



Executive Director's Report

October 23, 2024

Our premier entertainment venue is about to start. Netherworld has geared up for the Halloween season with new and entertaining activities. Through the efforts of the Stone Mountain Memorial Association, Netherworld and the CID, adequate parking has been identified. The Gwinnett Department of Transportation has added sidewalks to connect the old Stone Mountain Airport to the Venue.

The CID received a request to assist them with an ongoing problem related to damage caused by a vehicle accident. Apparently, a fire hydrant had been damaged along with the sidewalk. This damage hampered access from the parking area to the venue. With the help of Gwinnett County Department of Water Resources, we were able to get the repairs accomplished within 3 days of notification. Hats off DWR.

The CID has been invited to serve on the Community Advisory Committee for the Park Place Master Plan. The Community Advisory Committee will meet 3-4 times throughout the project duration. A brief synopsis of the project is below:

The Park Place Master Plan study area includes a key gateway to the county centered at the intersection of U.S. 78 and East Park Place. The area is prime for redevelopment based on future planned transit, proximity to major thoroughfares, and public investment. This plan looks to build on and refine recommendations from previous LCI plans in 2007 & 2013, leverage the "Park Place" tax allocation district, and capitalize on redevelopment planned for the former Stone Mountain Tennis Center. Gwinnett County is leading the effort to develop this master plan to encourage thoughtful redevelopment that supports the local economy and the needs of residents. The Board of Commissioners awarded a \$217,000 contract to Sizemore Group, LLC to develop the plan. Public engagement will begin this fall with the plan expected to be finalized during the summer of 2025.

Staff have met with the Department of Community Services staff to discuss the opportunity for a park at Lake Lucerne. The property was deeded to the county by Clyde Strickland several years ago. The idea of a park at that location would help to provide a sense of place within the District. The County's Trails Master Plan has indicated that this location could be a trail head for the trail system currently in the planning stages. Initially, the idea is to have access to the Yellow River, EV charging stations, a dog park, restrooms and other amenities. As future planning continues the CID will be requested to **fund the concept and engineering planning stages**. It is imperative that the Board provide staff feedback regarding this perspective project. At this point we do not have an idea of the concept and

engineering cost, but as this idea is advanced, we will identify the expected cost of the project and other details. (See Attachment A)

The CID staff have requested a review of the lighting at West Park Place as US-7/GA10. With the new traffic patterns at the intersection, delays have continued due to increased traffic from all aspects of housing growth and certainly, AMAZON facility. We have been in discussions with GwDOT. As a result of these conversations our request has been elevated to GDOT's Utility Office for review. After a rejection by GDOT permit department of our request, it was determined that their office does not permit tunnel/underpass lighting (wall packs).

The good news is our request has been transferred to the Bridge Office. We are meeting with representatives from the field office and providing additional information. Of great importance is the information received from their office states that the office is not in disagreement with the need, we will, however, need to file addition request for permitting and installation. It appears to be more about policy and protocol issues, rather than whether there is a need.

Collector Road Phase III Evermore North Blvd. (Hewatt-Parkwood-Britt):
Project PI0007535/F-8031/F-1287-19 M-0907-01

We continue to monitor the progress of this project. Currently the project is slightly ahead of schedule. The connection of the sanitary sewer to the sewer main has been completed. The system has not been fully connected at this point.

But no construction is without challenges. This one is no different. In the Attachment B you will see pictures of some of the damage created by a drainage issue not being addressed before the massive amount of rain from the hurricane. Additionally, construction equipment caused damage to the front parking lot which has now created a drainage issue that was never there before. Staff are currently working with GwDOT, contractors and ER Snell to correct all issues. After a discussion with the GwDOT Project Manager on Friday, October 18, we were told all corrective action has been taken. Staff will check with the owner of the property to ensure all damage to his property has been addressed.



General Comments:

The CID staff held meetings with prospective bidders on two occasions for the landscape maintenance contract. The purpose of the pre-bid conference was to provide a detailed overview of the expectations of the CID for the upcoming bid cycle. As a result of these meetings, we had eight companies to participate.

The details of what is expected along with what the problems have been in the past, were outlined. We believe that demonstrating “what not to do” is equally important for the perspective bidders to consider. The RFP does detail a 20% penalty or hold back for work not accomplished or poor performance of the contract. We know there will be a significant increase in the bid price responses.

In addition to the maintenance contract, we are reviewing the need for an evaluation of the medians. Uppermost in our minds is the safety of the employees of the landscape company. After that concern, what does the CID wish the island to look like, if upgraded or simply cleared and grass installed. Staff are certainly seeking the input from the Board.

We will see the rollout of security cameras for businesses (as approved by the Board of Directors) in the corridor soon. The attorneys at Gwinnett County have completed their review of the MOU, the documents for the business owners and other requirements in order to be eligible for the reimbursement have been considered.

In our ongoing effort to continue to make the corridor as safe as possible, we have met with a new technology company offering weapons identification devices. While the school system is currently purchasing this type of equipment, the private sector will also have an opportunity to utilize this opportunity to keep their employees and customers safe. This is just one more example of how technology is helping to prevent and solve crime.

The Annual Strategic Leadership Visit was held September 11-14. This Chamber of Commerce visit focused on redevelopment, transit and a 3P efforts to work with Private partners to achieve significant funding.

On October 17th the CID staff and members of the Gwinnett Department of Transportation will meet for the first time to kick off the Ross, Killian Hill to Hewatt Road project. As has been discussed previously, sanitary sewers will also be installed during the road construction. Through the efforts of the Gwinnett SPLOST committee and GwDOT, there has been a set aside for this project of \$17 Million. This includes the Killian Hill roundabout, Ross to Killian Hill and Killian Hill to Hewatt. The efforts of Board Member Fred Dawkins while serving on the SPLOST Committee obviously paid big dividends. Thank you, Fred, for all the time you spent on this committee.

On Friday, October 11th, the CID received an email from Board Member Auld regarding a recent lawsuit brought against the city of Milton. Below is an excerpt from that email:

“Thought you would find this opinion from the Ga Court of Appeals that was just published interesting. The opinion upheld a 30-million-dollar award against the City of Milton. They failed to properly maintain the right of way, leaving a concrete planter, not in the road but in the right of way. No sovereign immunity because it was a ministerial function.

This was a municipality, but I wonder if the duties we have assumed for care of the right of way on Hwy 78 places us in the cross hairs for some traffic accident?”

As a result of the request from Board Member Auld, we reached out to the counsel for the CID. In Attachment C, John Vaughn offers his opinion on the matter. We encourage Board Members to read this opinion and ask any questions in the Board Meeting that may need future clarification. Additionally, in the Milton Code of Ordinance, it was stated that all structures in the ROW would be removed. However, this planter was not.

Wayne Mason, long time resident of Snellville and former County Commission Chairman held a book signing on September 27, 2024. The book outlines many of the changes in Gwinnett County and how the Mason brothers impacted the county. The book is available in the office, for your review.