible for the design and earthworks of the pond and worked as the construction inspector ensuring that the project was under budget and constructed in accordance with the plans and specifications.



JUSTIN M. ECHOLS

PROFILE

EDUCATION

Southern Polytechnic State
University
Bachelor of Science in Civil
Engineering

PROFESSIONAL AFFILIATION

Association of Water Professionals
American Society of Civil Engineers

Mr. Echols has over 14 years' experience in surveying, engineering and design, preparation and permitting of construction documents, and construction administration for various types of development projects. His diverse background includes residential, municipal, and commercial design. Mr. Echols is well versed in all phases of the design process from roadway and traffic design, water distribution expansion, waste water collection and treatment, regional stormwater facilities and lift/pump stations. His responsibilities include conceptual planning, design and plan preparation, project submittals to local, state, and federal agencies, quality control, and project management.

EXPERIENCE

Engineer

P.C. Simonton & Associates, Inc.
Greensboro, Georgia

- As project manager and design engineer, Mr. Echols supervises field investigation, performs engineering design and plan preparation, meets with clients to discuss project implementation, assist the owner in right of way and easement acquisition, assistance with bidding, construction observation, and overall project management. Mr. Echols performs these services for many clients in middle and north Georgia. The projects include:
 - Auburn Sewer System – Included design and inspection of a sewer system in downtown Auburn, Ga. The sewer system supplied sewer to the existing residence and businesses in the Downtown Business District. The installation was complete with minimal disturbance to the downtown operations.
 - Veterans Parkway Widening – Included the widening of 2 miles of roadway from two lanes to 4 lanes with a 20' wide median. This project was funded by the Georgia Department of Transportation and required a close working relationship with various entities of the department. This project was especially unique as it dealt with all areas of roadway design including signal design, railroad crossings, lighted pedestrian crossings and tank crossings on Ft. Stewart Military Base.
 - Richland Connector – Included the planning, property acquisition and design of a new connector and in Greene County.



JUSTIN M. ECHOLS

EDUCATION

Southern Polytechnic State
University

Bachelor of Science in Civil
Engineering

PROFESSIONAL AFFILIATION

Association of Water Professionals

American Society of Civil Engineers

- o Market Street- Hwy 44 Intersection Improvements – Included roadway and intersection design plus warrant analysis and traffic study for the proposed roadway intersection.
- o Southshore Extension (formerly Twin Bridges/Blue Gill Connector). The new road was a rural roadway section constructed to connect two existing county arterial roads in Putnam County, GA. As the design engineer for this project, Mr. Echols' tasks included - Directing the County's surveyor to obtain the topographic data along the roadway route. Preparing preliminary roadway design in accordance with GDOT "Low Volume Local Road Design Standards". Preparing drainage analysis and drainage facility design for the roadway. Creating cross sections along the roadway and final contours in the plan view. Performing final design of roadway to include grading, pavement specifications, erosion and sediment control measures and final construction details. Preparing regulatory agency submittals to obtained approval. Preparing final plans, specifications and bid documents for final bid package.

Project Manager

BH & D Engineering
Woodstock, Georgia

- o As project manager, Mr. Echols was responsible for preparation of conceptual designs and construction documents for residential neighborhoods as well as commercial developments. He was also responsible for obtaining the required permits for the commencement of construction.

Survey Crew Chief/CAD Technician
Rick Raymond & Associates
Watkinsville, Georgia

- o As a survey crew chief, Mr. Echols was responsible for directing a field crew in data collection on construction staking, while also assisting contractors. In addition, he processed field data to prepare base maps for design professionals.

CHARLES B. COBB, PE

Electrical Engineer

PROFESSIONAL EXPERIENCE

Mr. Cobb has extensive design experience in a broad range of water and wastewater projects for governmental and private owners. He has designed corporate offices, judicial buildings, public and private libraries, correctional facilities, schools, light to medium industrial government facilities, and various types of water and wastewater treatment facilities. He has experience with new construction and renovation projects in the areas of electrical power, power distribution, lighting, security and communications systems for public and private facilities in South Carolina, North Carolina, Alabama, Mississippi, Florida and Georgia. Mr. Cobb is proficient in the use of CADD and other computer utilities. He also has experience in the commercial electrical construction industry in the areas of project management and cost estimation.

RELEVANT PROJECTS

Pump Stations

- Chatham County Runaway Point Pump Station Rehab, Chatham County, Georgia
- Chatham County Causton Bluff Pump Station Rehab, Chatham County, Georgia
- Wrightsville Southwest Wood Forest Subdivision Pump Station, Wrightsville, Georgia
- Wilkinson County Zimmer & Schwartz Pump Station, Wilkinson County, Georgia
- Hinesville HPS Pump Station Rehab, Hinesville, Georgia
- Beaufort-Jasper Pump Stations, Beaufort-Jasper Water Sewer Authority, South Carolina
- Cane Bay Phase I Pump Stations, Berkeley County, South Carolina.
- City of Gordon Pump Station, Gordon, Georgia
- City of Pooler Pump Stations, Pooler, Georgia
- City of Savannah Pump Stations, Savannah, Georgia
- City of Savannah Pump Stations 23 and 26, Savannah, Georgia
- Coligny Circle Pump Station Replacement - Hilton Head, South Carolina
- Fresh Fields Village Phase I Pump Station, Seabrook Island, South Carolina
- Ft. Stewart National Guard GAARNG MATES Pump Station, Ft. Stewart, Georgia
- Hilton Head Island Pump Stations, Hilton Head, South Carolina
- Glynn County Pump Stations, Glynn County, Georgia

EDUCATION

Bachelor of Science,
Electrical Engineering
Technology

1992

University of Alabama
Tuscaloosa, Alabama
Professional Engineer
in Georgia

YEARS OF EXPERIENCE

26

- Rincon 7th Street Pump Station, Rincon, Georgia
- Rincon Water Reuse, Rincon, Georgia
- Sea Pines Pump Station #4 Rehabilitation - Hilton Head, South Carolina
- South Island PSD Pump Station, Hilton Head, South Carolina
- The Ponds Phase I Pump Stations, Dorchester County, South Carolina
- Thomasville Lift Station #2, Thomasville, Georgia
- Thomasville Lift Station #3, Thomasville, Georgia
- Thomasville Lift Station #6 Rehab, Thomasville, Georgia
- Thomasville Red Hills Pump Station, Thomasville, Georgia
- Washington Street Pump Station, Dublin, Georgia
- Wrightsville Pump Station, Wrightsville, Georgia

John Lawrence, P.E.

SENIOR GEOTECHNICAL ENGINEER

PROFESSIONAL EXPERIENCE

Mr. Lawrence is a senior geotechnical engineer for Terracon's Atlanta, Georgia office. Since 1981, he has accumulated over three decades of engineering experience in the fields of construction materials testing/IBC special inspections, geotechnical engineering design, and environmental-related consulting.

Mr. Lawrence has extensive experience conducting geotechnical engineering design, and construction materials testing programs for Transportation, Governmental, Manufacturing, Commercial, and Institutional clients. He specializes in deep foundation design and construction, and in-situ testing.

Mr. Lawrence plays a leadership role within the local engineering community, having served on the Board of Directors of the Georgia Section of ASCE (Vice President, Treasurer, Technical Director), served as Chairman of the Geotechnical Committee for ASCE, and was a member of the Georgia Department of Community Affairs' Task Force to review and amend the 2012 International Building Code for use in Georgia. For a short period he taught Introductory Soil Mechanics at Southern Polytechnic University.

PROJECT EXPERIENCE

GOVERNMENT

Centers for Disease Control and Prevention Building 23 – Atlanta, Georgia
Gwinnett County Detention Center – Gwinnett County, Georgia
Pole Bridge WWTP – DeKalb County, Georgia
Snapping Creek WWTP – DeKalb County, Georgia

HEALTHCARE

Centers for Disease Control and Prevention, Building 23 – Atlanta, Georgia
Children's Healthcare of Atlanta Corporate Office Redevelopment – Atlanta, Georgia
Children's Healthcare of Atlanta, Egleston, Hughes Spalding & Scottish Rite – Atlanta, Georgia
Kaiser Permanente, TownPark Comprehensive Medical Center – Kennesaw, Georgia
Piedmont Atlanta Building Expansion Project – Atlanta, Georgia

HIGHER EDUCATION

Clark Atlanta University Environmental Science & Technology – Atlanta, Georgia
Clayton State University Academic Building, J-197 – Morrow, Georgia
Emory University – Atlanta, Georgia

- Candler School of Theology
- New Psychology Building
- Rollins School of Public Health

Georgia Gwinnett College Academic Building, J-238 – Lawrenceville, Georgia
Georgia Institute of Technology – Atlanta, GA

- Clough Undergraduate Learning Commons J-50
- Bioengineering and Biosciences Complex
- Manufacturing and Research Development Complex
- Nanotechnology Research Building J-177
- Russ Chandler Baseball Stadium
- Student Activities Center

Georgia Perimeter College Parking Deck – Dunwoody, Georgia
Georgia State University Petit Science Center (Science Park), J-45, Phases I & II – Atlanta, Georgia
North Georgia Visual Technology / Transportation Center – Clarkesville, Georgia



EDUCATION

M.E., Civil Engineering, University of Florida, 1980 (Geotechnical Specialty)

B.S.C.E., Civil Engineering, University of Florida, 1979

REGISTRATIONS

Professional Engineer: Georgia
#PE017098

CERTIFICATIONS

40-Hour HAZWOPER

Nuclear Density Gauge Safety Training

AFFILIATIONS

Engineer of the Year in Construction, 2004: ACEC Georgia

ASCE Georgia Section, Vice President (2005)

WORK HISTORY

Terracon Consultants, Inc., Principal Engineer, 2013-Present

ATC Associates, Inc., Principal Engineer, Engineering Manager, 1996-2013

Law Engineering, Inc., Geotechnical Engineer, Principal, 1981-1996

John Lawrence, P.E. (continued)

HOSPITALITY

Cobb Energy Performing Arts Centre – Atlanta, Georgia
Georgia Aquarium and Expansions – Atlanta, Georgia
Gwinnett Civic and Cultural Center – Duluth, Georgia
Mandarin Oriental Hotel (fka Mansion on Peachtree) – Atlanta, Georgia
National Center for Civil and Human Rights – Atlanta, Georgia
National College Football Hall of Fame – Atlanta, Georgia
OMNI Hotel Atlanta – Atlanta, Georgia
SunTrust Park – Atlanta/ Cobb County, GA

OFFICE / MIXED-USE

BellSouth Midtown Center, Building 1 – Atlanta, Georgia
Cox Enterprises Headquarters – Atlanta, Georgia
Equifax World Headquarters – Atlanta, Georgia
High Performance Computing Center, Georgia Institute of Technology – Atlanta, Georgia
High Street Mixed-Use Development – Sandy Springs, GA
Riverwood 200 – Atlanta, Georgia

TRANSPORTATION

Hartsfield-Jackson Atlanta International Airport – Atlanta, Georgia

- 5th Runway Embankment - Work on this program garnered the 2004 Engineer of the Year in Construction award
- International Concourse/Terminal F
- Runway 27R Extension
- Transportation System beneath Concourse E Expansion

Metro-Atlanta Rapid Transit Authority (MARTA) Annual Contract, since 1994 – Atlanta, Georgia



RALPH BOSWELL

Structural Engineer

EDUCATION

Southern Polytechnic State University,
Bachelor of Civil Engineering
Technology, Associate of Architectural
Engineering Technology

CERTIFICATION

Professional Engineer, Georgia
Professional Engineer, Alabama
Professional Engineer, North Carolina

PROFILE

Ralph Boswell has 25 years of structural engineering experience that has included design of commercial, municipal, educational, healthcare, industrial, church, residential, and water and wastewater projects. Mr. Boswell has extensive experience designing structural steel, reinforced concrete, masonry, light gauge metal and wood structures. Mr. Boswell also has experience performing civil engineering duties. Prior to working in the engineering field, Mr. Boswell worked in the construction industry as a project manager for an environmental contractor and also as an equipment operator and a carpenter.

EXPERIENCE

Principal Engineer/Owner Oconee Engineering, LLC

- As Principal Engineer/Owner of Oconee Engineering, Mr. Boswell coordinates structural engineering design activities with architects and other engineering professionals to provide safe, economical and functional structures. His engineering experience has included structural design for water and wastewater projects, commercial and office developments, educational facilities, new construction and plant modifications for industrial clients, healthcare facilities, church construction, and residential projects. Mr. Boswell has extensive experience relating to the renovation of historic structures. In addition to design of new structures and building renovations, Mr. Boswell performs building forensic analysis to determine causes of damage in existing structures. Mr. Boswell also assists insurance companies and property loss specialists to define scope of damage and design related repairs in insurance related property loss.



RALPH BOSWELL

Structural Engineer

EDUCATION
Southern Polytechnic State University,
Bachelor of Civil Engineering
Technology, Associate of Architectural
Engineering Technology

CERTIFICATION
Professional Engineer, Georgia
Professional Engineer, Alabama
Professional Engineer, North Carolina

Significant projects performed by Oconee Engineering include:

- Hinesville Wastewater Treatment Plant - Structural design of tanks, buildings, and other structures.
- Blakely Wastewater Treatment Plant - Structural design of tanks, buildings, and other structures.
- Bryant Commons Amphitheater – Project structural engineer for amphitheater facility.
- Newton County Fire Station #7 – Project structural engineer for fire station project.
- Dekalb County Schools Handicap Ramps – Project structural engineer for addition of handicap ramps at multiple elementary schools in Dekalb County, GA.
- Jonesboro Streetscape Project – Project structural engineer for City of Jonesboro relating to streetscape project and modifications to existing buildings.
- UGA Botanical Gardens Renovation – Project structural engineer for modifications to UGA Botanical Gardens Visitor Center / Conservatory Complex.
- UGA Office of International Education Renovation – Project structural engineer for renovations to UGA Office of International Education.
- UGA Russell Hall Brick Repair – Project structural engineer for façade renovations to Russell Hall Dormitory.
- UGA Housing Building Forensics Services – Provided limited building forensics evaluations of Russell Hall Dormitory, Creswell Hall Dormitory, & Oglethorpe House Dormitory.
- UGA Health Sciences Campus, Central Heating Plant Renovation – Project structural engineer for modifications to UGA, HSC Heating Plant building.
- Tuscaloosa, AL FED-EX Distribution Facility – Project structural engineer for Fed-Ex distribution facility in Tuscaloosa, Alabama.
- Abeline, TX FED-EX Distribution Facility – Project structural consultant for Fed-Ex distribution facility in Abeline, Texas.
- Landmark Hospital – Project structural engineer for limited care facility in Athens, GA
- CBS Broadcasting & Trinity Broadcasting Facility Renovations – Project structural engineer for broadcasting facility renovations.



RALPH BOSWELL

Structural Engineer

Structural Engineer

Robertson/Loia/ Roof, P.C.

Atlanta, Georgia

- As a Structural Engineer employed by Robertson/Loia/ Roof, P.C., Mr. Boswell was responsible for performing structural engineering duties for retail, office, educational, storage and warehouse facilities. These responsibilities included structural design and drafting, coordinating with architects and other engineering disciplines, meeting with clients, construction administration duties and structural inspections.

Civil Engineer-in-Training

Armentrout, Roebuck, Matheny

Athens, Georgia

Mr. Boswell was responsible for assisting Oconee County Planning Department with the development permit process by reviewing plans for new developments. These reviews assessed the impact of traffic increase, hydrology and run-off, increased load on county fire protection system and assessed compliance with county ordinances and building code. Assisted Oconee County Planning Department with transportation engineering problems by assessing road and highway safety issues and making recommendations about signage, speed limits, sight distances and road conditions. Mr. Boswell performed sewer system design, layout, easements, and field quality control. He performed site design for commercial, industrial and multi-family projects including grading plans, parking lot layout, hydrology reports, design of utilities, and cut and fill calculations. He worked with county planning departments to permit drawings for construction. Mr. Boswell performed site inspections to assess quality of work and compliance with construction documents. He also performed structural design of steel, concrete and wood framed structure



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

Agenda Item: _____

SUBJECT: 2019 Ford Explorer Police Interceptors
AGENDA DATE: 10/23/2019

DATE PREPARED: 10/11/2018
PREPARED BY: Nic Griffin

AMOUNT: \$143,995.00 ALLOCATED FROM GL ACCOUNT #322-3210542200
AND 28,799.00 ALLOCATED FROM GL ACCOUNT # 350-3210-542200

PURPOSE: To purchase and procure six new Police Interceptors.

BACKGROUND: As a growing Police Department, the city's vehicle needs are steadily rising; and as the city's vehicle needs rise, the current fleet ages with increasing maintenance cost.

STAFF RECOMMENDATION: When trying to obtain bids for these vehicles, the staff was presented with a procurement issue. The issue being that the Ford Manufacturing Company only allows a fixed number of Explorers to be produced per year. Unbeknownst to the city's staff and many dealers, Ford met their quota of producing 2019 Explorers near the end of the month in June. Local dealers have not ordered any of these 2019 Explorers. Consequently, the city's maintenance department has experienced excessive difficulty finding six 2019 Ford Explorers that matched the Police Department's color scheme. However, it has been brought to the city's attention that Wade Ford Dealership has purchased six matching Explorers that have not yet been allocated to a buyer. The city's staff recommends that the purchase of the 2019 Ford Explorers from the Wade Ford Dealership be permitted.

IMPACT: Purchasing these vehicles will help us meet the goal of obtaining a comprehensive "Take Home Car Program," while also keeping maintenance costs down by reutilizing the older vehicles' spare units.

MOTION: I make a motion that we allow staff to purchase six 2019 Ford Explorer Police Interceptors from Wade Ford in the total amount of \$172,794.00

WADE FORD, INC.

OUR NAME IS ON THE LINE

3860 South Cobb Drive

P.O. Box 1587

SMYRNA, GEORGIA 30081

770-436-1200

NEW CAR

INVOICE NUMBER

163140

Sold to CITY OF VILLA RICA

571 W BANKHEAD HWY

Address VILLA RICA, GA 30180-1726

10/11/2018

Salesman JACK EASTLAND

20 <u>19</u>	FORD	TYPE		KEY Nos.	COLOR	VIN
	FORD	POLICE UTILITY	4WD		SILVER	1FM5K8AR6KGA30878

EQUIPMENT and ACCESSORIES

[illegible]

SETTLEMENT

By Used No. _____ 20

Motor No. _____

By Amount Owing _____

By Equity _____ \$

By Amount Due _____ \$

By _____

Class _____ Insurance Fire and Theft and \$ _____ Deductible Collision.

TOTAL PRICE 28,799.00 \$

THE ONLY WARRANTIES APPLYING TO THIS VEHICLE ARE THOSE OFFERED BY THE MANUFACTURER. WADE FORD, INC. HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THIS VEHICLE. PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM WADE FORD, INC. ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS, OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.

It is understood that legal title to the herein described automobile does not pass to said buyer until his check given as payment clears the bank on which it is drawn.

**WADE FORD, INC.**

OUR NAME IS ON THE LINE

3860 South Cobb Drive

P.O. Box 1587

SMYRNA, GEORGIA 30081

770-436-1200

NEW CAR

INVOICE NUMBER

163141Sold to CITY OF VILLA RICA571 W BANKHEAD HWYAddress VILLA RICA, GA 30180-172610/11/2018Salesman JACK EASTLAND

20 <u>19</u>	FORD FORD	TYPE POLICE UTILITY	4WD	KEY Nos.	COLOR SILVER	VIN 1FM5K8AR8KGA30879
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EQUIPMENT and ACCESSORIES

AMOUNT

Base Price 28,799.00

Federal Tax

SALE PRICE

CUSTOMER SERVICE FEE

ADMINISTRATIVE FEE

STATE SALES TAX / TAVT

GWRA

EXTENDED SERVICE CONTRACT

PUR. ORDER No. _____

SETTLEMENT

By Used No. _____ 20 _____

Motor No. _____

\$ _____

By Amount Owing _____

\$ _____

By Equity _____

\$ _____

By Amount Due _____

\$ _____

By _____

Class _____ Insurance Fire and Theft and \$ _____ Deductible Collision.

TOTAL PRICE 28,799.00 \$

THE ONLY WARRANTIES APPLYING TO THIS VEHICLE ARE THOSE OFFERED BY THE MANUFACTURER, WADE FORD, INC. HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THIS VEHICLE. PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM WADE FORD, INC. ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS, OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.

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WADE FORD, INC.

OUR NAME IS ON THE LINE
3860 South Cobb Drive
P.O. Box 1587
SMYRNA, GEORGIA 30081
770-436-1200

NEW CAR

INVOICE NUMBER

163144

Sold to CITY OF VILLA RICA

571 W BANKHEAD HWY

Address VILLA RICA, GA 30180-1726

10/11/2018

Salesman JACK EASTLAND

[illegible]

**WADE FORD, INC.**

OUR NAME IS ON THE LINE

3860 South Cobb Drive

P.O. Box 1587

SMYRNA, GEORGIA 30081

770-436-1200

NEW CAR

INVOICE NUMBER

163145

Sold to CITY OF VILLA RICAAddress 571 W BANKHEAD HWYVILLA RICA, GA 30180-172610/11/2018Salesman JACK EASTLAND

20 <u>19</u>	FORD FORD	TYPE POLICE UTILITY	4WD	KEY NOS.	COLOR SILVER	VIN 1FM5K8AR9KGA30888
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EQUIPMENT and ACCESSORIES**AMOUNT**Base Price 28,799.00

Federal Tax

SALE PRICE

CUSTOMER SERVICE FEE

ADMINISTRATIVE FEE

STATE SALES TAX / TAVT

GWRA

EXTENDED SERVICE CONTRACT

PUR. ORDER No. _____

SETTLEMENT

By Used No. _____ 20 _____

Motor No. _____

By Amount Owning _____

By Equity _____

By Amount Due _____

By _____

Class _____ Insurance Fire and Theft and \$ _____ Deductible Collision.

TOTAL PRICE 28,799.00 \$

THE ONLY WARRANTIES APPLYING TO THIS VEHICLE ARE THOSE OFFERED BY THE MANUFACTURER. WADE FORD, INC. HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THIS VEHICLE. PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM WADE FORD, INC. ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS, OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.

It is understood that legal title to the herein described automobile does not pass to said buyer until his check given as payment clears the bank on which it is drawn.



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Collective Data Program
AGENDA DATE: 10/23/2019

DATE PREPARED: 10/11/2018
PREPARED BY: Nic Griffin

AMOUNT: \$17,300.00 ALLOCATED FROM GL ACCOUNT # 350-4900-541300

PURPOSE: To improve the productivity of work order related data entry.

BACKGROUND: The Building/Fleet Maintenance Department is currently entering data through a paper-work order system. The Maintenance Department relies on other departments to provide handwritten descriptions of projects that need to be brought to the Maintenance Department's attention. After the project is completed, a technician will describe the type of labor and costs that have been completed to improve or complete the project at hand. This description is then logged into an excel spreadsheet that is, ultimately, difficult to track specific repairs or locate vehicle history.

STAFF RECOMMENDATION: By purchasing The Collective Data Program, which is a web-based fleet and asset management software, The Building/Fleet Maintenance Department will improve the productivity of work order related data entry and provide cost saving reports. The following standard features that this software will provide are: Equipment/Vehicle Management, Work History/Work Order Management, Preventative Maintenance Alerts/Schedules, Parts Inventory Management, Fuel Management, Electronic Work Order Capability and more. This is a budgeted item.

IMPACT: This software will aid in cost-saving development. With the ability to have a fleet asset management software that will track individual vehicle repair history, fuel mileage/consumption, depreciation, accidents and claims; this program will highlight problem related vehicles and/or issue. The Building/Fleet Maintenance Department will also be able to significantly improve the organization of inventory. The Building/Fleet Maintenance Department will be able to print reports of expenditures and be able to ensure that the departments appropriately logs the consumables that are purchased to improve the quality of the city's corresponding department buildings and equipment

MOTION: I would like to propose a motion that the City allows the purchase of The Collective Data Program in the amount of \$17,300.00



Agenda Item:_____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Carroll County Schools SRO Agreement

AGENDA DATE: 10/22/18

DATE PREPARED: 10/12/2018

PREPARED BY: Chief Michael Mansour

AMOUNT:

GL ACCOUNT #:

PURPOSE: To Continue our SRO relationship with Carroll Co. Schools

BACKGROUND: We are renewing our SRO Contract with Carroll Co. Schools.

STAFF RECOMMENDATION: We would like for Council to approve this contract so VRPD can continue to provide SROs in the Carroll Co. Schools.

IMPACT: We believe this will continue to provide safety at all the Carroll Co. Schools.

MOTION: I make the motion to approve the Carroll Co. SRO agreement with Carroll Co. Board of Education.

**MEMORANDUM OF
AGREEMENT BETWEEN
THE CARROLL COUNTY SCHOOL SYSTEM
AND THE VILLA RICA POLICE DEPARTMENT
CONCERNING THE LAW ENFORCEMENT IN SCHOOLS PROGRAM**

**This agreement made and entered into this ____ day of _____, 20____
by and between the Carroll County School System (hereinafter referred to as the
"School System") and the Villa Rica Police Department (hereinafter referred to as
the "Police Department"):**

WITNESSETH:

- A. The School System and the Police Department desire to provide law enforcement and related services to the campuses of the Carroll County School System via the School Resource Officer Program.
- B. The School System and the Police Department recognize the potential outstanding benefits of this program to the citizens of Carroll County and particularly to the students of Carroll County, Georgia; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the School System and the Police Department hereby agree as follows:

ARTICLE I

A School Resource Officer (SRO) Program is hereby established in the Carroll County School System for Villa Rica High School.

ARTICLE II

Rights and Duties of the Police Department

- A. The Police Department shall provide as follows:

The Police Department shall assign one (1) regular full-time employed Police Officer to Villa Rica High School for the 2011-2012 school year.

ARTICLE III

Rights and Duties of the School System

1. The school system shall provide the SRO with access to the following items for performance of their duties:
 - A. Access to an air-conditioned properly lighted private office, which shall contain a telephone that may be used for general business purposes.
 - B. A location for files and records, which can be properly locked and secured.
 - C. A desk with drawers and a chair.
 - D. Access to a computer.
2. The Carroll County School System shall pay \$7,065.50 to the Villa Rica Police Department quarterly throughout the 2012 fiscal year for all services described herein, for a total of \$28,262.00.00 for one (1) officer to be assigned at Villa Rica High School.

ARTICLE IV

Employment Status of the SRO

The SRO shall remain an employee of the Police Department and shall not be an employee of the School System. The School System and the Police Department acknowledge that the SRO shall remain responsive to the chain of command of the Police Department.

ARTICLE V

SRO

PROGRAM

- A. Regular Duty Hours of the SRO
 1. The SRO shall be assigned to a full-time 8-hour workday during which school is in regular session, beginning at 0730 hours and ending at 1530 hours. During the daily tour of duty, the SRO may be off campus performing such tasks as may be required by the assignment.
 2. The SRO may be temporarily reassigned by the Police Department during school holidays, and vacations, and/or during periods of law enforcement emergency.
 3. Regular working hours may be adjusted on a situational basis with the consent of the SRO' supervisor. These adjustments should be approved

prior to their being required and should be to cover scheduled school related activities that require the presence of a law enforcement officer.

4. The SRO will be off campus for law enforcement training, court, and other required law enforcement activities. If at all possible, these activities will be limited to times that school is not in session.
5. The SRO will be off campus for sickness or personal leave time as approved by the SRO supervisor. The SRO or the supervisor will notify the school Principal of these times.

B. Over-time Hours for the SRO

1. All law enforcement over-time hours for the SRO must be authorized and approved by the Police Department SRO supervisor. The Police Department will be responsible for payment of law enforcement over-time hours.
2. If the SRO is requested to work overtime hours at the respective campus by school administration for security, sporting events, and/or any other special event, the School, and not the School System, shall be responsible for payment.

C. Duties of the SRO

1. The SRO shall coordinate activities with the Principal and staff members concerned and will seek permission, advice, and guidance prior to enacting any program within the school.
2. The SRO shall develop lesson plans for presentations on various law enforcement related subjects to students. Such subjects shall include a basic understanding of the law, the role of the SRO, and the law enforcement mission.
3. The SRO shall encourage individual and small group discussions with students, based on materials presented in the classroom to further establish rapport with the students.
4. The SRO shall make him/ herself available for conferences with students, parents, and faculty members in order to assist them with problems of a law enforcement or crime prevention nature.
5. The SRO shall become familiar with all community agencies, which offer assistance to youths and their families, such as mental health agencies, drug and alcohol treatment facilities, etc.
6. The SRO shall assist the Principal in developing plans and strategies to prevent and/or minimize dangerous situations that may result from

student unrest.

7. The SRO shall adhere to all legal requirements for interviews, should it become necessary to conduct formal law enforcement interviews with the students.
8. The SRO shall take law enforcement action as required. As soon as practical, the SRO shall make the Principal or a designee aware of such action. The SRO shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related functions, to the extent that the SRO may do so under the authority of law.
9. The SRO shall give assistance to other Public Safety personnel in matters regarding his/her school assignment.
10. The SRO shall maintain records of the operation of the School Resource Officer Program. These records may include, but are not limited to; statistical findings from the assigned school. These records will be submitted to the supervisor of the SRO Program.
11. The SRO shall participate in meetings and training as scheduled by the School System's Coordinator of Student Safety and Security.
12. The SRO shall, whenever possible, be a highly visible deterrent against crime during school hours and school functions.
13. The SRO shall not act as a school disciplinarian. However, if the Principal believes an act is a violation of the law, the Principal shall contact the SRO and the SRO shall determine what law enforcement action is appropriate.
14. The SRO shall not be used for regularly assigned lunchroom duties, bus duties, hall monitoring, and/or other monitoring duties. If there is a problem area, then the SRO may assist the school until the problem is resolved.
15. The SRO shall present a professional appearance. The SRO shall wear the designated uniform of their agency.

The SRO shall wear the assigned duty weapon and duty gear of their agency while on duty at the school. Duty gear includes, but is not limited to: firearm, chemical spray, baton, handcuffs, protective gloves, extra pouches for ammunition, police radio, keys and other assigned equipment.

ARTICLE VI

Dismissal and Replacement of SRO

- A. In the event that the Principal of the school to which the SRO is assigned feels that the SRO is not effectively performing assigned duties, the Principal shall recommend to the Coordinator of Student Safety and Security that the SRO be removed from the program at the particular school and shall state the reasons in writing. Within a reasonable time after receiving the recommendation from the Principal, the Coordinator of Student Safety and Security shall advise the Chief of Police. If the Chief of Police desires, involved parties shall meet with the SRO in an attempt to mediate the problem.
- B. At such meeting, the specified members of the staff of the school to which the SRO is assigned may be asked to be present. If within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved, or in the event mediation is not sought by the Police Department, then the SRO shall be removed from the program at the assigned school and a replacement shall be named.
- C. The Chief of Police may dismiss or reassign an SRO based upon the Police Department's Standard Operating Procedures, Rules and Regulations, or any standing general orders, and when in the best interest of the citizens of Carroll County.
- D. In the event of the resignation, dismissal, or reassignment of an SRO, or in the case of a long-term absence by an SRO, the Police Department shall provide a temporary replacement for the SRO within thirty (30) days of receiving notice of such absence, dismissal, resignation, or reassignment. As soon as practical, the SRO Personnel Board shall recommend a permanent replacement for the position.
- E. Transfer will not be permitted during the school year, except under circumstances such as vacancies and promotions. Officers requesting a transfer to a new school should submit a request in writing.

ARTICLE VII

Termination of Agreement

This agreement may be terminated by either party upon forty-five (45) days written notice that any other party has failed to substantially perform in

accordance with the terms and conditions of this agreement. Either party upon ninety (90) days written notice may terminate this agreement without cause. Termination of this agreement may only be accomplished as provided herein.

ARTICLE VIII

Notices

Any and all notices or any other communication herein required or permitted shall be deemed to have been given when deposited in the United States Postal Service regular mail, postage prepaid, and addressed as follows:

Villa Rica Police Department
101 Main Street
Villa Rica, GA 30180

Carroll County Board of Education
164 Independence Drive
Carrollton, GA 30116

ARTICLE IX

Good Faith

The School System, the Police Department, their agents and employees agree to cooperate in good faith in fulfilling the terms of this agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Chief of Police, or their designees.

ARTICLE X

Modification

This document constituted the full understanding of the parties and no terms, conditions, understandings, or agreements purporting to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by the party to be charged.

ARTICLE XI

Merger

**IN WITNESS WHEREOF, the parties have caused this agreement to be signed
by their duly authorized officers,**

Signed, sealed and delivered in the presence of:

Mr. Michael P. Mansour, Chief of Police
Villa Rica Police Department
101 Main Street
Villa Rica, GA 30180

Signature: _____ Date: _____

Mr. Scott Cowart, Superintendent
Carroll County Board of Education
164 Independence Drive
Carrollton, GA 30116

Signature: _____ Date: _____



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Douglas Co. Schools SRO Agreement

AGENDA DATE: 10/22/18

DATE PREPARED: 10/12/2018

PREPARED BY: Chief Michael Mansour

AMOUNT:

GL ACCOUNT #:

PURPOSE: To create a SRO relationship with Douglas Co. Schools.

BACKGROUND: We are creating a SRO contract Douglas Co. Schools so VRPD can have a SRO at Mirror Lake Elementary School.

STAFF RECOMMENDATION: We would like for Council to approve these contracts so VRPD start the SRO program at Mirror Lake Elementary.

IMPACT: We believe this will increase safety at Mirror Lake Elementary.

MOTION: I make the motion to approve the Douglas Co. SRO agreement with the Douglas Co. Board of Education.

**MEMORANDUM OF
AGREEMENT BETWEEN
THE DOUGLAS COUNTY SCHOOL SYSTEM
AND THE VILLA RICA POLICE DEPARTMENT
CONCERNING THE LAW ENFORCEMENT IN SCHOOLS PROGRAM**

This agreement made and entered into this 8 day of August, 2018 by and between the Douglas County School System (hereinafter referred to as the "School System") and the Villa Rica Police Department (hereinafter referred to as the "Police Department"):

WITNESSETH:

- A. The School System and the Police Department desire to provide law enforcement and related services to the campuses of the Douglas County School System via the School Resource Officer Program.
- B. The School System and the Police Department recognize the potential outstanding benefits of this program to the citizens of Douglas County and particularly to the students of Douglas County, Georgia; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the School System and the Police Department hereby agree as follows:

ARTICLE I

A School Resource Officer (SRO) Program is hereby established in the Douglas County School System for Mirror Lake Elementary School.

ARTICLE II

Rights and Duties of the Police Department

- A. The Police Department shall provide as follows:

The Police Department shall assign one (1) regular full-time employed Police Officer to Mirror Lake Elementary for the 2018-2019 school year.

ARTICLE III

Rights and Duties of the School System

1. The school system shall provide the SRO with access to the following items for performance of their duties:
 - A. Access to an air-conditioned properly lighted private office, which shall contain a telephone that may be used for general business purposes.
 - B. A location for files and records, which can be properly locked and secured.
 - C. A desk with drawers and a chair.
 - D. Access to a computer.
2. The Douglas County School System shall pay to the Villa Rica Police Department \$8,530.89 quarterly throughout the 2018 fiscal year for all services described herein, for a total of \$34,123.54 for the officer to be assigned to the Mirror Lake Elementary School.

ARTICLE IV

Employment Status of the SRO

The SRO shall remain an employee of the Police Department and shall not be an employee of the School System. The School System and the Police Department acknowledge that the SRO shall remain responsive to the chain of command of the Police Department.

ARTICLE V

SRO

PROGRAM

- A. Regular Duty Hours of the SRO
 1. The SRO shall be assigned to a full-time 8-hour workday during which school is in regular session, beginning at 0730 hours and ending at 1530 hours. During the daily tour of duty, the SRO may be off campus performing such tasks as may be required by the assignment.
 2. The SRO may be temporarily reassigned by the Police Department during school holidays, and vacations, and/or during periods of law enforcement emergency.
 3. Regular working hours may be adjusted on a situational basis with the consent of the SRO's supervisor. These adjustments should be

approved prior to their being required and should be to cover scheduled school related activities that require the presence of a law enforcement officer.

4. The SRO will be off campus for law enforcement training, court, and other required law enforcement activities. If at all possible, these activities will be limited to times that school is not in session.
5. The SRO will be off campus for sickness or personal leave time as approved by the SRO's supervisor. The SRO or the supervisor will notify the school Principal of these times.

B. Over-time Hours for the SRO

1. All law enforcement over-time hours for the SRO must be authorized and approved by the Police Department SRO's supervisor. The Police Department will be responsible for payment of law enforcement over-time hours.
2. If the SRO is requested to work overtime hours at the respective campus by school administration for security, sporting events, and/or any other special event, the School, and not the School System, shall be responsible for payment.

C. Duties of the SRO

1. The SRO shall coordinate activities with the Principal and staff members concerned and will seek permission, advice, and guidance prior to enacting any program within the school.
2. The SRO shall develop lesson plans for presentations on various law enforcement related subjects to students. Such subjects shall include a basic understanding of the law, the role of the SROs, and the law enforcement mission.
3. The SRO shall encourage individual and small group discussions with students, based on materials presented in the classroom to further establish rapport with the students.
4. The SRO shall make themselves available for conferences with students, parents, and faculty members in order to assist them with problems of a law enforcement or crime prevention nature.
5. The SRO shall become familiar with all community agencies, which offer assistance to youths and their families, such as mental health agencies, drug and alcohol treatment facilities, etc.

6. The SRO shall assist the Principal in developing plans and strategies to prevent and/or minimize dangerous situations that may result from student unrest.
7. The SRO shall adhere to all legal requirements for interviews, should it become necessary to conduct formal law enforcement interviews with the students.
8. The SRO shall take law enforcement action as required. As soon as practical, the SRO shall make the Principal or a designee aware of such action. The SRO shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related functions, to the extent that the SRO may do so under the authority of law.
9. The SRO shall give assistance to other Public Safety personnel in matters regarding his/her school assignment.
10. The SRO shall maintain records of the operation of the School Resource Officer Program. These records may include, but are not limited to; statistical findings from the assigned school. These records will be submitted to the supervisor of the SRO Program.
11. The SRO shall participate in meetings and training as scheduled by the School System's Coordinator of Student Safety and Security.
12. The SRO shall, whenever possible, be a highly visible deterrent against crime during school hours and school functions.
13. The SRO shall not act as a school disciplinarian. However, if the Principal believes an act is a violation of the law, the Principal shall contact the SRO and the SRO shall determine what law enforcement action is appropriate.
14. The SRO shall not be used for regularly assigned lunchroom duties, bus duties, hall monitoring, and/or other monitoring duties. If there is a problem area, then the SRO may assist the school until the problem is resolved.
15. The SROs shall present a professional appearance. The SRO shall wear the designated uniform of their agency.

The SRO shall wear the assigned duty weapon and duty gear of their agency while on duty at the school. Duty gear includes, but is not limited to: firearm, chemical spray, baton, handcuffs, protective gloves, extra pouches for ammunition, police radio, keys and other assigned equipment.

ARTICLE VI

Dismissal and Replacement of SRO

- A. In the event that the Principal of the school to which the SRO is assigned feels that the SRO is not effectively performing assigned duties, the Principal shall recommend to the Coordinator of Student Safety and Security that the SRO be removed from the program at the particular school and shall state the reasons in writing. Within a reasonable time after receiving the recommendation from the Principal, the Coordinator of Student Safety and Security shall advise the Chief of Police. If the Chief of Police desires, involved parties shall meet with the SRO in an attempt to mediate the problem.
- B. At such meeting, the specified members of the staff of the school to which the SRO is assigned may be asked to be present. If within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved, or in the event mediation is not sought by the Police Department, then the SRO shall be removed from the program at the assigned school and a replacement shall be sought.
- C. The Chief of Police may dismiss or reassign an SRO based upon the Police Department's Standard Operating Procedures, Rules and Regulations, or any standing general orders, and when in the best interest of the citizens of Douglas County.
- D. In the event of the resignation, dismissal, or reassignment of an SRO, or in the case of a long-term absence by an SRO, the Police Department shall provide a temporary replacement for the SRO within thirty (30) days of receiving notice of such absence, dismissal, resignation, or reassignment. As soon as practical, the SRO Personnel Board shall recommend a permanent replacement for the position.
- E. Transfer will not be permitted during the school year, except under circumstances such as vacancies and promotions. Officers requesting a transfer to a new school should submit a request in writing.

ARTICLE VII

Termination of Agreement

This agreement may be terminated by either party upon forty-five (45) days written notice that any other party has failed to substantially perform in

accordance with the terms and conditions of this agreement. Either party upon ninety (90) days written notice may terminate this agreement without cause. Termination of this agreement may only be accomplished as provided herein.

ARTICLE VIII

Notices

Any and all notices or any other communication herein required or permitted shall be deemed to have been given when deposited in the United States Postal Service regular mail, postage prepaid, and addressed as follows:

Villa Rica Police Department
101 Main Street
Villa Rica, GA 30180

Douglas Co. School System
9030 HWY 5
Douglasville, GA 30134

ARTICLE IX

Good Faith

The School System, the Police Department, their agents and employees agree to cooperate in good faith in fulfilling the terms of this agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent and the Chief of Police, or their designees.

ARTICLE X

Modification

This document constituted the full understanding of the parties and no terms, conditions, understandings, or agreements purporting to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by the party to be charged.

ARTICLE XI

Merger

**IN WITNESS WHEREOF, the parties have caused this agreement to be signed
by their duly authorized officers,**

Signed, sealed and delivered in the presence of:

Mr. Michael P. Mansour, Chief of Police
Villa Rica Police Department
101 Main Street
Villa Rica, GA 30180

Signature:  Date: 9/30/18

Mr. Trent North, Superintendent
Douglas Co. Board of Education
164 Independence Drive
Douglasville, GA 30134

Signature:  Date: 9/30/18



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Watchguard in-car camera Systems with integrated body camera

AGENDA DATE: 10/16/2018

DATE PREPARED: 10/11/2018

PREPARED BY: Chief Michael P. Mansour

AMOUNT: \$36,660.00

GL ACCOUNT #: DSPLOST [322-3210-](#)

PURPOSE: To equip the six newly ordered patrol Explorers with Watchguard in-car camera Systems with integrated body cameras.

BACKGROUND: We are adding six vehicles to our current fleet of police vehicles. Equipping them with video recording systems is standard for making them usable as active duty uniform patrol vehicles.

STAFF RECOMMENDATION: Purchase the equipment through Watchguard Video. We have been using watchguard systems for over 10 years and have been very happy with their products and service.

IMPACT: We are still building our fleet of patrol vehicles to further expand our take home car program. It has been a very positive program and the vehicles are being very well maintained. The take home program has also been very helpful in recruiting.

MOTION: I make the motion that we allow the VRPD to purchase six In-car Camera Systems with integrated body cameras from Watchguard Video for \$36,660.00.



4RE/VISTA Price Quote

CUSTOMER: Villa Rica Police Department

ISSUED: 10/11/2018 12:07 PM

EXPIRATION: 11/11/2018 6:00 AM

Attn: Accounts Payable,
101 Main St.,
Villa Rica, GA, United States,
30180-2007

**TOTAL PROJECT ESTIMATED AT:
\$36,660.00**

ATTENTION: Capt. Scott Parker

SALES CONTACT: DeDe Summerville

PHONE: 770-459-5149

DIRECT: (469) 342-8917

E-MAIL: sparker@villarica.org

E-MAIL:
DSummerville@WatchGuardVideo.com

4RE and VISTA Proposal

VISTA HD Cameras and Options

Part Number	Detail	Qty	Direct	Discount	Total Price
VIS-EXT-WIF-BUN	VISTA HD WiFi and 4RE System Bundle. Includes 4RE Standard DVR Camera System with integrated 200GB automotive grade hard drive, ZSL camera, 16GB USB removable thumb drive, rear facing cabin camera, GPS, hardware, cabling and your choice of mounting bracket. It will also include the VISTA HD Wi-Fi Extended Capacity Wearable Camera with 9 hours continuous HD recording, one camera mount, 32 GB of storage, Wi-Fi docking base, Power over Ethernet Smart Switch	6.00	\$5,550.00	\$0.00	\$33,300.00
VIS-CHG-BS2-KIT	VISTA Charging Base R2 Kit, incl. Power and USB Cables	6.00	\$95.00	\$0.00	\$570.00

VISTA HD Warranties

Part Number	Detail	Qty	Direct	Discount	Total Price
WAR-VIS-CAM-1ST	Warranty, VISTA 1st Year (Months 1-12) Included	6.00	\$0.00	\$0.00	\$0.00

Evidence Library 4 Web Software and Licensing

Part Number	Detail	Qty	Direct	Discount	Total Price
KEY-EL4-DEV-004	Evidence Library 4 Web VISTA Combo-Discount Device License Key	6.00	\$75.00	\$0.00	\$450.00
KEY-EL4-DEV-001	Evidence Library 4 Web 4RE In-Car Device License Key	6.00	\$150.00	\$0.00	\$900.00

Wireless Video Transfer and Networking Options

Part Number	Detail	Qty	Direct	Discount	Total Price
4RE-WRL-KIT-101	4RE In-Car 802.11n Wireless Kit, 5GHz (2.4 GHz is available by request)	6.00	\$200.00	\$0.00	\$1,200.00

4RE Hardware Warranties

Part Number	Detail	Qty	Direct	Discount	Total Price
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4RE/VISTA Price Quote

WAR-4RE-CAR-1ST	Warranty, 4RE, In-Car, 1st Year (Months 1-12)	6.00	\$0.00	\$0.00	\$0.00
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Shipping and Handling

Part Number	Detail	Qty	Direct	Discount	Total Price
Freight	Shipping/Handling and Processing Charges	1.00	\$240.00	\$0.00	\$240.00
					\$36,660.00

Total Estimated Tax, may vary from State to State \$0.00

Configuration Discounts	\$0.00
Additional Quote Discount	\$0.00
Total Amount	\$36,660.00

NOTE: This is only an estimate for 4RE & VISTA related hardware, software and WG Technical Services. Actual costs related to a turn-key operation requires more detailed discussion and analysis, which will define actual back-office costs and any costs associated with configuration, support and installation. Please contact your sales representative for more details.

To accept this quotation, sign, date and return with Purchase Order: _____ DATE: _____



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Motorola APX4500 800Mhz radio(s)

AGENDA DATE: 10/16/2018

DATE PREPARED: 10/12/2018

PREPARED BY: Chief Michael P. Mansour

AMOUNT: \$19,131.00

GL ACCOUNT #: DSPLOST [322-3210-](#)

PURPOSE: To equip the six newly ordered patrol Explorers with in-car multi band APX4500 800mhz radios.

BACKGROUND: We are adding six vehicles to our current fleet of police vehicles. Equipping them with proper emergency radios is standard for making them usable as active duty uniform patrol vehicles.

STAFF RECOMMENDATION: Purchase the equipment through Motorola Solutions who we are currently contracted with. We will use the area vendor, Metropolitan Communications, to install and maintain the units.

IMPACT: We are still building our fleet of patrol vehicles to further expand our take home car program. It has been a very positive program and the vehicles are being very well maintained. The take home program has also been very helpful in recruiting.

MOTION: I make a motion that we allow the police department to purchase the six in-car emergency radio systems from Motorola Solutions for \$19,131.00.



Quote Number: QU0000455578

Effective: 12 OCT 2018

Effective To: 11 DEC 2018

Bill-To:

VILLA RICA POLICE DEPT
101 MAIN ST
VILLA RICA, GA 30180
United States

Ultimate Destination:

VILLA RICA POLICE DEPT
101 MAIN ST
VILLA RICA, GA 30180
United States

Attention:

Name: PARKER

Phone: 7708347704

Sales Contact:

Name: EVAN BUFORD

Email: E.BUFORD@METROCOMMS.NET

Phone: 7708347704

Contract Number: 980-280008

Freight terms: FOB Destination

Payment terms: Net 30 Due

Item	Quantity	Nomenclature	Description	List price	Your price	Extended Price
1	6	M22URS9PW1AN	APX4500 7/800	\$1,564.00	\$1,173.00	\$7,038.00
1a	6	G174AF	ADD: ANT 3DB LOW-PROFILE 762-870	\$43.00	\$32.25	\$193.50
1b	6	W22BA	ADD: STD PALM MICROPHONE APX	\$72.00	\$54.00	\$324.00
1c	6	G67CF	ADD:REMOTE MOUNT MID POWER	\$297.00	\$222.75	\$1,336.50
1d	6	GA05100AA	ADD: STD WARRANTY - NO ESSENTIAL	-	-	-
1e	6	QA02756AD	ADD: 3600 OR 9600 TRUNKING BAUD SINGLE SYSTEM	\$1,570.00	\$1,177.50	\$7,065.00
1f	6	GA00804AA	ADD: APX O2 CONTROL HEAD (Grey)	\$492.00	\$369.00	\$2,214.00
1g	6	G444AH	ADD: APX CONTROL HEAD SOFTWARE	-	-	-
1h	6	B18CR	ADD: AUXILARY SPKR 7.5 WATT	\$60.00	\$45.00	\$270.00
1i	6	GA00235AA	ADD: NO GPS ANTENNA NEEDED	-	-	-
2	600	SVC03SVC0115D	SUBSCRIBER PROGRAMMING	\$1.00	\$1.00	\$600.00

Estimated Freight Amount

\$90.00

Total Quote in USD

\$19,131.00

1. Terms subject to ITT57 as modified by the clarifications and terms/conditions. For a full list of terms/conditions please contact you Motorola representative.

2. PO Issued to Motorola Solutions Inc. must:

- >Be a valid Purchase Order (PO)/Contract/Notice to Proceed on Company Letterhead. Note: Purchase Requisitions cannot be accepted
- >Have a PO Number/Contract Number & Date
- >Identify "Motorola Solutions Inc." as the Vendor
- >Have Payment Terms or Contract Number
- >Be issued in the Legal Entity's Name
- >Include a Bill-To Address with a Contact Name and Phone Number
- >Include a Ship-To Address with a Contact Name and Phone Number
- >Include an Ultimate Address (only if different than the Ship-To)
- >Be Greater than or Equal to the Value of the Order
- >Be in a Non-Editable Format
- >Identify Tax Exemption Status (where applicable)

>Include a Signature (as Required)

3. Quotes are exclusive of all installation and programming charges (unless expressly stated) and all applicable taxes.

4. Prices quoted are valid for thirty(30) days from the date of this quote.

5. Unless otherwise stated, payment will be due within forty five day of invoice. Invoicing will occur concurrently with shipping. MOTOROLA DISCLAIMS ALL OTHER WARRANTIES WITH RESPECT TO THE ORDERED PRODUCTS, EXPRESS OR IMPLIED INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. MOTOROLA'S TOTAL LIABILITY ARISING FROM THE ORDERED PRODUCTS WILL BE LIMITED TO THE PURCHASE PRICE OF THE PRODUCTS WITH RESPECT TO WHICH LOSSES OR DAMAGES ARE CLAIMED. IN NO EVENT WILL MOTOROLA BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES.



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Patrol vehicle emergency equipment – Metropolitan Communications

AGENDA DATE: 10/16/2018

DATE PREPARED: 10/12/2018

PREPARED BY: Chief Michael P. Mansour

AMOUNT: \$47,662.00

GL ACCOUNT #: DSPLOST [322-3210-](#)

PURPOSE: To equip the six newly ordered patrol Explorers with all necessary emergency equipment.

BACKGROUND: We are adding six vehicles to our current fleet of police vehicles. Equipping them with proper emergency lights, sirens, partitions and other necessary equipment is standard for making them usable as active duty uniform patrol vehicles.

STAFF RECOMMENDATION: Purchase the equipment through Metropolitan Communications who we are currently contracted with. We have used Metropolitan Communications to purchase and install our equipment for several years now and have been happy with their service.

IMPACT: We are still building our fleet of patrol vehicles to further expand our take home car program. It has been a very positive program and the vehicles are being very well maintained. The take home program has also been very helpful in recruiting.

MOTION: I make a motion that we allow the police department to use Metropolitan Communications to purchase and install all necessary emergency equipment in the six new patrol vehicles for the amount of \$47,662.00.

Metropolitan Communications



Making Wireless Communications Work for You Since 1978

Prepared For: 103 Commercial Ave
Carrollton, GA
770-834-7704

10/12/2018

PREPARED FOR:
VILLA RICA POLICE DEPT
FORD INTERCEPTOR SEDAN UPFITTER PACKAGE
ATTENTION: SCOTT PARKER

PREPARED BY:
EVAN BUFORD

QNTY	DESCRIPTION	UNIT PRICE	EXT. PRICE
6	FEDERAL INTEGRITY PACKAGE, SMART SIREN, SPKR	\$2,026.00	\$12,156.00
6	PUSH BUMPER ONLY	\$296.00	\$1,776.00
12	IPX620 B/W FRONT LIGHTS	\$112.00	\$1,344.00
6	FULL SPACE SAVER PARTITION W/ LOWER EXT	\$710.00	\$4,260.00
6	PROGARD REAR CARGO	\$422.00	\$2,532.00
6	FORD INTERCEPTOR CONSOLE	\$365.00	\$2,190.00
6	INTERNAL CUP HOLDER	\$48.00	\$288.00
6	ARM-103 ARM REST	\$98.00	\$588.00
6	REAR FLASHER	\$82.00	\$492.00
6	FRONT FLASHER	\$68.00	\$408.00
6	HAVIS LAPTOP MOUNT UT-1001, HDM-305, MD-202, HDM-204	\$561.00	\$3,366.00
6	HEADREST PRINTER STAND	\$290.00	\$1,740.00
6	BROTHER P-722 PRINTER	\$322.00	\$1,932.00
6	800 MHZ ANTENNA AND COAX	\$92.00	\$552.00
36	MPS600U BLUE - SIDE OF PB AND TAG LIGHTS	\$94.00	\$3,384.00
12	L BRACKETS FOR CARGO AREA INTERSECTION	\$11.00	\$132.00
6	REAR FACING LIGHTBAR REAR HATCH	\$285.00	\$1,710.00
6	WINDOW GUARDS REAR - CHOOSE POLY OR STEEL	\$210.00	\$1,260.00
6	WIRING AND FUSE BLOCK FOR VEHICLE	\$70.00	\$420.00
6	3 HOLE OUTLET	\$22.00	\$132.00
1	SHIPPING FOR EQUIPMENT	\$640.00	\$640.00
6	INSTALLATION	\$1,060.00	\$6,360.00

TOTAL \$47,662.00

NOTES:

PLEASE ALLOW 3-5 WEEKS DELIVERY ON LARGE ITEMS

CAMERA / RADAR INSTALLATION INCLUDED

SUBSTITUTE RAM MOUNT LAPTOP STAND - WILL BE \$240.00 EACH, BUT HAVE 14 WEEK LEAD TIME

PROPOSAL GOOD FOR 90 DAYS



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Panasonic Toughbook CF53 Laptop (Refurbished)

AGENDA DATE: 10/23/2018

DATE PREPARED: 10/15/2018

PREPARED BY: Chief Michael P. Mansour

AMOUNT: \$7,620.00

GL ACCOUNT #: DSPLOST [322-3210-](#)

PURPOSE: To equip the six newly ordered patrol Explorers with Panasonic Toughbook CF53 Laptops with Adaptors.

BACKGROUND: We are adding six vehicles to our current fleet of police vehicles. Equipping them with Laptop Computers is standard for making them usable as active duty uniform patrol vehicles.

STAFF RECOMMENDATION: Purchase the equipment through Synergistic Software. We have been using Synergistics for several years now and have been very happy with their products and service.

IMPACT: We are still building our fleet of patrol vehicles to further expand our take home car program. It has been a very positive program and the vehicles are being very well maintained. The take home program has also been very helpful in recruiting.

MOTION: I make a motion that we allow VRPD to purchase the Panasonic Toughbook CF53 Laptops with Adaptors from Synergistic Software for \$7,620.00.

Synergistic Software, Inc.

P.O. Box 988
608 E Hwy 78
Villa Rica, GA 30180
USA

Voice: 770-537-1500

Fax: 770-537-1589

QUOTATION

Quote Number: 3948

Quote Date: Oct 15, 2018

Page: 1

Quoted To:

Villa Rica Police Department
101 Main Street
Villa Rica, GA 30180

Customer ID	Good Thru	Payment Terms	Sales Rep
VILLARICAPD	11/14/18	Net Due	

Quantity	Item	Description	Unit Price	Amount
6.00	HDW-PANASONIC53RFB	Panasonic Toughbook CF53 Laptop (Refurbished) - Core i5 processor, 4GB Ram, 240 SSD, Windows 10, 1 year support, AC Power Adapter	1,200.00	7,200.00
6.00	HDW-PANCF53DC	Panasonic CF-53 Cigarette Power Adapter	35.00	210.00
6.00	HDW-GPSUSB	USB Style GPS for Mobile Clients	35.00	210.00
			Subtotal	7,620.00
			Sales Tax	
			TOTAL	7,620.00

Accepted By: _____ Date: _____ PO Number: _____



CITY OF VILLA RICA
FINANCIAL UPDATE
September 2018

CASH			SELF-FUNDED INSURANCE				
	9-30-2017	9-30-2018	United Healthcare		Self-Funded		Cash Outlay
Total Checking Accounts	\$ 5,075,994	\$ 7,058,701	Premiums Paid		Admin + Claims Paid		Difference
General Fund	\$ 3,985,062	\$ 4,006,427	Oct-Dec '16	338,617	Oct-Dec '17	219,994	118,623
Water/Sewer Fund	\$ (30,977)	\$ 1,721,881	Jan-Mar '17	342,474	Jan-Mar '18	262,380	80,094
Sanitation/Solid Waste	\$ (365,807)	\$ (57,428)	Apr-Jun '17	336,672	Apr-Jun '18	249,477	87,195
2008 Carroll SPLOST	\$ 688,403	\$ 357,181	Jul-Sep '17	351,020	Jul-Sep '18	261,756	89,263
2015 Carroll SPLOST	\$ 1,145,851	\$ 282,770	TOTALS	\$ 1,368,782	\$ 993,607		\$ 375,176
2016 Douglas SPLOST	\$ 36	\$ 110,054					

OTHER HIGHLIGHTS			GROWTH			
	2017	2018	2017		2018	
Sales Tax Revenue	\$ 1,560,871	\$ 1,772,926	<i>Residential</i>	# Amount	# Amount	
Hotel-Motel Tax Revenue	\$ 96,887	\$ 196,798	Building Permits	49 \$ 68,066	154 \$ 228,021	
Water Purchases	\$ 335,006	\$ 212,475	Water Taps	51 \$ 79,000	154 \$ 239,700	
Total # of Employees (Excludes Seasonal)	135	155	Sewer Taps	49 \$ 193,500	144 \$ 588,250	
			<i>Commercial</i>	# Amount	# Amount	
			Building Permits	6 \$ 16,233	- \$ -	
			Water Taps	3 \$ 68,300	- \$ -	
			Sewer Taps	1 \$ 15,000	- \$ -	

BUSINESS ACTIVITY			SANITATION/ SOLID WASTE		
WATER/SEWER	2017	2018	2017	2018	
Water Revenue	\$ 1,951,067	\$ 2,153,102	Sanitation Revenue	\$ 429,309	\$ 514,351
Sewer Revenue	\$ 1,656,139	\$ 2,348,674	Solid Waste Revenue	\$ 172,230	\$ 268,635
Misc. Revenue	\$ 1,050,644	\$ 985,167	Misc. Revenue	\$ -	\$ 82,585
Total Revenue	\$ 4,657,850	\$ 5,486,943	Total Revenue	\$ 601,539	\$ 865,571
Water Expenses	\$ 1,077,681	\$ 1,021,727	Sanitation Expenses	\$ 398,958	\$ 499,211
Sewer Expenses	\$ 1,132,469	\$ 1,298,465	Solid Waste Expenses	\$ 301,277	\$ 389,562
Dist./Coll. Expenses	\$ 705,541	\$ 984,470	Depreciation	\$ 7,497	\$ 58,100
Debt Expense	\$ 1,286,094	\$ 1,709,199	Total Expenses	\$ 707,732	\$ 946,872
Depreciation	\$ 1,104,881	\$ 1,129,950			
Total Expenses	\$ 5,306,666	\$ 6,143,812			
Net Income (Loss)	\$ (648,816)	\$ (656,869)	Net Income (Loss)	\$ (106,193)	\$ (81,301)



TSPLOST

City of Villa Rica | August 30, 2018 | Council Work Session

What is TSPLOST?

1% Sales Tax

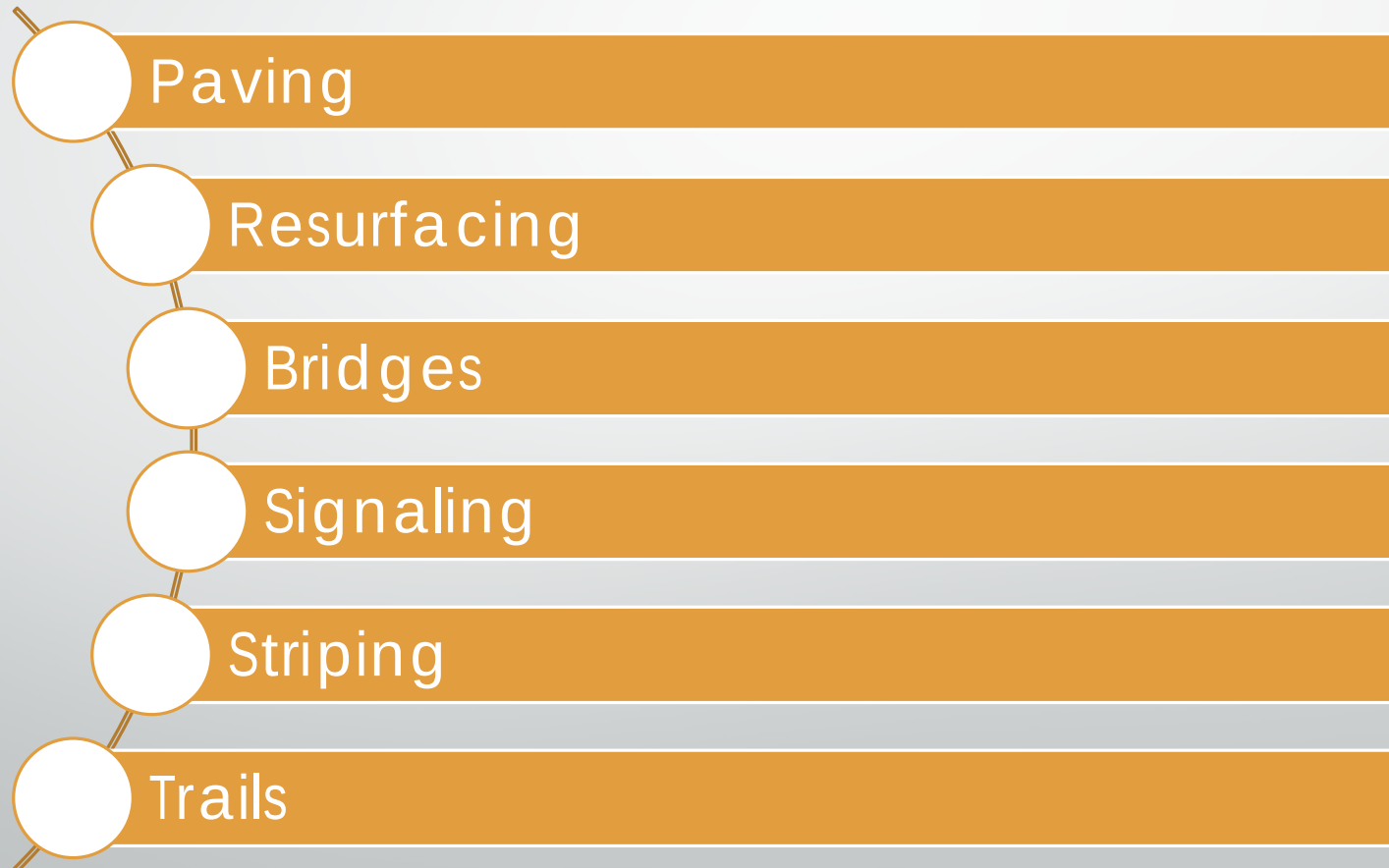
Transportation
Improvements

Carroll County

\$1.2m per year

5 years

What can TSPLIST be used for?

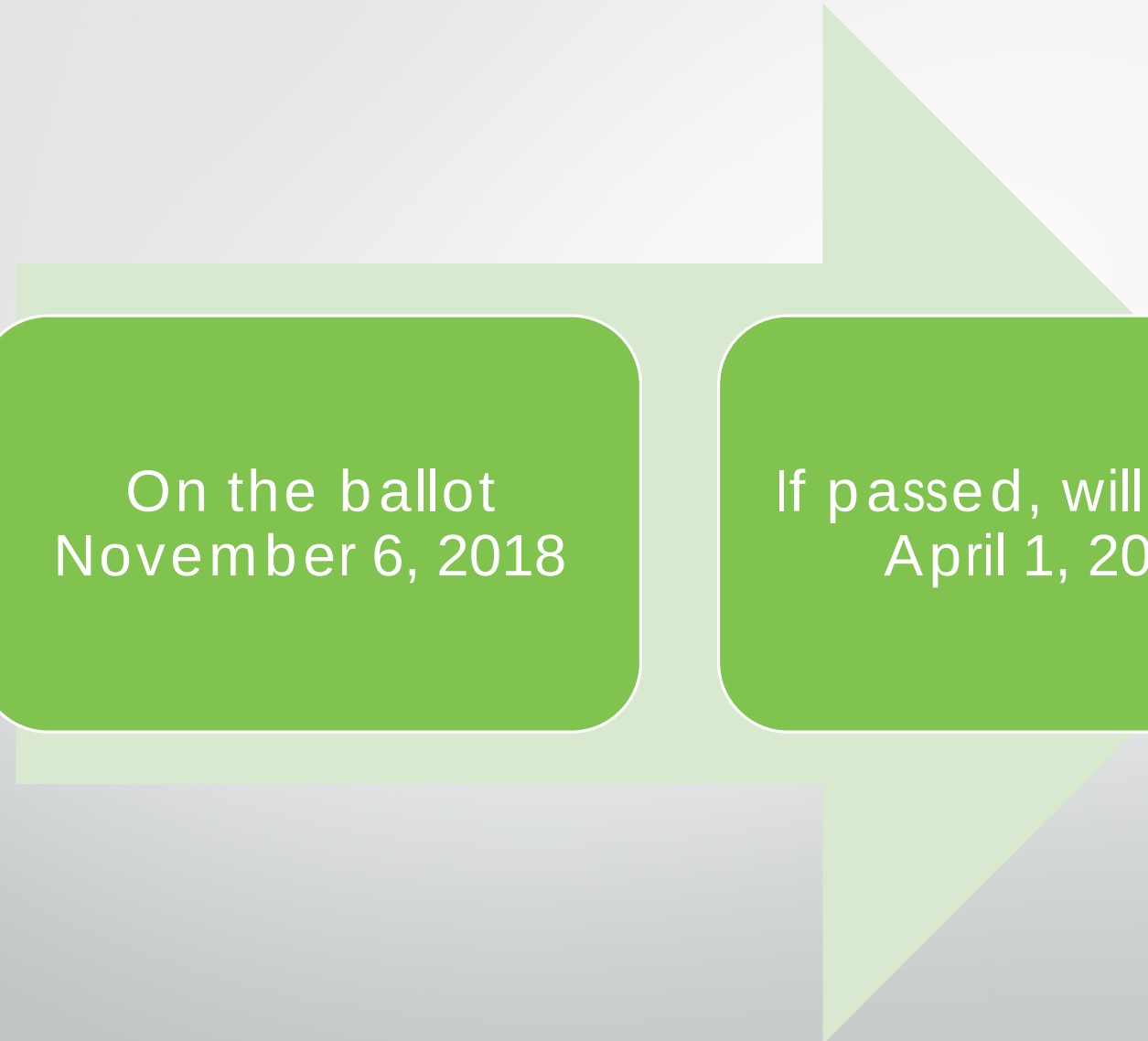
- 
- Paving
 - Resurfacing
 - Bridges
 - Signaling
 - Striping
 - Trails

Frees up SPLOST money

\$1m over 3 years
for Streets



Could be
allocated to
other projects



On the ballot
November 6, 2018

If passed, will begin
April 1, 2019

REDEVELOPMENT POWERS

CITY OF VILLA RICA | AUGUST 30, 2018 | COUNCIL WORK SESSION

NOVEMBER 6TH ON THE BALLOT



Voters will have the opportunity to authorize the City of Villa Rica to exercise Redevelopment Powers.

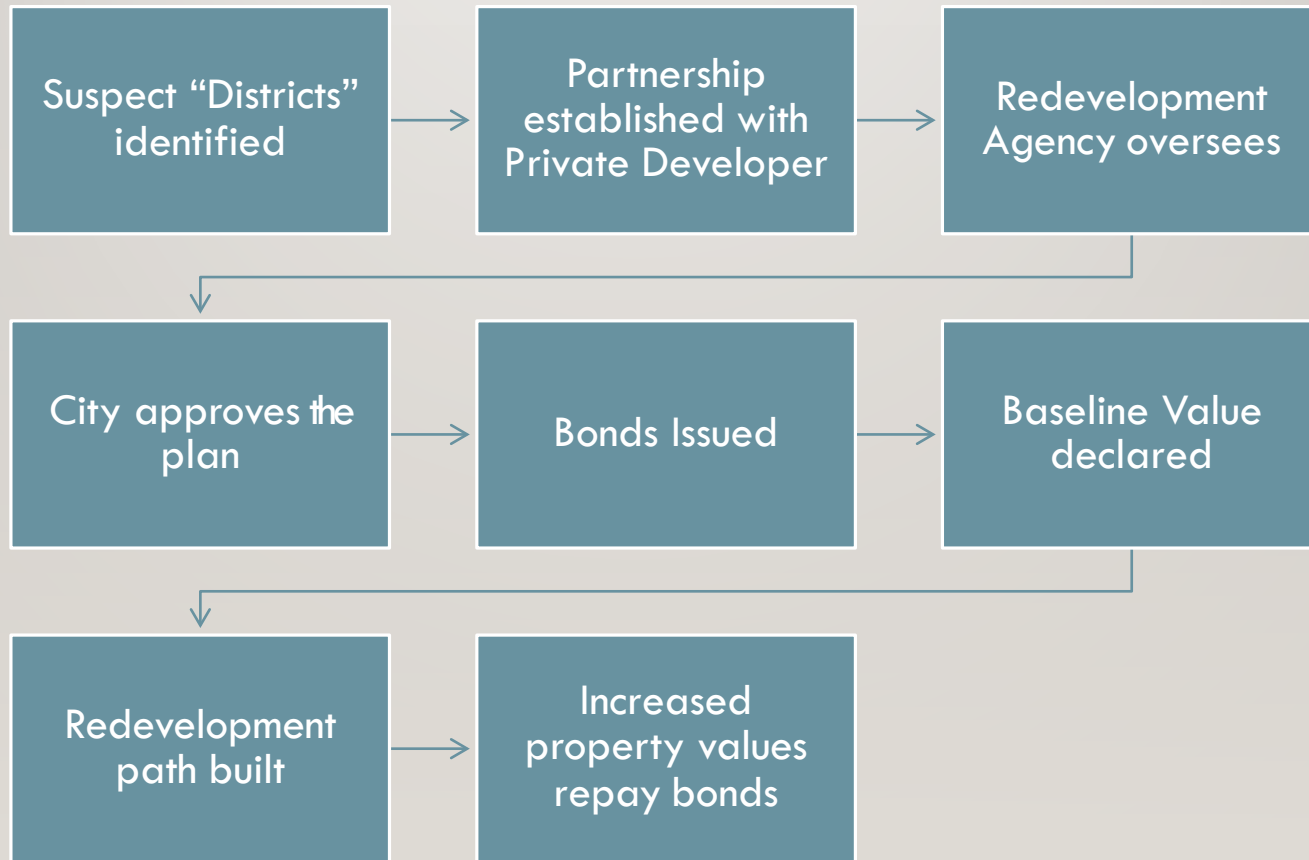
SO WHAT DOES
THIS MEAN?



HOW GEORGIA DEFINES REDEVELOPMENT LAW

- A way to finance projects in certain areas of the community that...
 - Generate minimal tax dollars
 - Slowest to develop
- Allows for the creation of Redevelopment Districts
 - Blighted, older properties with declining value
 - Declining employment and rising poverty

HOW REDEVELOPMENT DISTRICTS WORK



HOW REDEVELOPMENT DISTRICTS WORK



WHO GUARANTEES THE BONDS?

Private
Developer

City is NOT
responsible!

SOME USAGES.... BROADLY DEFINED

- Construction of new buildings
- Renovation, demolition or expansion of existing buildings
- New public work projects or improvements
- New housing
- Arts/recreation projects
- Property clearing/grading
- Green spaces/recreation



WHAT IT DOES NOT DO...

- Create tax increases to the public
- “Freeze” the millage rates
- “Take” property from private citizens

WHAT DOES THIS MEAN FOR OUR COMMUNITY?

- Jobs, Jobs, Jobs!
- Increases property values
- Keeps sales tax revenue at home for local uses
- Promotes growth in areas slow to develop
- Pays for economic development without raising taxes
- Increases opportunity and competitiveness for projects we want in our community

WHERE COULD THIS HAPPEN IN VILLA RICA?

- Tracts that are difficult to develop
 - Rock
 - Topography that requires excavation
 - State protected water





Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Utility Rate Increases for 2019

AGENDA DATE: 10/23/2018

DATE PREPARED: 10/11/2018

PREPARED BY: Sarah Hefty

AMOUNT: n/a

GL ACCOUNT #: n/a

PURPOSE: To approve the Utility Rate increases to be effective January 1, 2019.

BACKGROUND: The proposed rate increases are 5% to the variable rates (not base rates) for Water, 30% to the variable rates (not base rates) Sewer, and \$2 increase to the garbage monthly rate.

2018 – Water – Residential

	<u>Tier 1</u>	<u>Tier 2</u>	<u>Tier 3**</u>	<u>Tier 4</u>
<i>Inside City Limits</i>	\$ 3.30	\$ 4.03	\$ 5.04	\$ 8.05
<i>Outside City Limits</i>	\$ 4.95	\$ 6.04	\$ 7.56	\$ 12.07

NEW 2019 – Water – Residential

	<u>Tier 1</u>	<u>Tier 2</u>	<u>Tier 3**</u>	<u>Tier 4</u>
<i>Inside City Limits</i>	\$ 3.47	\$ 4.23	\$ 5.29	\$ 8.45
<i>Outside City Limits</i>	\$ 5.20	\$ 6.34	\$ 7.94	\$ 12.67

2018 – Water – Non-Residential

	<u>Tier 1***</u>	<u>Tier 2</u>	<u>Tier 3**</u>
<i>Inside City Limits</i>	\$ 4.03	\$ 5.04	\$ 8.05
<i>Outside City Limits</i>	\$ 6.04	\$ 7.56	\$ 12.07

NEW 2019 – Water – Non-Residential

	Tier 1***	Tier 2	Tier 3**
<i>Inside City Limits</i>	\$ 4.23	\$ 5.29	\$ 8.45
<i>Outside City Limits</i>	\$ 6.34	\$ 7.94	\$ 12.67

2018 – Sewer

Inside City Limits	\$6.89
Outside City Limits	\$10.20

NEW 2019 – Sewer

Inside City Limits	\$8.96
Outside City Limits	\$13.26

2018 – Garbage

First Cart	\$ 12.50
Additional Carts	\$ 12.50
Low-Income Senior	\$ 9.38

NEW 2019 – Garbage

First Cart	\$ 14.50
Additional Carts	\$ 14.50
Low-Income Senior	\$ 10.88

Average Increases:

Water Consumption 4500

	RESIDENTIAL		
	Current	Proposed	
Water	\$ 28.68	\$ 29.52	\$ 0.84
Sewer	\$ 43.01	\$ 52.32	\$ 9.32
Sanitation	\$ 12.50	\$ 14.50	\$ 2.00
Solid Waste	\$ 7.50	\$ 7.50	\$ -
	<u>\$ 91.68</u>	<u>\$ 103.84</u>	<u>\$ 12.16 INCREASE PER MONTH</u>

Water Consumption **3000**

	DISCOUNTED SENIOR		
	Current	Proposed	
Water	\$ 15.63	\$ 16.17	\$ 0.54
Sewer	\$ 25.67	\$ 31.88	\$ 6.21
Sanitation	\$ 9.38	\$ 10.76	\$ 1.39
Solid Waste	\$ 7.50	\$ 7.50	\$ -
	<u>\$ 58.18</u>	<u>\$ 66.31</u>	<u>\$ 8.14</u> INCREASE PER MONTH

STAFF RECOMMENDATION: To approve the utility rates to be effective January 1, 2019 as presented with the 2019 fiscal year budget.

MOTION: I make a motion that we approve the Utility Rates, as presented, to be effective for all utility bills sent on or after January 1, 2019.



City of Villa Rica Utility Rates

Effective 1-1-2019

WATER

Base Fee	Water		Sewer	
Meter Sizes	Inside	Outside	Inside	Outside
Senior (Low Income)	\$5.00	\$15.00	\$5.00	\$15.00
3/4 & 5/8	\$12.00	\$18.00	\$12.00	\$18.00
1"	\$20.04	\$30.06	\$20.04	\$30.06
1 1/2"	\$39.96	\$59.94	\$39.96	\$59.94
2"	\$63.96	\$95.94	\$63.96	\$95.94
3"	\$120.00	\$180.00	\$120.00	\$180.00
4"	\$200.04	\$300.06	\$200.04	\$300.06
6"	\$399.96	\$599.94	\$399.96	\$599.94
8"	\$639.96	\$959.94	\$639.96	\$959.94

RESIDENTIAL

Water Rate Schedule per 1,000 gallons of usage per month				
Meter Class & Size	Tier 1	Tier 2	Tier 3**	Tier 4
Inside City Limits	\$ 3.47	\$ 4.23	\$ 5.29	\$ 8.45
Outside City Limits	\$ 5.20	\$ 6.34	\$ 7.94	\$ 12.67
Senior (Low Income)	0-2,000	2,001-10,000	10,001-20,000	Over 20,000
Residential 3/4 & 5/8	0-2,000	2,001-10,000	10,001-20,000	Over 20,000

NON-RESIDENTIAL

Water Rate Schedule per 1,000 gallons of usage per month			
Meter Class & Size	Tier 1***	Tier 2	Tier 3**
Inside City Limits	\$ 4.23	\$ 5.29	\$ 8.45
Outside City Limits	\$ 6.34	\$ 7.94	\$ 12.67
Commercial 3/4 & 5/8	0-5,100	5,101-27,150K	Over 27,150K
1" or 1 1/2" water meter	0-16,000	16,001-45K	Over 45K
2" water meter	0-40,000	40,001-100K	Over 100K
3" or 4" water meter	0-70,000	70,001-150K	Over 150K
6" water meter	0-500,000	500,001-750K	Over 750K
8" water meter	0-600,000	600,001-1.5m	Over 1.5m

** All irrigation and hydrant meter usage will be calculated at Tier 3 rates regardless of consumption. No sewer charges or fees will be applied.

(ORD-10-03-CCO 4-6-10)

***All Industrial usage will be calculated at Tier 1 rates regardless of consumption (ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)

SEWER

RESIDENTIAL & NON-RESIDENTIAL

Sewer Rate Schedule per 1,000 gallons of usage per month		
Inside City Limits	\$8.96	
Outside City Limits	\$13.26	

SANITATION

RESIDENTIAL & NON-RESIDENTIAL

Sanitation & Solid Waste			
Curbside/Solid Waste Pickup			
Residential Customers	\$ 7.50		
Garbage		Recycling	
First Cart	\$ 14.50	First Cart	FREE
Additional Carts	\$ 14.50	Additional Carts	\$ 3.50
Low-Income Senior	\$ 10.88		

TAP FEES

RESIDENTIAL

TAP FEES	Water		Sewer*
Meter Sizes	Inside	Outside	
Residential	\$1,500	\$2,000	\$4,000

NON-RESIDENTIAL

TAP FEES	Water		Sewer*
Meter Sizes	Inside	Outside	
5/8 to 3/4 "	\$1,500	\$2,000	\$4,000
1 "	\$2,800	\$3,300	\$8,250
1- 1/2"	\$6,000	\$6,000	\$15,000
2"	\$10,000	\$10,000	\$25,000
3"	\$20,000	\$20,000	\$45,000
4"	\$30,000	\$30,000	\$75,000
6"	\$60,000	\$60,000	\$150,000
8"	\$90,000	\$90,000	\$250,000
		Apartment	\$5,000 plus \$1200 each unit over three
		Hotels	\$5,000 plus \$600 each room over

Charges for Initial Water and Sewer Service: Each consumer subscribing to use the water and sewer service of the City of Villa Rica at a location which has not previously been served by those utilities shall pay a tapping fee unless otherwise specified. No new water or sewer lines will be run outside the City unless the entity requesting the tap-on agrees to be annexed.

*Sewer Tap Fee Calculation: Sewer tap fees are determined based on water meter size.

FIRELINE

Fireline Schedule			
Connection Size		Monthly Charge	
4"		\$7.17	
6"		\$20.83	
8"		\$44.40	
10"		\$79.85	
12"		\$128.94	

For non-metered connections with booster fire pumps, the monthly charge shall be \$20.83 per 500 gpm of pump capacity or the charge based on connection size, whichever is greater. (ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)

Recommended Changes				
October 10, 2018				
Code	Violation Description	Class	Cash Bond Amount	
			Current	Proposed
16-13-2B	VGCSA Less Than 1 Oz.	Standard	2,000	1,250
40-1-3	Permitting Unlawful Operation of Vehicle	Standard	150	500
40-5-121	License: Driving While License Suspended/Revoked	1st Offense	750	950
40-6-10	No Insurance	1st Offense	425	500
40-6-10	No Insurance	2nd Offense	700	1,000
40-6-16	Pass Stationary Emergency Vehicle	1st Offense	250	500
40-6-180	Too Fast for Conditions	Standard	105	150
40-6-181	Speeding 6-10 MPH Over	Standard	25	100
40-6-181	Speeding 11-14 MPH Over	Standard	100	125
40-6-181	Speeding 15-18 MPH Over	Standard	125	150
40-6-181	Speeding 19-23 MPH Over	Standard	150	175
40-6-205	Obstructing Intersection 01/01/08	Standard	75	150
40-6-226	Violation of Handicapped Parking	1st Offense	150	250
40-6-226	Violation of Handicapped Parking	2nd Offense	300	400
40-6-249	Littering Highway	Standard	105	250
40-6-270	Hit and Run	Standard	450	750
40-6-271	Duty Upon Striking Unattended Vehicle	Standard	150	350
40-6-272	Striking Fixed Object	Standard	150	350
40-6-273	Fail to Report Accident With Injury, Death	Standard	150	350
40-6-391	DUI	1st Offense	750	1,250
40-6-391	DUI	2nd Offense	1,500	1,750
40-6-391	DUI	3rd Offense	3,000	3,500
40-6-391A1	DUI - Alcohol Less Safe	1st Offense	750	1,250
40-6-391A1	DUI - Alcohol Less Safe	2nd Offense	1,500	1,750
40-6-391A1	DUI - Alcohol Less Safe	3rd Offense	3,000	3,500
40-6-391A2	DUI - Drugs Less Safe	1st Offense	750	1,250
40-6-391A2	DUI - Drugs Less Safe	2nd Offense	1,500	1,750

Recommended Changes				
October 10, 2018				
Code	Violation Description	Class	Cash Bond Amount	
			Current	Proposed
40-6-391A2	DUI - Drugs Less Safe	3rd Offense	3,000	3,500
40-6-391A2	DUI - Drugs Less Safe	1st Offense	750	1,250
40-6-391A2	DUI - Drugs Less Safe	2nd Offense	1,500	1,750
40-6-391A2	DUI - Drugs Less Safe	3rd Offense	3,000	3,500
40-6-391A3	Glue/Aerosol/Toxic Vapor Less Safe	Standard	n/a	1,250
40-6-391A4	DUI - Combo Any Combination of A1/A2/A3	1st Offense	750	1,250
40-6-391A4	DUI - Combo Any Combination of A1/A2/A3	2nd Offense	1,500	1,750
40-6-391A4	DUI - Combo Any Combination of A1/A2/A3	3rd Offense	3,000	3,500
40-6-391A5	DUI -Alcohol 0.08 GM or More 21 or Over	1st Offense	750	1,250
40-6-391A5	DUI -Alcohol 0.08 GM or More 21 or Over	2nd Offense	1,500	1,750
40-6-391A5	DUI -Alcohol 0.08 GM or More 21 or Over	3rd Offense	3,000	3,500
40-6-391A6	DUI -Marijuana or Controlled Substance	1st Offense	750	1,250
40-6-391A6	DUI -Marijuana or Controlled Substance	2nd Offense	1,500	1,750
40-6-391A6	DUI -Marijuana or Controlled Substance	3rd Offense	3,000	3,500
40-6-391I	DUI - Commercial Vehicle 0.04 GM or More	Standard	750	1,250
40-6-391K1	DUI - Under Age 21	1st Offense	750	1,250
40-6-391K1	DUI - Under Age 21	2nd Offense	1,500	1,750
40-6-391K1	DUI - Under Age 21	3rd Offense	3,000	3,500
40-6-391L1	DUI - Endangerment of Child Under Age 14	1st Offense	750	1,250
40-6-391L1	DUI - Endangerment of Child Under Age 14	2nd Offense	1,500	1,750
40-6-397	Aggressive Driving	Standard	450	1,000
40-6-40	Wrong Side of Road 01/01/08	Standard	105	150
40-6-42	Improper Pass on Left 01/01/08	Standard	105	150
40-6-44	Pass Within 200 Feet Traffic 01/01/08	Standard	105	150
40-6-45	Passing on Hill/Curve 01/01/08	Standard	105	150
40-6-45A2	Passing Within 100 Feet of Intersection or RR Crossing	Standard	105	150
40-6-45A3	Passing Within 100 Feet of Bridge/Tunnel	Standard	n/a	150

Recommended Changes				
October 10, 2018				
Code	Violation Description	Class	Cash Bond Amount	
			Current	Proposed
40-6-46	Pass in No Pass Zone 01/01/08	Standard	105	150
40-6-48	Failure to Maintain Lane 01/01/08	Standard	105	150
40-6-49	Follow Too Closely 01/01/08	Standard	105	150
40-6-50	Driving Within GOR/Median 01/01/08	Standard	105	150
40-6-50	Driving Within Emergency Lane 01/01/08	Standard	105	150
40-6-70	Fail Yield Enter Intersection 01/01/08	Standard	105	150
40-6-70A	Fail to Yield ACC	Standard	105	150
40-6-71	Fail Yield Turn Left 01/01/08	Standard	105	150
40-6-72B	Failure Obey Stop Sign 01/01/08	Standard	105	150
40-6-72C	Failure Obey Yield Sign 01/01/08	Standard	105	150
40-6-73A	Failure Yield Ent/Cross Roadway Acc 01/01/08	Standard	105	150
40-6-74	Fail Yield Emergency Vehicle 01/01/08	Standard	105	150
40-6-75	Fail Yield Construction Vehicle/Person 01/01/08	Standard	105	150
40-6-75B	Fail Yield Constr amber Light 01/01/08	Standard	105	150
40-6-76	Fail Yield Funeral Process 01/01/08	Standard	105	150
40-6-90	Fail Obey Traffic Ctl/Reg by Pedestrian 01/01/08	Standard	105	150
40-8-22	Headlight Requirement 01/01/08	Standard	105	150
40-8-23	Taillight/Lenses Required 01/01/08	Standard	105	150
40-8-25	No Brakelight/Turn Signal 01/01/08	Standard	105	150
40-8-71	Improper Exhaust System	Standard	105	150
40-8-73.1	Window Tint Violation 01/01/08	Standard	100	150
40-8-74	Tire Requirements 01/01/08	Standard	100	150



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: CHANGES TO CASH BOND AMOUNTS IN MUNICIPAL COURT

AGENDA DATE: 10/23/2018

DATE PREPARED: 09/19/2018

PREPARED BY: Tom Barber

AMOUNT: N/A

GL ACCOUNT #: N/A

PURPOSE: To update the amounts charged for cash bonds in municipal court.

BACKGROUND: In less serious cases, the defendant in municipal court has the option of posting a cash bond and not coming to court. The bond would then be forfeited and the charge would be recorded as a conviction. The more serious offenses are considered “must appear” offenses. Those offenses require the defendant to go to court and appear before the judge, even after posting the bond. After comparing our cash bond amounts with those in neighboring communities (Bremen, Carrollton, Dallas, Hiram, and Temple) we are recommending a series of changes to get our amounts in line with them.

STAFF RECOMMENDATION: Staff recommends that City Council approves the recommended changes to our cash bond amounts, effective for offenses incurred on or after November 1, 2018.

IMPACT: Unknown

MOTION: I move that we modify the cash bond amounts detailed in the attached spreadsheet for offenses incurred on or after November 1, 2018.