



Executive Director's Report

December 11, 2024

The CID continues to be represented on the Community Advisory Committee for the Park Place Master Plan. The Community Advisory Committee meeting will be held in early January. After two open-house meetings, the Advisory Committee will be updated on those meetings and the group will provide additional feedback to the consultants. If Board Members have any comments or suggestions, please let us know.

The Department of Community Services staff has provided a draft of an agreement between the County and the CID. (See Attachment A) While this document is a draft, it does provide essential information about how an agreement will be structured.

Currently, Community Services staff are reaching out to some of their on-call engineering companies in order to get some idea of cost of engineering. Once we have an estimated cost, the Board can make the decision about how to proceed. Certainly, we will keep in mind the beginning of Phase IV of the Connector Road.

After a significant delay, the final contract with FLOCK has been approved. This contract covers the next five years. With the combined efforts of the Gwinnett County CIDs, the county has agreed to pick up 40% of the cost of the cameras. With the assistance of Gwinnett County, the CID's actual cost will be \$34200. With the additional camera that has been added, we will experience very little increase in the cost to the CID.

At the invitation of ATT, staff had an opportunity to attend the State of the Region Breakfast in November. The keynote speaker was Matt Ryan. The focus for ARC remains primarily focused on housing and DE&I.

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 to the sewer main has been completed. The system has been fully connected and is functioning properly.

The round-about at Parkwood is now open to traffic. Some may recall the additional expense that was required to correct an engineering error at this location. This error required additional funding of over one and a half million dollars.

Collector Road Phase IV Evermore North Blvd. (Hewatt-McDaniels Bridge-Killian Hill-Ross)

(First time to see this new project)

In November Gwinnett County Department of Transportation contracted with an engineering firm to provide the plans for the Hewatt to Ross Road Phase IV of Evermore North Blvd. The engineering is anticipated to be completed by early Summer 2025. However, the schedule for the actual construction has not yet been completed.

General Comments:

The CID's efforts to install lighting under the overpass at West Park Place continues with the Georgia Department of Transportation. We have received an update on the progress of the request. The department is currently assessing viability of the project and its impact on safety at this location. We will continue to monitor progress through our contact (Robert Graham) at GDOT.

The new installation of signals at the location is well underway, as well. This interchange will have mast arms, lighted street signs and additional lighting on the approaches to the intersections.

On November 4th Chairman Garner authorized the contract (Attachment B) between Atlanta Landscape, Inc and the CID. This action was approved by the Board in the October meeting. As of this writing, their focus has been to "clean up the mess", then implement good maintenance of the corridor. We are certainly hopeful that this trend continues with the added safeguard built into the new contract.

The Gwinnett County CIDs, jointly sponsored the MARS event on November 6th. This event was well attended with more than 250 participants. The CID representatives include Chairman Garner, Board Member Bender and staff. We were introduced to many changes to Gwinnett County and its development.

The CID had an opportunity to participate in a Post Election briefing of the failed Transit Referendum from consultants, Chamber staff as well as Gwinnett County representatives. The reasons for the defeat was discussed in great detail. The economy appeared to be one of the main takeaways from the event. However, other ideas included the fact that the county did not need more public transportation. It was interesting to note that in the previous referendum the failure was by slightly over 1000 votes. However, in this most recent referendum the failure was by a vote of more than 25,000 votes. Of equal interest, this referendum featured no link between MARTA and the Gwinnett Transit.

The CID hosted Kelley Balkcom, Georgia Power to discuss matters related to the Hewatt-Ross project. As a result of this meeting, additional meetings have been scheduled with GP and Georgia Transmission agency. We remain hopeful that an agreement can be reached favorable to the project and the CID.

Staff attended the 2024 Board Conference for the Gwinnett Chamber of Commerce. This program focused on the election recap by a consulting firm. The Republican Party did make some inroads in this election, but did not succeed in any of the incumbents. The county continues to be a democratic strong hold.

The conference also received information and updates on the strategic plans for the next year from all departments within the Chamber. Each department head spoke about their respective departments, functions and goals for the upcoming year.

Evermore staff were asked to provide information on the possibility of establishing a CID in Peachtree Corners. The process, the requirements, and the results of a CID were discussed. In particular, that Gwinnett CIDs work together for the county's common good. Because the issues in each CID are so different, they do not compete for funding, generally speaking.

The CID has been asked to participate in a stakeholder meeting of the Safe Streets Grant the County has received. This thinktank group provides information about challenges in street and road design. The idea behind this grant is to reduce conflicts for pedestrians and the vehicles traveling through Gwinnett.

Staff continue to meet with key members of Gwinnett County staff. The focus of these meetings is to keep Evermore CID visible to county staff. The CID primarily uses Gwinnett County staff to assist with decision making and resources.

As expected, the interest rate on our renewed CDs has dropped by more than one percentage point. Thus, the revenue estimates from prior years, most likely, will not be seen for some time. We continue to "cast the net" widely, but with the prime rate going down, this maximization of income has become a challenge. Of importance is, however, our budget income estimates from interest were lowered with the expectation of lower interest rates.

Staff of the CID also has a strong commitment to the community, not only in the CID, but throughout the County. Currently, staff is engaged in assisting with a recognition banquet for the Boy Scouts. This fund-raising effort has one primary goal and that is to raise funds for underprivileged scouts to be able to participate in scouting activities.

ATTACHMENT A

AGREEMENT BETWEEN GWINNETT COUNTY AND THE EVERMORE COMMUNITY IMPROVEMENT DISTRICT DESIGN OF THE PROPOSED FUTURE PARK AT HWY 78 AND LAKE LUCERN ROAD

This Agreement (hereinafter referred to as "Agreement") made by and between the Evermore Community Improvement District, a self-taxing district authorized by the Gwinnett County Board of Commissioners and headquartered at 2795 Main Street West Suite 28 A&B, Snellville, GA 30078 (hereinafter referred to as "CID") and Gwinnett County, Georgia, a political subdivision of the State of Georgia headquartered at 75 Langley Drive, Lawrenceville, Georgia 30046, (hereinafter referred to as "COUNTY") each of whom has been duly authorized to enter into this Agreement.

WITNESSETH

WHEREAS, the parties to this Agreement are located within Gwinnett County and authorized by law to enter into this Agreement; and

WHEREAS, both parties believe that it would be in the interest of the health, safety, and welfare of the citizens of Gwinnett County to allocate resources and efforts to undertake a park design project; and

WHEREAS, the CID and COUNTY wish to work together to carry out a design process on the area encompassed by the Evermore CID and have certain funds allocated for use in connection with a park design project, hereinafter referred to as "PARK PROJECT DESIGN";

NOW, THEREFORE, in consideration of the mutual promises, covenants, and undertakings set forth herein and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto do consent and agree that:

1. Project Description and Cost:

- a. The PARK PROJECT DESIGN is a site analysis and design process which will follow the requirements of the current Demand Professional Services Contract (RP012-23) that the County holds with six different vendor teams and will consist of the following four major tasks:
 - Site inventory and assessment including but not limited to topographic surveys, flood elevation review, soils and vegetation analysis as well as site access
 - Design development conceptual design process to include a review of County standards for park amenities design alternatives which will consider the 2020 Parks & Recreation Master Planning needs assessment for the local area as well as the most recent Gwinnett Trails Master Plan and relevant data
 - Public input process
 - Finalize master plan design with an outline of potential future permitting requirements, construction cost estimates for final design and site development with cost increase projections into the future as well as projected long term operational and asset management costs
- b. The CID will contribute a minimum of \$000,000 toward the PARK PROJECT DESIGN cost. It is understood that the COUNTY has no obligated funds set aside for contribution to the PARK PROJECT DESIGN at this time. The project costs which are paid for by the

CID shall be for the initial information gathering and design efforts with the future expectation of a County park in this location.

2. CID Responsibilities:

- a. The CID shall be responsible for developing the final project scope and, if necessary, the CID will request proposals from a qualified consultant to perform the STUDY.
- b. The CID shall submit an invoice(s) for costs necessary to perform the PARK PROJECT DESIGN to the Director of the Gwinnett County Department of Community Services or his designee to be processed for reimbursement.

3. County Responsibilities:

- a. The COUNTY has no funds earmarked for design of the PARK PROJECT whether for design or any other such project need.
- b. The COUNTY will provide a project management effort in assisting with the collaboration of the design efforts that they adhere to COUNTY standards and expectations.

All notices pursuant to this Agreement shall be served as follows: As to the COUNTY, Gwinnett County Board of Commissioners, 75 Langley Drive, Lawrenceville, Georgia 30046. As to the CID, Executive Director, Evermore Community Improvement District, 2795 Main Street West, Suite 28 A & B, Snellville, GA 30078.

This agreement constitutes the entire written agreement between the parties hereto as to all matters contained herein. All subsequent changes to this contract must be in writing and signed by both parties. This agreement is for the benefit of the parties hereto only and is not intended to benefit any third party or to give rise to any duty or causes of action for any third party, and no provisions contained within this agreement are intended to nor shall they in any way be construed to relieve any contractor performing services in connection with the Project of any liability or to complete the work in a good, substantial and workmanlike manner. No provision in this agreement is intended to nor shall it be construed to in any way waive immunities or protections provided to either the COUNTY or to the CID by the Constitution and laws of the State of Georgia.

IN WITNESS WHEREOF, the parties hereto acting through their duly authorized agents have caused this agreement to be signed and delivered on the date set forth below.

This _____ day of _____, 20_____.

GWINNETT COUNTY, GEORGIA

EVERMORE COMMUNITY
IMPROVEMENT DISTRICT

By: _____
NICOLE LOVE HENDRICKSON

By: _____

Title: CHAIRWOMAN _____

Title: _____

ATTEST:

ATTEST:

By: _____

By: _____

Title: County Clerk/Deputy County Clerk (SEAL)

Title: _____

APPROVED AS TO FORM:

Gwinnett County Staff Attorney

DRAFT