

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT
BOARD MEETING
November and December Combined Meeting
Held at
The 1818 Club, 6500 Sugarloaf Pkwy, Duluth, GA 30097
On
December 11, 2024**

Board Members in Attendance

Chris Garner, Ron Harrison, Barbara Bender, Warren Auld, Dwight Harrison, Fred Dawkins, Diann Baker

Not In Attendance

Brad Williams

Additional Officer

Bill Gower

Staff

Jim Brooks, Executive Director
Tammie Martin, Executive Assistant

Board Counsel

John Vaughan, Rainey & Vaughan, LLC

Call to Order

Chairman Garner called the Board of Directors meeting to order at 11:48 pm.

Public Comments

Approval of Minutes

- a) Motion for approval of the Minutes for October 23, 2024, board meeting was made by Mayor Bender, seconded by Dwight Harrison, and unanimously approved.

Presentations

- b) None

Action Items

- c) None

Discussion Items

- d) CID Park Design Project (draft agreement in Board Books)
Mr. Brooks opened the discussion regarding the draft agreement between Gwinnett County and the CID for the Design of the Proposed Future Park at

Highway 78 and Lake Lucerne Road. There has been a number of discussions about the idea of a park at Yellow River and Lake Lucerne. The agreement in the board book is a draft only and is loosely worded. The CID would fund the engineering of the park consistent with what the County would like to see. The CID has responsibility to approve the final set of plans and scope. The CID would then give the County the responsibility to maintain whatever goes in that location. If there is anything included in the agreement that we need to change, now is the time to change it. Mr. Brooks encouraged board members to take the draft agreement with them and reminded members that it was also included in the electronic board books. Mr. Brooks would appreciate any ideas members may have about the concept or ideas about this project. Mr. Brooks anticipates the cost for engineering will be about \$250,000. Comments on the agreement are requested prior to January. There will be an opportunity for the board to look at this again before committing. This will be one of the most unique projects the CID has participated in and could really make a difference. It is part of the trail system for the county, and they have now endorsed this idea and would like to put a trail head there. It is also in conjunction with Yellow River Wildlife Sanctuary wants to do. Mr. Brooks reminded the board that previous conversations included EV charging stations, pervious surface, and a dog park. There is a long area along the river itself that may negate the need for some sort of suspended launch for canoes. Everything is in the flood plain except at the top, which would be converted to parking. There would be access to the large neighborhood immediately behind it. There would be steps that would come down out of that neighborhood. DOT has already looked underneath the bridge, and we can put a trail underneath the bridge. There is ample space there and whatever material they put there will be substantial enough to withstand flooding. This is going to be called a concept park and will not look like other parks. There will be restrooms and at least 4 EV charging stations. There is ample room for about 50 cars to park.

- e) Chairman Garner presented the 2025 Board Meeting dates.

Board Reports

- f) Mr. Gower presented the Cash and Investment Reports for August, October and November.
Expanded documentation can be found in the electronic packages emailed earlier. Mr. Brooks stated, and Mr. Gower affirmed that we are seeing a significant decrease in the amount of interest we are receiving that will result in a decrease in revenues that we receive.
- g) Mr. Brooks reviewed his Executive Director's Report which was included in the electronic package.

Additional Comments

Mr. Auld raised his concern about the homeless people in the corridor. Mr. Auld is concerned about the homeless, but also about them dying in the corridor and the news

running some type of article about the homeless in the corridor. Does the police department have any kind of plan for checking on them. Mr. Brooks shared that the County has the most complex processes impacting homelessness. There is a whole series of safeguards for the homeless. We can't make them move. If they are on private property the owner has to trespass them and there is a 10-day waiting period. If they are on public land, the police can ask them to move but all they have to do is move back over to the private property. This is a problem that is being experienced throughout the entire County and the Region. We are following the county's protocol. The police will transport homeless to the shelter on Bethany Church Road if they are on private property.

Adjournment

By acclamation, the meeting adjourned at 12:37 P.M. The next Board Meeting is currently scheduled for Wednesday, January 22, 2025, at 2:30 P.M., at 2795 Main Street West, Building 28, Suites A and B, Snellville, GA 30078.

Approved by the Board this 23rd day of Sept, 2025.


Secretary-Treasurer