

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

Monday, June 17, 2024

6:30 PM

2nd Floor Conference Room

Policy Work Session

Mayor Craig Newton

Mayor Pro Tem Bruce Gaynor

Councilmember Andrew Hixson

Councilmember Josh Bare

Councilmember Matt Myers

Councilmember Marshall Cheek

- A. Roll Call (recorded)**
- B. Citizen Input**
- C. Board Updates**
 - * Zoning Board of Appeals Update - Michael Walsh, Chair
- D. General Updates**
 - * Target Industries Analysis Presentation - KB Advisory Group and Metts Group
- E. Council - General Discussion**
- F. City Manager's Report**
- G. Board Appointments**
 - * Downtown Development Authority of Norcross (Two Vacancies | Four Applicants)
 - * Historic Preservation Commission (One Vacancy One Applicant)
 - * Norcross Public Arts Commission (One Vacancy | One Applicant)
 - * Tree Preservation Board (Three Vacancies | Two Applicants)
 - * Zoning Board of Appeals (One Vacancy | One Applicant)
- H. Items for Discussion**
 - 1. [24-7029](#) **Parks, Green Spaces, and Trails Master Plan Update**

Approve the Parks, Green Spaces, and Trails Master Plan.

[Agenda Report - Parks, Green Spaces, and Trails Master Plan Update](#)

[CNPGTMP- Vision Presentation](#)
 - 2. [24-7030](#) **Designation of City-Owned Parcels by W Peachtree & Hunter St as Permanent Greenspace**

Permanently designate the 6 city-owned parcels located at W Peachtree & Hunter streets as city greenspace.

[Agenda Report - Designation of City-owned parcels by W Peachtree & Hunter St as Permanent Greenspace](#)

[Norcross PG&T W Peachtree Property Survey & Results June 11 2024.PDF](#)
 - 3. [24-7031](#) **Discovery Garden Park Board Bylaws**

Approve the revised Discovery Garden Park Bylaws.

[Agenda Report - Discovery Garden Park Board Bylaws](#)

[Bylaws of the DGP - Updated 6-2-2024](#)

4. [24-7007](#) **Recreational Vehicle (RV) and Commercial Vehicle Parking**
Discussion regarding recreational vehicle (RV) and commercial vehicle (CV) parking in personal driveways and on city streets.

[Agenda Report - Recreational Vehicle \(RV\) and Commercial Vehicle Parking](#)

[Parking Ordinances - City of Norcross](#)
5. [24-7033](#) **Champion Elm Fencing**
Approve the installation of a fence around the perimeter and critical root zone of the Norcross State Champion American Elm tree to further protect and designate its preservation.

Option 1: Recommended. Steel: 341' LF of 3 ½' high 3-rail flat top Ameristar Montage Plus Majestic black steel fence. Fence to consist of 3/4" pickets and hung on 2 ½" square posts spaced 8' apart. Includes (1) 4' wide walk gate and (1) 10' wide double swing utility gate. Both gates will lock.

Option 2: Aluminum: 341' LF of 3 ½' high 3-rail flat top Alumi-Guard Ascot commercial aluminum black fence. Fence to consist of 3/4" pickets and hung on 2 ½" square posts spaced 6' apart. Includes (1) 4' wide walk gate & (1) 10' wide double swing utility gate. Both gates will lock.

[Agenda Report - Champion Elm Fencing](#)

[Champion Elm Area to Fence](#)

[Layouts and Estimates for Steel and Aluminum Options](#)
6. [24-7032](#) **Fiscal Year 2025 Budget**
Review FY25 Budget

[Agenda Report - Fiscal Year 2025 Budget](#)

[Budget Book](#)

[FY25 Budget Presentation](#)
7. [24-7034](#) **Urban Redevelopment Authority Ordinance**
Adopt the attached resolution relating to the Urban Redevelopment Authority (URA) and Urban Redevelopment Plan (URP).

[Agenda Report - Urban Redevelopment Authority Ordinance](#)

[June 2024 Resolution approving the URA and URP](#)

[June 2024 URP](#)

[May 2020 Resolution approving the URA and URP](#)

[June 2023 Resolution amending the URP](#)

8. [24-6978](#) **Mixed Use Development Standards**
Provide direction to staff on next steps in the possible process of making amendments to the mixed-use districts with respect to mix of uses when utilizing multifamily as part of a development.

[Agenda Report - Mixed Use Development Standards](#)

[HX, NX, CX and BH District Standards](#)
9. [24-7035](#) **Discussion of Recreation Programming**
Discuss whether the City should consider adding recreation programming as a function of the parks and recreation component of the Public Works Department.

[Agenda Report - Discussion of Recreation Programming](#)
10. [24-6975](#) **Compliance with Agenda Publications**
Review the proposed agenda item submission and agenda publication protocols.

[Agenda Report - Compliance with Agenda Publications](#)
- I. **Adjourn to Executive Session for Personnel, Real Estate, or Legal**
- J. **Signed by:** _____ **Mayor Craig Newton**
- K. **Attest:** _____ **Monique Philip, City Clerk**



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Phillip

City of Norcross

Legislation Details (With Details)

File #:	24-7029	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Parks, Green Spaces, and Trails Master Plan Update		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Parks, Green Spaces, and Trails Master Plan Update](#)
2. [CNPGTMP- Vision Presentation](#)

Title
Parks, Green Spaces, and Trails Master Plan Update

Drafter
Carlos Perez, Perez Planning + Design, LLC



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Agenda Report

To: Mayor and Council

From: Carlos Perez, Perez Planning + Design, LLC

Meeting Date: June 17, 2024 – Policy Work Session

Item No.: 24-7029

Title: Parks, Green Spaces, and Trails Master Plan Update

CC: Eric Johnson, City Manager

Recommendation

Discuss updates pertaining to the Parks, Green Spaces, and Trails Master Plan.

Background

In 2023, the City's Parks Division issued a Request for Proposals to create a new comprehensive Master Plan titled the Parks, Greenspaces, Trails and Green Infrastructure Plan (PGT&GI Plan). The intent of this Master Plan is to guide the City's vision for ecological/economical sustainability. On April 3, 2023, Perez Planning & Design, LLC was contracted by the City to serve as the project consultant. Working collaboratively with the Parks, Greenspaces & Trails Commission (PG&T) the consultant has engaged community stakeholders, reviewed existing city planning documents including Norcross' Comprehensive Plan, and subsequently identified relevant ecological assets and opportunities that support the PGT&GI Plan's intent. By identifying and prioritizing relevant opportunities, recommending practical strategies and policies, and including resources and suggested partnerships that support this vision, the final PGT&GI Plan will provide goals considered achievable over the next 5 to 10 years, and relevant to creating and encouraging a vibrant, healthy human and natural community that is sustained through innovative leadership and educated environmental stewardship.

Financial Impact

TBD

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
3. Increases Opportunities for Travel via Different Modes within and Outside the Community

Next Steps

Seek direction from Mayor and council on how to move forward.

Attachments

CNPGTMP- Vision Presentation

Update

N/A



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**PARKS, GREENSPACE, TRAILS &
GREEN INFRASTRUCTURE MASTER PLAN**

Draft Vision

June 2024

PEREZ PLANNING + DESIGN, LLC

Agenda

- Overview of Project Purpose and Approach
- Review of Findings
- Review of Vision
- Next Steps



Project Intent

H.1.b

- Incorporation of low impact design
- State-of-the-art and innovative strategies for incorporating green infrastructure
- Reflective of the City's diverse demographics
- Support the City's priorities and need of all residents, especially in areas currently underserved
- Guide future investment choices
- Guide future programming choices

Attachment: CNPGTMP- Vision Presentation (24-7029 : Parks, Green Spaces, and Trails

1 Discover

2 Analyze

3 Create

4 Refine

5 Document

- Project Coordination
- Planning Context
- Goals, Objectives, and Outcomes
- Discover Summary Document

- Parks, Greenway, Trails, and Stormwater Assessment
- Facility and Park Condition Assessment
- Conceptual Approach Alternative Framework

- Vision Workshop
- Preliminary Conceptual Parks, Greenways, and Trails Plan
- Vision Summary Document

- Conceptual Parks, Greenways, and Trails Refinement
- Implementation Strategy
- Implementation Strategy Summary Document

- Draft Final Master Plan
- Final Master Plan

DRAFT Project Public Engagement Highlights To Date



2,300+
Website Visits

140+
Survey Map Comments



1,270+
Unique Website Users

180+
Survey Responses

3 Steering Committee Meetings

Attachment: CNPGTMP- Vision Presentation (24-7029 : Parks, Green Spaces, and Trails

DRAFT High-Priority Facility/ Amenity Needs | Summary Findings

H.1.b

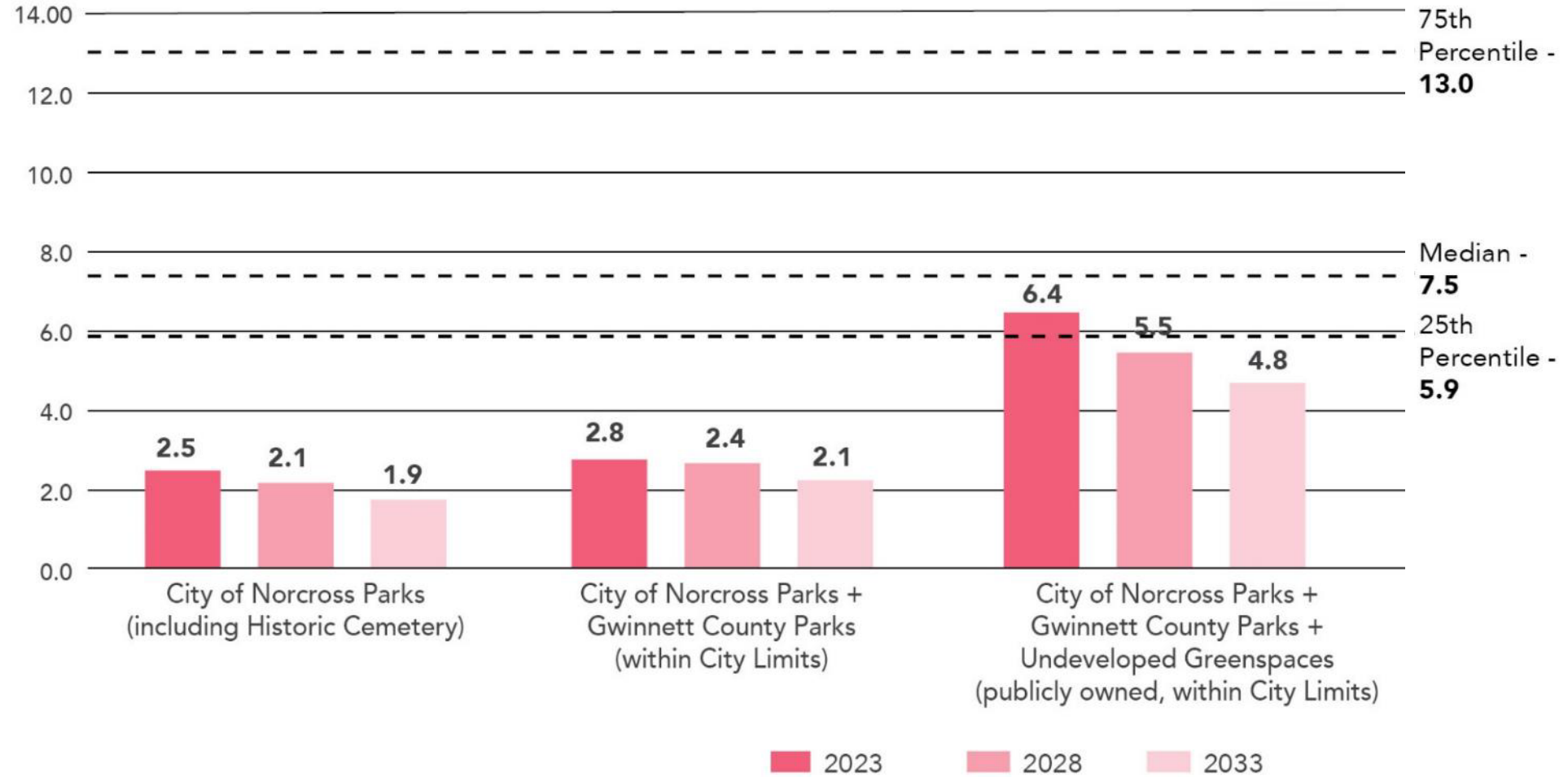
NEEDS ASSESSMENT TECHNIQUE:					
95th Percentile 85th Percentile 50th Percentile Mentioned (Percentile N/A)					
	1. Online Survey	2. Public Meetings/ Special Events	3. Steering Committee	4. Focus Group Interviews	5. City Leadership Interviews (On-going)
Shaded Paved Multi-Purpose Trails					
Unpaved Walking + Walking Trails					
Shaded Sidewalks					
Natural Shade					
Dog Parks					
Natural Areas/ Forested Nature Parks					
Nature Based Solutions to Stormwater Management				-	
Pollinator Gardens					-
Restrooms at Parks			-		-
Rain Gardens		-		-	-
Outdoor Pools			-	-	-

DRAFT High-Priority Program/ Activity Needs | Summary Findings

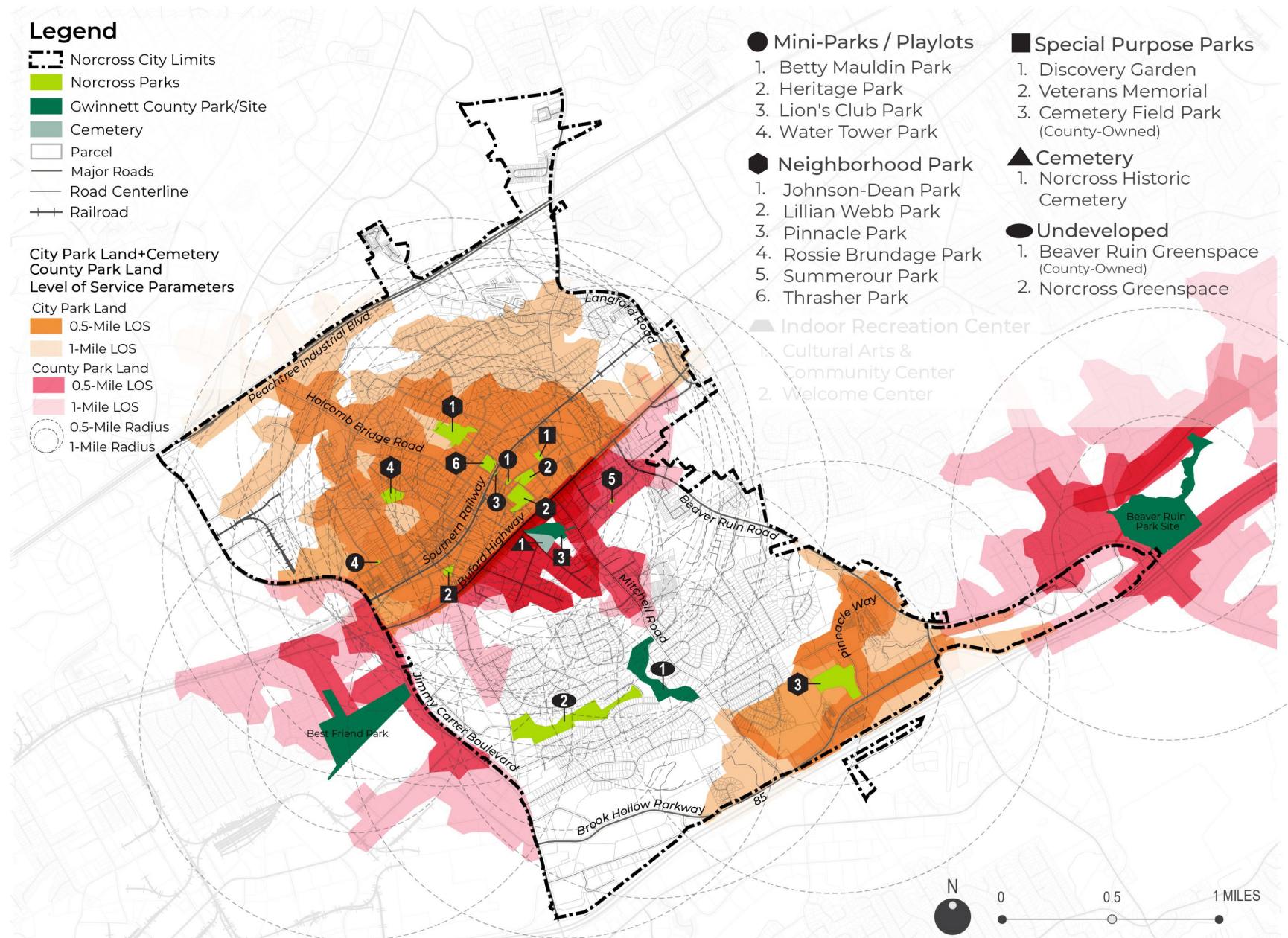
NEEDS ASSESSMENT TECHNIQUE:					
	1. Online Survey	2. Public Meetings/ Special Events	3. Steering Committee	4. Focus Group Interviews	5. City Leadership Interviews (On-going)
95th Percentile					
85th Percentile					
50th Percentile					
Mentioned (Percentile N/A)					
Cooking Classes				-	-
Nature Based Adult Programs				-	-
Nature Based Youth Programs				-	-
Teen Programs		-		-	-
Adult Fitness and Wellness			-	-	-
Language Classes			-	-	-
Parent and Child Programs			-	-	-
Digital Media, Photography Programs		-		-	-
Before and After School Programs		-		-	-
Camps (Summer/School Break		-		-	-
Video Gaming/ Virtual Gaming	-		-	-	-
Movies in the Park		-	-	-	

Acreage LOS | Summary Findings

H.1.b



Access LOS – City + County Parks | Summary Findings



Agenda

- Overview of Project Purpose and Approach
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Ecological Suitability



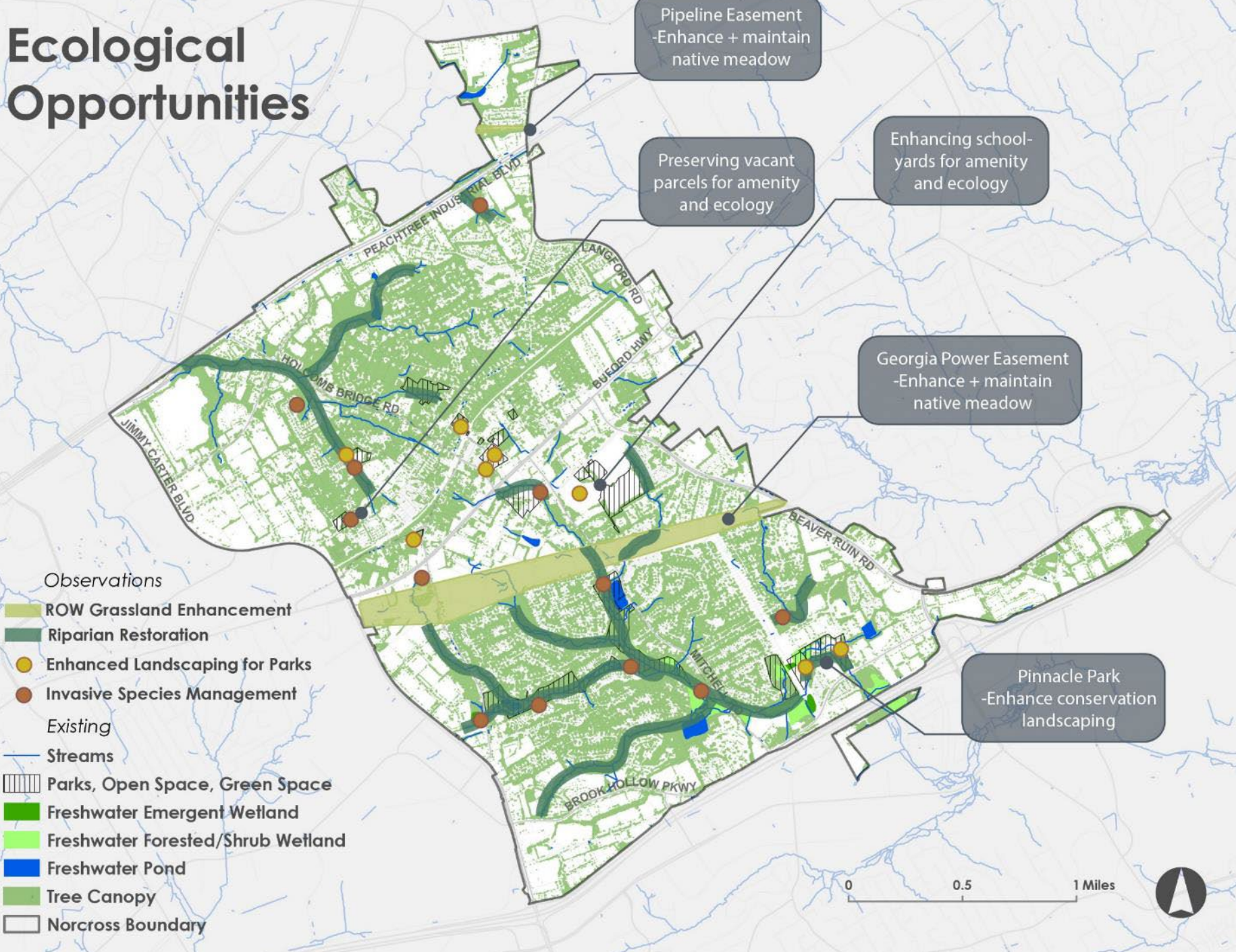
Goal 1 –

H.1.b

Preservation of Natural Areas in Norcross (Protect the City's Ecological Bone) including as forest preserves, meadows, wetlands, etc. and expanding nature trails for hiking, forest bathing, etc.

Attachment: CNPGTMP- Vision Presentation (24-7029 : Parks, Green Spaces, and Trails

Ecological Opportunities



Goal 2 – Enhancement of Nature in Norcross (Strategic Stewardship to Enhance Nature) through projects such as invasive species management, native tree planting, streambank restoration, stormwater management/ green infrastructure development, etc.

H.1.b

Attachment: CNPGTMP- Vision Presentation (24-7029 : Parks, Green Spaces, and Trails

Legend

- Norcross City Limits
- Parcels
- Water Body
- Major Roads
- Road Centerline
- Railroad

TRAIL STATUS

- Existing Paved Trails
- Existing Soft Surface Trails
- Existing Sidewalks
- Trails Proposed during this Plan

Ongoing Projects

- Piedmont Pathway - Preferred Alignment
- Piedmont Pathway - Alternate Alignment
- Norcross Greenway Project (GDOT)

Gwinnett Trails Plan

- Concept
- Funded
- Idea
- Partially Funded

SWM Opportunity

- Conveyance Improvement
- Flood Control
- Water Quality Improvement
- Flood Zone - Floodway
- Flood Zone
- Current Streams
- Ponds & Lakes

- City of Norcross Parks
- City of Norcross Greenspace (Undeveloped)
- Gwinnett County Parks
- Public Schools

Goal 3 –

Providing Connections between Parks and Natural Areas (Create “Natural Connections” to Recreation) through projects to implement new and/or improved sidewalks and trails to connect parks and nature with surrounding communities.

H.1.b

Attachment: CNPGTMP- Vision Presentation (24-7029 : Parks, Green Spaces, and Trails

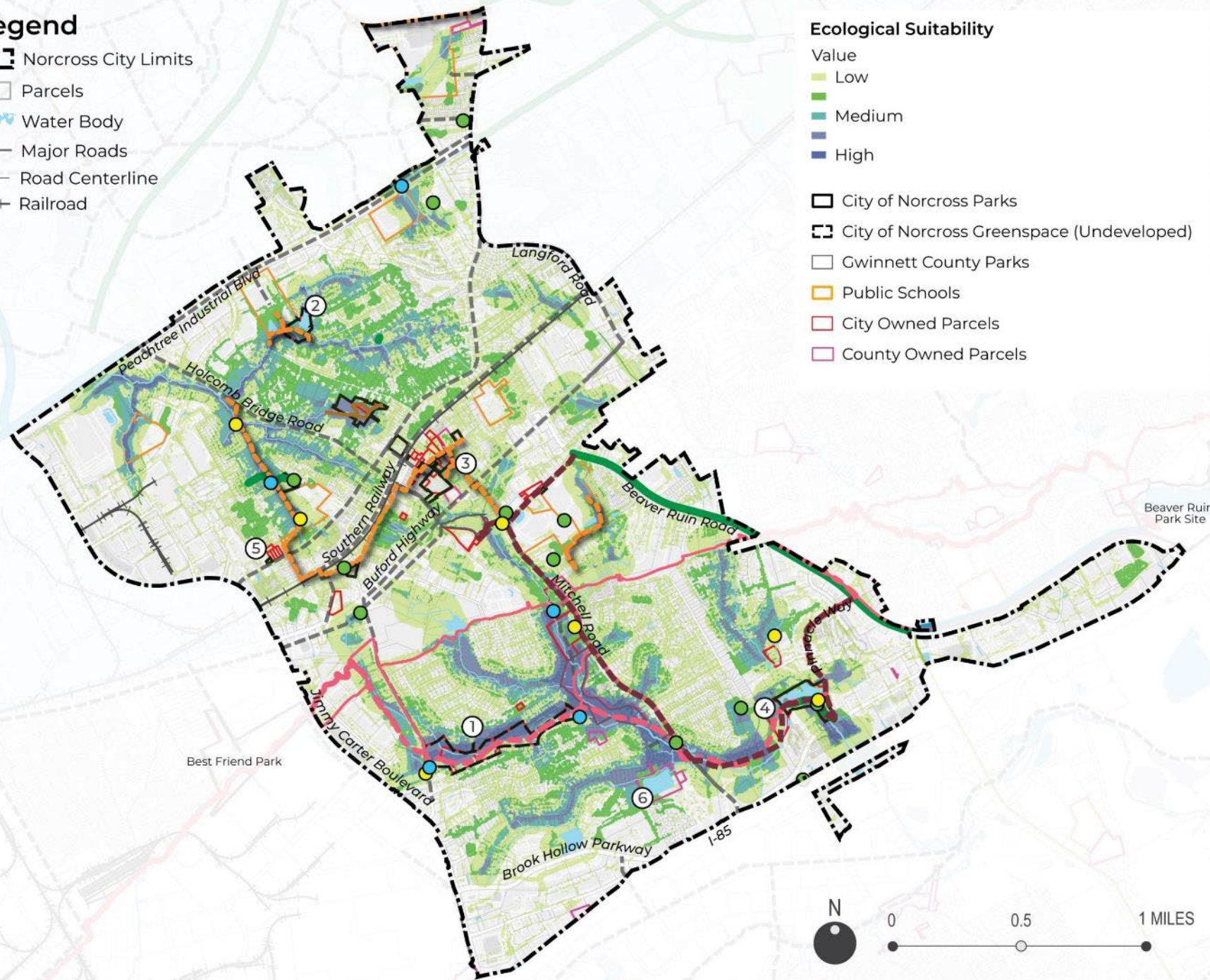
Legend

- Norcross City Limits
- Parcels
- Water Body
- Major Roads
- Road Centerline
- Railroad

Ecological Suitability

- Value
- Low
 - Medium
 - High

- City of Norcross Parks
- City of Norcross Greenspace (Undeveloped)
- Gwinnett County Parks
- Public Schools
- City Owned Parcels
- County Owned Parcels



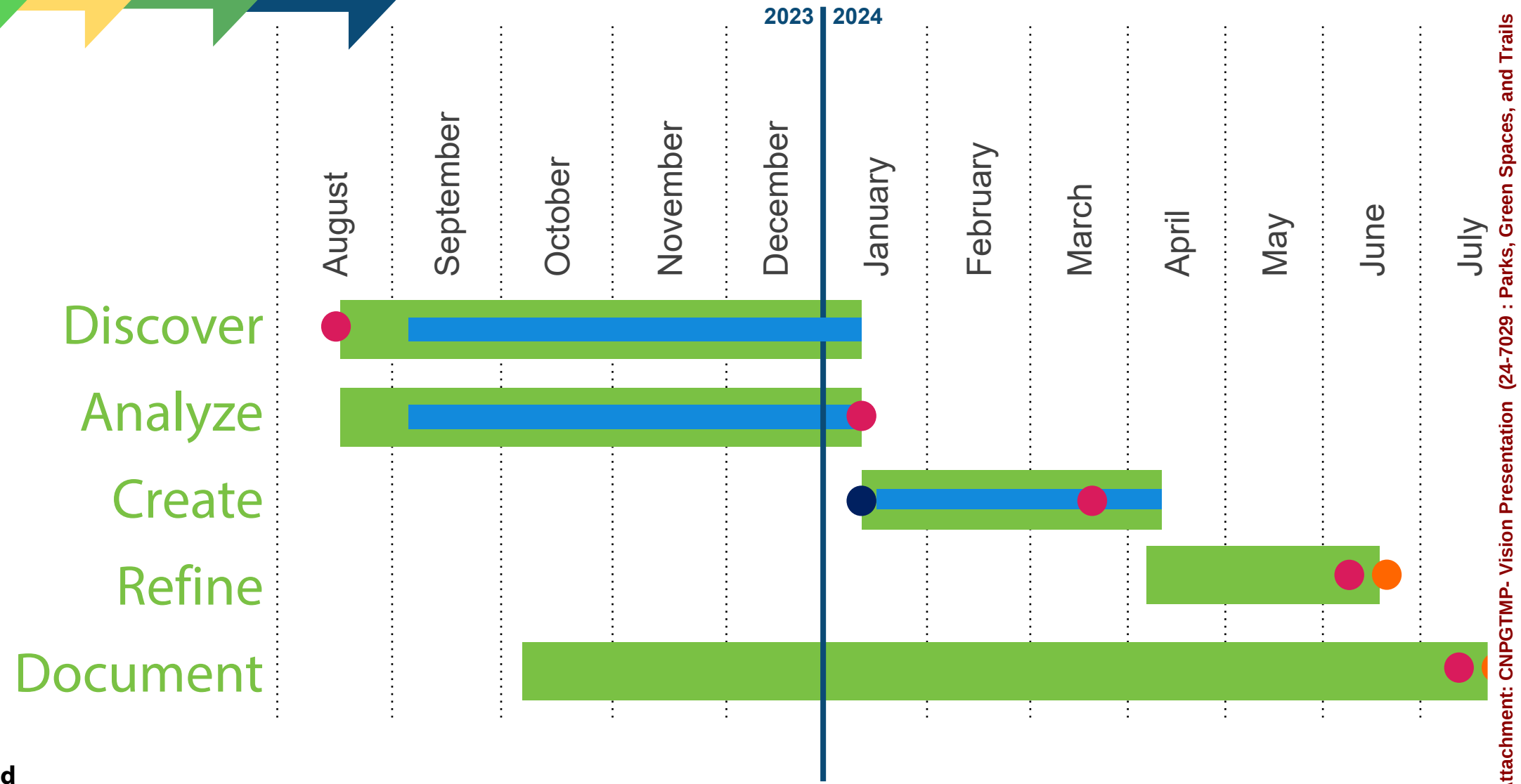
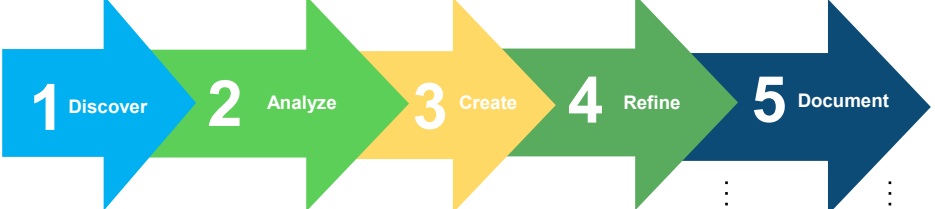
Goal 4 – Identifying
New General Recreation Parkland (Optimize Green Spaces to Serve Community Needs) land will be developed for recreational uses, i.e., open lawns, splashpads, playgrounds, etc.

H.1.b

Agenda

- Overview of Project Purpose and Approach
- Review of Findings
- Review of Vision
- Next Steps

Simplified Project Schedule



Schedule Legend

- Task
- Public Engagement
- Steering Committee Meeting
- Council Presentation
- Visioning Workshop

Attachment: CNPGTMP- Vision Presentation (24-7029 : Parks, Green Spaces, and Trails



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H.1.1.b

**PARKS, GREENSPACE, TRAILS &
GREEN INFRASTRUCTURE MASTER PLAN**

Draft Vision

June 2024

PEREZ PLANNING + DESIGN, LLC

Attachment: CNPGTMP- Vision Presentation (24-7029 : Parks, Green Spaces, and Trails



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City of Norcross

Legislation Details (With Details)

File #:	24-7030	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Designation of City-Owned Parcels by W Peachtree & Hunter St as Permanent Greenspace		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Designation of City-owned parcels by W Peachtree & Hunter St as Permanent Greenspace](#)
2. [Norcross PG&T W Peachtree Property Survey & Results 6-17-24](#)

Title

Designation of City-Owned Parcels by W Peachtree & Hunter St as Permanent Greenspace

Drafter

Scott Leslie



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council

From: Scott Leslie, Parks, Green Spaces, & Trails Commission, Board Member

Meeting Date: June 17, 2024 – Policy Work Session

Item No.: 24-7030

Title: Designation of City-owned parcels by W Peachtree & Hunter St as Permanent Greenspace

CC: Eric Johnson, City Manager

Recommendation

Permanently designate the 6 city-owned parcels located at W Peachtree & Hunter streets as city greenspace.

Background

A recent community survey conducted by the Parks, Greenspaces and Trails Commission (PG&T) resulted in valuable feedback from a significant number of nearby residents supporting these parcels be preserved as greenspace vs. being developed for additional housing.

Recognizing the economic value of preserving ecological assets such as those represented by these and other undeveloped city-owned parcels, the PG&T Commission therefore unanimously agreed to request that Mayor & Council permanently designate the Hunter St and W. Peachtree Street parcels as city-managed greenspace, with exact functionality and design details to be specified after the Parks, Greenspaces, Trails & Green Infrastructure Plan is formally adopted.

Financial Impact:

Greenspace designation on existing city-owned properties at this address and others throughout the City of Norcross will reduce financial outlays for future parks and greenspaces expansion, while expanding the city's parks portfolio. Leveraging existing municipal properties as greenspace also supports PG&T's vision of increasing ecologically sound connectivity throughout the entire city. Preservation of these specific parcels along Hunter and W. Peachtree will appeal to the interests of existing residents, increase surrounding property



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values, enhance the desirability and value of new homes being built in the immediate area, and strengthen overall community health. Discussions with experienced city staff members and landscaping experts has led PG&T to believe the space can be enjoyed by the community with minimal investment, and ongoing maintenance costs can be minimal by using innovative and nature-based design that significantly reduces the need for constant maintenance.

Consistent with Comprehensive Plan?

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
3. Increases Opportunities for Travel via Different Modes within and Outside the Community
4. Maintains a Vibrant Economy and Continue to Facilitate Job Growth
5. Ensures that Norcross Residents have a Variety of Attainable, Quality Housing Options
6. Furthers the City's Tradition of Strong Leadership and High Level of Quality Services

Attachments

Norcross PG&T W Peachtree Property Survey & Results June 11 2024.PDF

Next Steps

The City of Norcross PG&T Board requests that Mayor & Council move to permanently designate the Hunter St and W. Peachtree Street parcels as city-managed greenspace, with exact functionality and design details to be specified after the Parks, Greenspaces, Trails & Green Infrastructure Plan is formally adopted.

Update

Norcross Parks, Green Spaces & Trails Commission
W Peachtree Property Survey



Currently, the City of Norcross owns the six (6) parcels above (with check marks) on W Peachtree between Langford and Hunter Sts

**What would you prefer the city do with these
1.8 acres of property?**

- A) Preserve the property as a neighborhood park, or;**
- B) Sell the property to a residential developer**

*Please use this QR code to access the
Google Form and complete this quick survey!*



Thank you for sharing your feedback with us!

Norcross Parks, Green Spaces & Trails Commission > West Peachtree St & Hunter Property Survey



* Indicates required question

Email *

s@s.com

What would you prefer the City of Norcross do with the 1.8 acres of property it owns near the corner of W Peachtree and Hunter St? [Note: The six (6) city-owned parcels for this property are shown with green check marks in the image below] *



- ☒ Preserve the property as a neighborhood park
- ☐ Sell the property to a residential developer

Next

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Packet Pg. 30

Norcross Parks, Green Spaces & Trails Commission > West Peachtree St & Hunter Property Survey



* Indicates required question

Type of Park

If this property were to be preserved, what TYPE of park would you MOST like to see? *

- ☐ Passive green space only + picnic tables, benches
- ☐ Dog Park
- ☐ Playground
- ☐ Fitness Circuit
- ☒ Other: test

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Norcross Parks, Green Spaces & Trails Commission > West Peachtree St & Hunter Property Survey



* Indicates required question

Norcross Resident?

Do you live in Norcross? *

☒ Yes

☐ No

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Norcross Parks, Green Spaces & Trails Commission > West Peachtree St & Hunter Property Survey



* Indicates required question

Walking Distance?

As a Norcross resident, do you live within walking distance (~½ mile) of the W Peachtree Property? *

☒ Yes

☐ No

What is your name? *

Your answer

A copy of your responses will be emailed to the address you provided.

[Back](#)

[Submit](#)

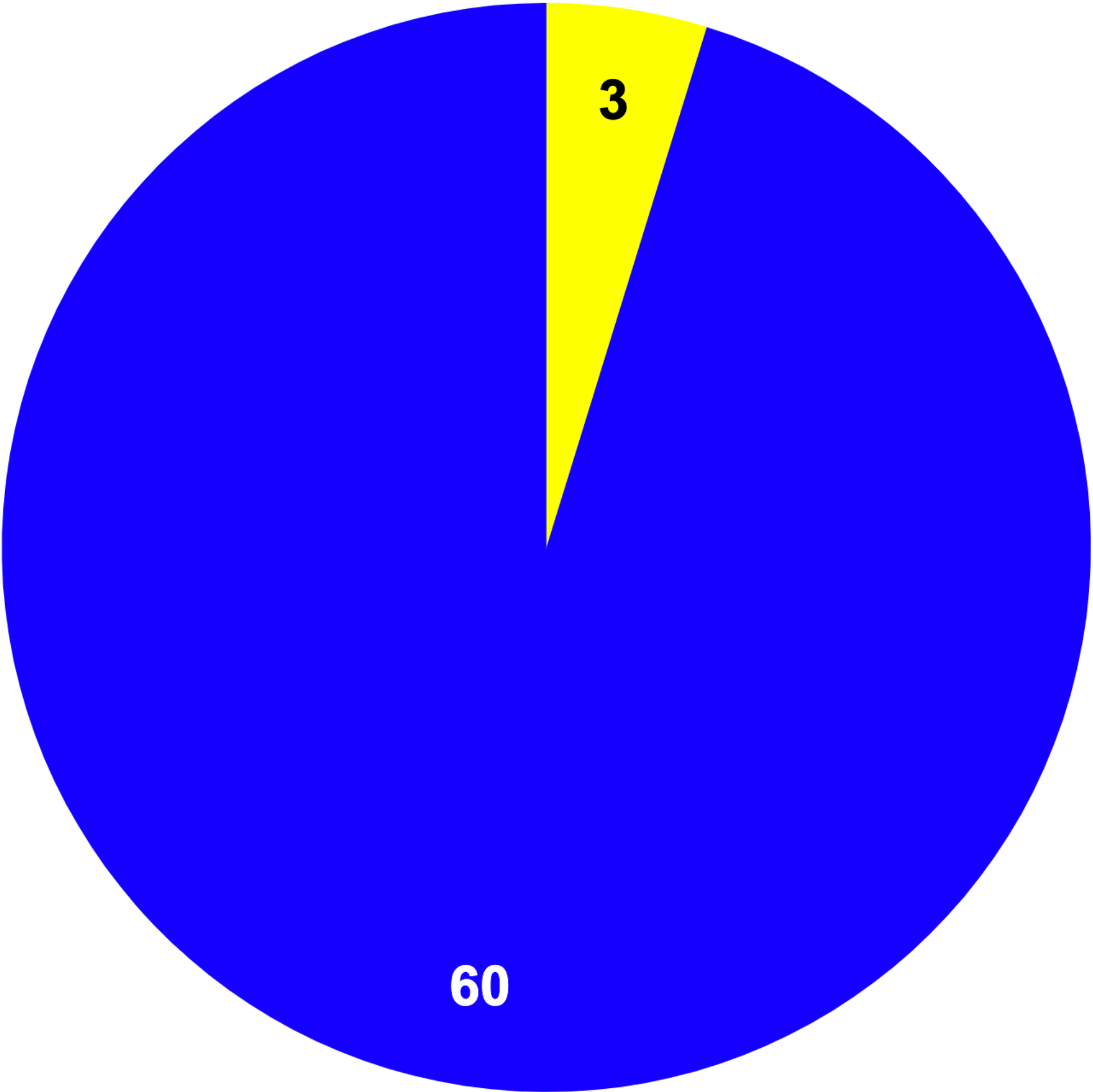
Page 4 of 4

[Clear form](#)

Attachment: Norcross PG&T W Peachtree Property Survey & Results 6-17-24 (24-7030 : Designation of City-Owned Parcels by W Peachtree &

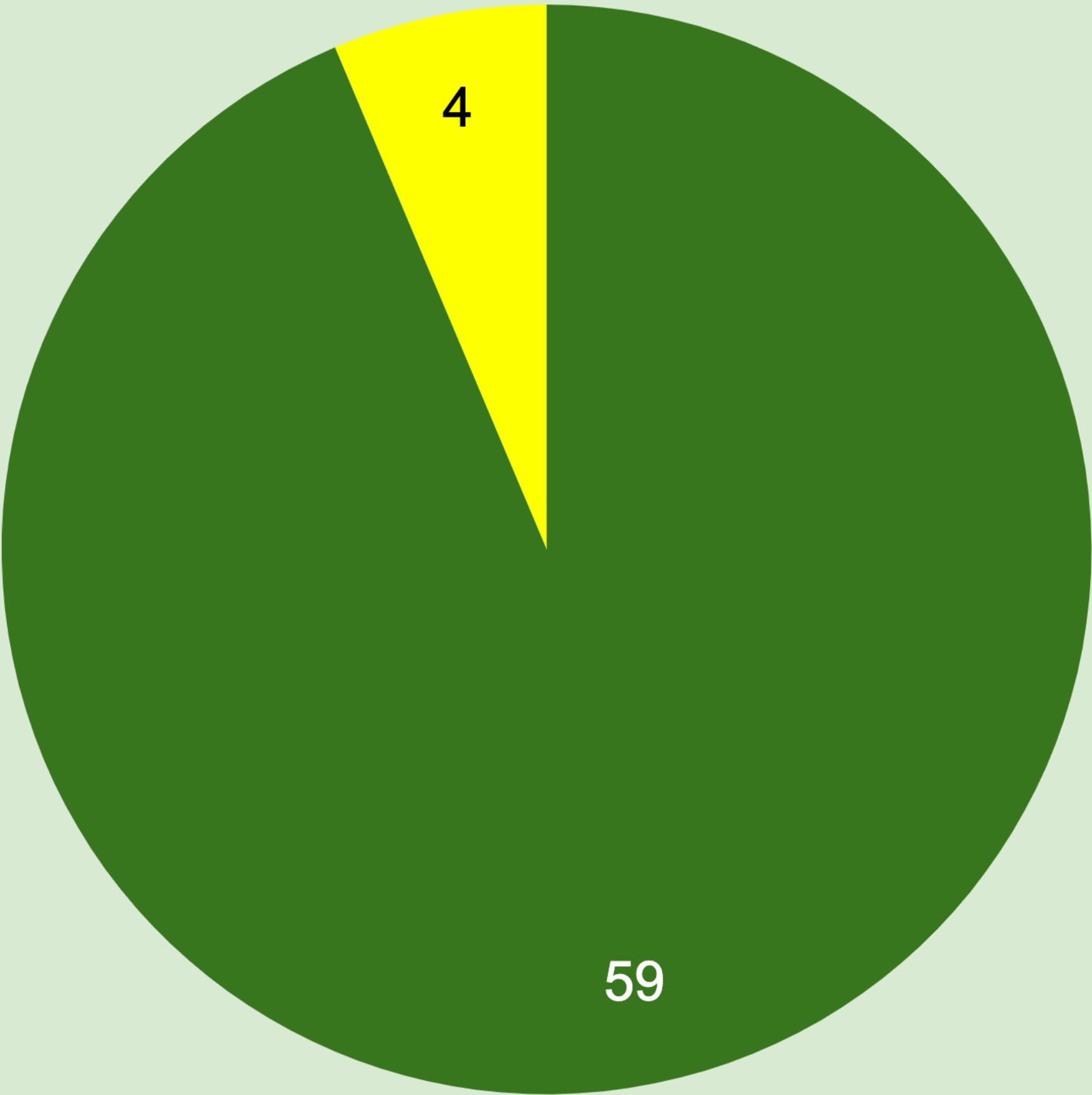
Do you live within 1/2 of W Peachtree Property?

● No ● Yes

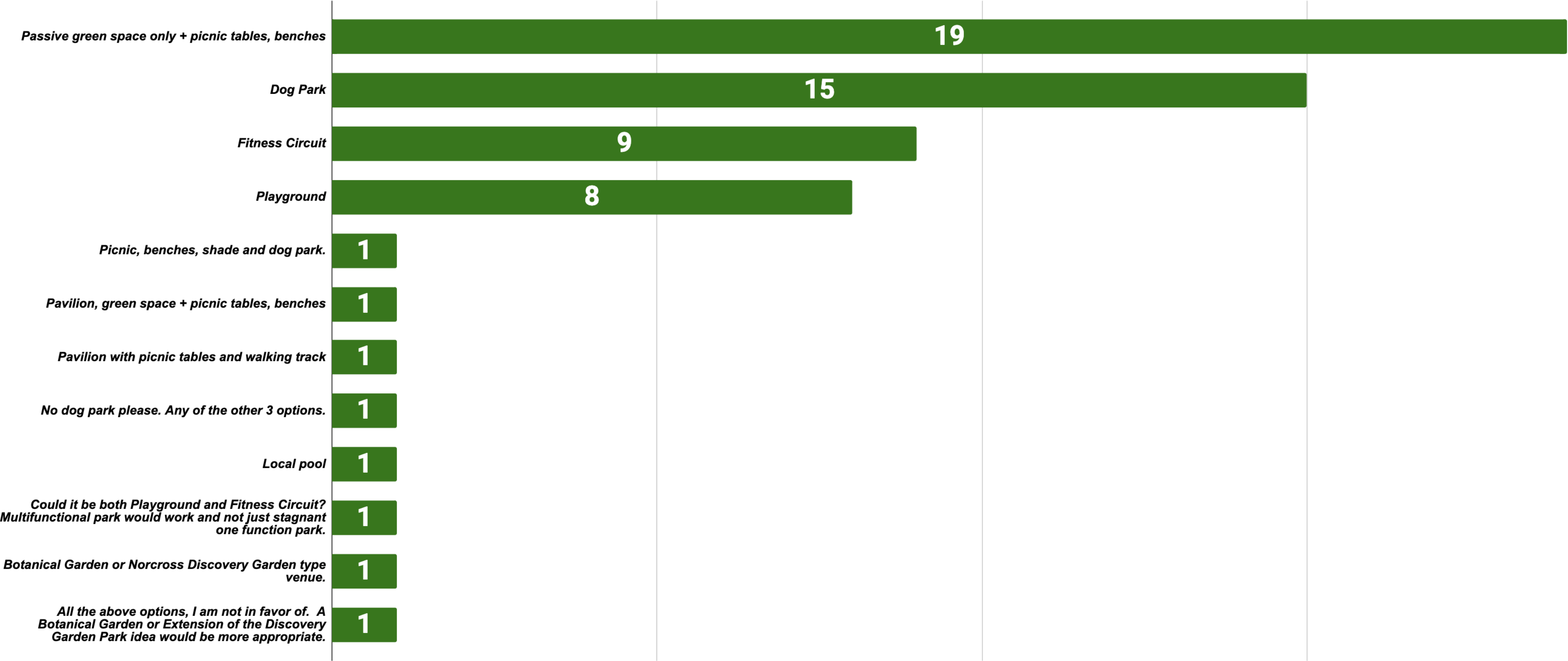


Preserve as Park or Sell for Development?

- *Preserve the property as a neighborhood park*
- *Sell the property to a residential developer*



What Type of Park would you Prefer?





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City of Norcross

Legislation Details (With Details)

File #:	24-7031	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Discovery Garden Park Board Bylaws		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Discovery Garden Park Board Bylaws](#)
2. [Bylaws of the DGP - Updated 6-2-2024](#)

Title

Discovery Garden Park Board Bylaws

Drafter

John Herron



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council

From: John Herron, Chairperson, Discovery Garden Park Board

Meeting Date: June 17, 2024 – Policy Work Session

Item No.: 24-7031

Title: Revision of Discovery Garden Park Board Bylaws

CC: Eric Johnson, City Manager

Recommendation

Approve the Revised Discovery Garden Park Bylaws, provided herein.

Background

The Bylaws for Discovery Garden Park were established at the inception of the garden circa 2016. The Bylaws address the composition of the Board, its duties, and the guidelines by which the community garden is operated.

The current Board viewed the old Bylaws as subject to revision/up-dating for many reasons. These include but are not limited to (1.) the number of board members was increased three years ago, with City Council approval, (2.) gardeners' volunteer work expectations of 12 hours per year were viewed as excessive and was reduced to four, and (3.) spending threshold requiring Board approval was doubled to \$50. In addition, stale and inelegant verbiage was generally improved.

Financial Impact: None

Consistent with Comprehensive Plan?

Continues to define Norcross' sense of place



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Attachments

Bylaws of the DGP - Updated 6-2-2024

Next Steps

Update

BYLAWS DISCOVERY GARDEN PARK

ARTICLE 1

Name, Location and ~~Non-Profit~~ Structure

~~Section 1.1. Names and Location:~~ The name of this organization is the Discovery Garden Park (hereinafter "DGP"). ~~The DGP is a community garden is managed by a City of Norcross board and~~ located on the grounds of the Norcross Welcome Center and Museum at 189 Lawrenceville Street, Norcross, Ga. 30071.

~~Section 1.2. Non-Profit Status:~~ DGP is a non-profit organization under the umbrella of the City of Norcross. All monies received by DGP ~~Board~~ (hereinafter referred to as "Board") are used only for the maintenance and operation ~~of~~ of the DGP and its related programs and projects.

ARTICLE 2

Purpose

The purpose of the ~~BDGPboard~~ is to ~~manage create~~ an organic community garden that is both aesthetically beautiful and educational. ~~The DGP serves as a~~ community garden, environmental learning center, neighborhood gathering space and garden wildlife habitat for all to enjoy.

ARTICLE 3

Board

~~Section 3.1. Authorization:~~ ~~The Board-DGP Board~~ (hereinafter "Board") exists by the authority of the City of ~~N~~Norcross and may be modified or abolished by action of the Norcross City Council.

~~Section 3.2. Numbers:~~ The Board shall consist of not less than ~~five~~5 nor more than ~~nine~~97 Board members, appointed by Norcross City Council.

ARTICLE 3**Board**

Section 3.3. Advisors: The Board ~~shall~~ may also consist ~~of no more than of not less than 1 nor more than two~~24 advisors who shall serve as ~~two year term as~~ non-voting Board members.

Section 3.4. Term: Board members shall be appointed for staggered terms for two years with one half of the membership being renewed each year. Board members may be reappointed for consecutive terms.

ARTICLE 3 (cont.)

~~**Section 3.4. Term:** Board members shall be appointed for staggered terms for two years, one half of the membership being renewed each year. Board members and advisors may be reappointed for consecutive terms.~~

Section 3.5. Vacancy: If a member of the Board resigns or otherwise ceases to serve on the Board before the expiration of his or her term, a new member shall be ~~recommended~~appointed by the Board, subject to City Council approval, to serve the remainder of the unexpired term.

~~**Section 3.6. Expenditures:** All Board members need the approval of the Board to~~
~~spend~~o-spend or charge any purchases for the garden over ~~\$50.00~~\$25.00.

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Article 4

Community Garden Plots

Section 4.1. Plots: The DGP has 40-raised garden beds (hereafter “plots”) available on a first come first serve basis ~~to those living or working in the community.~~ If all plots are occupied, prospective gardeners may be placed on a waiting list. No gardener may occupy more than one plot during the annual term October 1 through September 30, (hereafter in “season”). ~~In the event that on October 1, DGP has plots that are not committed, the Board will allow gardeners to be granted access to a second plot on a first come first serve basis. The term of the second bed is limited for one season as long as the gardener maintains that plot in accordance with DGP policy. Current gardeners who currently (2021 season) have two beds, may keep the second bed through Sept. 30, 2021, at which time that gardener will revert to the standard bylaw agreement.~~

Section 4.1.2: Plots of Board Members: Each Board Member may receive a raised bed, with the rent complimentary as long as the person serves on the board. The Board Member may elect to pay the normal fee as a donation for the plot. ~~The Board Member may elect to give up their plot in order to allow people on the waiting list to have one. Should the board member have a second plot, they will need to pay the standard fee for that plot.~~

Section 4.2. Plot Term and Fees: The plot term shall run from October 1 through September 30. Gardeners may join at any time during the year and fees would be prorated accordingly. The amount of the annual plot is to be determined annually by the Board based on expected expenses for the coming year and in keeping with the declared purpose of the DGP. At this time, annual plot fees are \$100 per calendar year. All fees are non-refundable.

Section 4.3. Service Hours: Gardeners are expected to volunteer a minimum of ~~t1wo2~~ workdays or a minimum of four4 hours per year to DGP projects. These include tending the garden's common areas, or providing a presence at events. Gardeners with physical limitations should notify the Board Garden Coordinator for alternative ways to serve.

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Article 4 (cont.)

Section 4.4. Untended Plots: The Board may give notice, by email or regular mail, to a gardener whose plot is considered by the Board to be un-kept. The Gardener must complete the necessary upkeep within a specified time frame determined by the Board. If acceptable progress is not made, the plot may be considered abandoned, and membership revoked. This verbiage will be included in the communications to plot renters.

START HERE

Section 4.5. Watering source: ~~Gardeners are expected to use water from the rain holding tank in the front of the garden, as first choice before using a hose to water a bed or the public areas of the garden. This is requested by the City as a measure to help preserve water usage.~~

Section 4.56 DGP Common Areas Community Garden Plots: ~~All No~~ board members ~~or and~~ gardeners may ~~not~~ plant, build, or remove items from the common public areas (defined as areas within DGP that are not rented) of the garden without

Board approval. ~~This includes review of a planting design/proposal, types of plants and cost estimates.~~

ARTICLE 5

Garden Structural Amenities

The City of Norcross oversees the care ~~and of the~~ maintenance of utilities, the pavilion, grilling station, water fountain, ~~and~~ garden shed and restrooms.

ARTICLE 6

Officers and Duties

There shall be four Officers of the Board, Consisting of Chair, Secretary, Treasurer and Plot Manager. ~~I and Treasurer. In addition to the four Officers of the Board, there are up to five Members at Large.~~ The duties of the Board Members ~~Officers~~ are to plan, promote, manage and support DGP. ~~In addition, e~~ Each Officer's ~~has~~ specific duties are outlined below. Some of these duties may be delegated to Members at Large.

ARTICLE 6

Officers and Duties

Chair: The Chair shall have direct supervision over the daily operations of DGP, set goals, maintain DGP's social media, ~~and~~ preside at meetings, ~~and~~ perform duties as from time to time may be assigned by the City or by the Board.

Secretary: The Secretary shall be responsible for keeping the Minutes of all Board meetings, and email copies of minutes and agenda to the Board prior to each meeting.

ARTICLE 6 (cont.)

Officers and Duties

Treasurer: The Treasurer shall make a report at each Board meeting, maintain all ~~of the~~ financial records, receive and deposit plot fee payments and donations into the DGP's bank account.

Plot Manager: The Plot Manager will handle the communication and interaction with plot renters. This includes rental notifications, plot maintenance notices and changes in rental status.

ARTICLE 7

Board Meetings

Section 7.1. Monthly: The Board shall meet once a month to carry out the orderly business of the DGP. ~~The~~ meetings are open to the public and shall be held at a time and place established by a majority vote of the Board.

Section 7.2. Specially Set: Special meetings of the Board may be called ed at the request of two members. Notice of a special meeting shall be given at least two (2) days previously thereto by email to each board member.

Section 7.3 Quorum: A majority of members of the Board shall constitute a quorum.



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Phillip

City of Norcross

Legislation Details (With Details)

File #:	24-7007	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Recreational Vehicle (RV) and Commercial Vehicle Parking		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - RV and Commercial Vehicle Parking](#)
2. [Parking Ordinances - City of Norcross](#)

Title
Recreational Vehicle (RV) and Commercial Vehicle Parking

Drafter
Bill Grogan and Mayor Pro Tem Bruce Gaynor



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council

From: Bill Grogan, Chief of Police
 Mayor Pro Tem Bruce Gaynor

Meeting Date: June 17, 2024 - Policy Work Session

Item No.: 24-7007

Title: RV and Commercial Vehicle Parking

CC: Eric Johnson, City Manager

Recommendation:

Because there does not appear to be an issue with existing ordinances, staff recommends tabling this item until such time as there may be an actual need to address. Limitations on both RV parking and commercial vehicle parking on residential property and city streets are adequately addressed in current city ordinance. On the very rare occasions when either are identified as egregious and requiring attention, staff has worked with residents to find solutions and/or gain voluntary compliance.

Background: What does our current ordinance say about either and do we want to make any changes? For example: what, if any, time limits are presently in place for guests or short term uses for RVs? What limitations, if any, are there for parking commercial vehicles such as landscaping truck/trailers overnight on public streets? (I know we recently prohibited tractor/trailers from using streets for overnight parking).

Financial Impact:

Consistent with Comprehensive Plan?

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
3. Increases Opportunities for Travel via Different Modes within and Outside the Community

Attachments

1. Parking Ordinances – City of Norcross

Next Steps

Update

Sec. 34-57. Parking prohibited for certain purposes.

No person shall park a vehicle upon any roadway for:

- (1) Displaying the vehicle for sale.
- (2) Washing, greasing, or repairing the vehicle except repairs necessitated by sudden emergency; in such emergency the vehicle shall be moved or towed away with all due haste.

(Code 1979, § 10-2-1; Code 1998, § 70-36)

Sec. 34-58. Obstructing traffic.

No person shall park any vehicle upon a street, other than an alley, in such manner or under such conditions as to leave available less than eight feet in width of the roadway for free movement of vehicular traffic.

(Code 1979, § 10-2-2; Code 1998, § 70-37)

Sec. 34-59. Limited parking times; hours designated.

- (a) No person shall park any bus, school bus, pole trailer, special mobile equipment, truck tractor, trailer and semitrailer, or any other vehicle that has more than six wheels or is more than 30 feet in length or the gross weight is more than 18,000 pounds or has more than three axles on any public street, highway or other public parking for a period longer than one hour at any time during the day or night.
- (b) No person shall stop or leave standing any bus, school bus, pole trailer, special mobile equipment, truck tractor, trailer and semitrailer, or any other vehicle that has more than six wheels or is more than 30 feet in length or the gross weight is more than 18,000 pounds or has more than three axles for more than one hour on any public street, highway or other public parking without the driver being actually present and in charge thereof.
- (c) Any motor vehicle which is left unattended on a on any public street, highway, other public parking or public property for a period of at least 24 hours and when reasonably appearing to the police department that the individual who left such motor vehicle does not intend to return to remove such vehicle shall be presumed to have been abandoned and shall be impounded by the police department. The cost of such impoundment shall be borne by the owner of such vehicle.

(Code 1979, § 10-2-3; Code 1998, § 70-38; Ord. No. 03-2022 , § I, 4-4-2022)

Sec. 34-60. Downtown parking.

- (a) *Designated parking areas for employees of downtown businesses.*
 - (1) All businesses licensed to do business by the city that are located within the downtown area (hereinafter "downtown businesses") shall be eligible to apply to the City Manager annually for parking passes (hereinafter "permits") that will grant a license to the businesses for their employees to park in specific locations on property owned or leased by the city.
 - (2) Each such parking lot (hereinafter a "restricted parking lot") will be restricted exclusively for the use of employees of the businesses on Jones and South Peachtree Street and shall be prominently marked with signage that specifically identifies each such lot as being restricted parking for permit holders only and that vehicles without permits are subject to being towed.

- (3) On or before November 15 of each year, each business shall complete an application on a form designated by the City Manager which shall, at a minimum, identify the business address, and state the number of employees for which such business wishes to assign permits.
 - (4) The City Manager shall allocate the number of permits to be issued to each business based on the number of permitted parking spaces available, and the number of permits applied for. Each such permit shall be numbered and shall expire on December 31 of the calendar year following the year in which the application was submitted. The City Manager, in his discretion, may extend the time for applications through December 15 of each calendar year for existing businesses and may accept applications out of time and issue additional permits for new businesses in the downtown area.
 - (5) Upon issuing the annual permits to each business, the City Manager shall, as a condition of granting the permits, provide each business with a certification form for each permit issued and a copy of this downtown parking ordinance [this section 34-60]. Each business shall provide a copy of this downtown parking ordinance to each employee to be issued a permit (hereinafter a "permit holder") and shall require each such person to certify, in writing, that he/she has been provided with a copy of the downtown parking ordinance, and that he/she has read and understands the new parking policy before issuing the permit to the employee. Each business shall retain the original certifications for each permit holder through the calendar year for which such permit is issued.
 - (6) Each business shall be responsible for maintaining a list of the names, addresses and vehicles of each permit holder. The business shall have sole discretion to determine which employees receive such permits and shall require each permit holder to return the permit to the employer at the conclusion of his/her employment. The business shall have authority to reassign the permit of a former employee to another employee, so long as the business complies with the certification requirement in the paragraph next above.
 - (7) In the event that a permit is lost or stolen, the business shall apply for a replacement permit from the City Manager upon presentation of a written request for a replacement permit that identifies the lost or stolen permit number. The license to park in the restricted parking lots shall be revoked as to each such lost or stolen permit number.
- (b) *Designated parking for downtown business customers.*
- (1) The City Manager shall have authority to designate public parking areas in the downtown area as "customer or visitor parking only."
 - (2) Each such area designated as "customer or visitor parking only" shall be prominently marked by appropriate signage.
 - (3) Permit holders shall be required to park in any available restricted parking lot and shall not park in any area designated as "customer or visitor parking only" if there is a space available in a restricted parking lot.
 - (4) Persons that violate the provisions of this section shall be subject to a penalty as set forth in section 34-80.
 - (5) The City Manager shall have the authority to restrict access to the restricted parking lots from time to time to accommodate maintenance, repairs and/or special events.

(Ord. No. 18-2009, 11-2-2009)

Sec. 34-61. Prohibited display of vehicles for sale or as advertising devices.

- (a) An owner or lessee of any real property shall not authorize any motor vehicle to be displayed or parked on such real property for the purpose of selling or advertising the sale of such used motor vehicle.
- (b) No motor vehicle shall be displayed for sale from any commercial or industrial site not specifically zoned for that purpose.
- (c) All violations of this section shall be punishable by a civil violation notice in the amount of \$100.00 for the first vehicle on a first offense and \$500.00 per vehicle for each additional vehicle and any repeat violation of this section. The Chief of Police, his designee, any City Code Enforcement Officer, or owner or lessee of any real property upon which a vehicle is displayed or parked in violation of this subsection may have any such vehicle towed from such real property and stored at the expense of the owner or lessee of such vehicle and may then dispose of said vehicle in accordance with Chapter 11 of O.C.G.A. Title 40.

(Ord. No. 11-2014, § I, 12-1-2014)

Secs. 34-62—34-76. Reserved.

Sec. 34-77. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Automobile means any four-wheeled vehicle designed principally for carrying 11 passengers or less and used for transportation of persons.

Bus means any vehicle originally designed, whether now used for that purpose or not, to carry more than ten passengers or every motor vehicle, other than a taxicab or van, designed and used for the transportation of persons for compensation.

Driver or operator means every person who drives or is in actual physical control of a vehicle.

Gross weight means the weight of a vehicle without load, plus the weight of any load thereon.

Motor vehicle means every vehicle which is self-propelled. Excepted from this definition are motorcycles, motor driven cycles, and electric personal assistive mobility devices.

Motorcycle means every motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground but excluding tractors, all-terrain vehicles, and mopeds.

Motor-driven cycle means every motorcycle including every motor scooter, with a motor which produces five horsepower or less, every bicycle with a motor attached, and every moped.

Park or parking means a vehicle that is standing, whether occupied or not, other than temporarily for the purpose of and while actually engaged in loading or unloading passengers or cargo.

Pole trailer means every vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole, or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregularly shaped loads such as poles, pipes, or structural members capable generally of sustaining themselves as beams between the supporting connections.

Private truck means every truck used or maintained primarily for its owner's or operator's personal transportation of property or persons and bearing a state license plate issued therefor.

Residential area means any street length between street intersections where more than 50 percent of the frontage is in use for residence purposes, or where designated by ordinance.

School bus means a vehicle that is either publicly owned or privately owned and operated solely for the purpose of transporting pupils and/or teachers to or from school or on activities connected with school or a vehicle owned by a church or owned in common with other churches and used and operated exclusively for the transporting of members and patrons to and from church or church activities.

Semitrailer means a detachable load carrying unit without motive power, other than a pole trailer, designed to be coupled on the rear of a truck tractor by which it is partly supported.

Special mobile equipment means every vehicle not designed or used primarily for the transportation of persons or property and only incidentally operated or moved over a highway, including but not limited to: well-boring apparatus and road construction and maintenance machinery such as asphalt spreaders, bituminous mixers, bucket loaders, tractors other than for agricultural purposes or used for personal yard maintenance and other than truck tractors, ditchers, wreckers, leveling graders, finishing machines, motor graders, road rollers, scarifiers, earth moving carry-alls and scrapers, power shovels and drag lines, front-end loaders, cherry pickers, backhoes, and self-propelled cranes and earth moving equipment, dumptrucks, truck-mounted transit mixers, cranes or shovels, and other large vehicles to which machinery has been attached.

Trailer means every load carrying unit without motive power, other than a pole trailer, designed for carrying persons or property and for being driven by a motor vehicle whether or not part of its weight rests upon the towing vehicle. Excepted from this definition are house trailers, auto trailers, boat trailers, and trailers used to transport agricultural or personal use yard equipment, whether pulled by an automobile or private truck and not used as or in connection with a motor vehicle truck or tractor used as a common or contract carrier for hire.

Truck means every motor vehicle with more than six wheels designed, used or maintained primarily for commercial transportation of property, including all step vans. Excepted from this definition are pick-up trucks and other private trucks.

Truck tractor means the noncargo carrying power unit operated in combination with a semitrailer or other trailer, except that a truck tractor and semitrailer engaged in the transportation of automobiles may transport motor vehicles on part of the power unit.

Van means a motor vehicle not unlike a station wagon designed, used, or maintained primarily for personal transportation of the individual owner and not having more than six wheels.

(Code 1979, § 10-3-1; Code 1998, § 70-71)

Sec. 34-78. Prohibited vehicles.

- (a) It shall be unlawful for the owner or driver of the following classifications of vehicles to park any such vehicle or vehicles off the street in any residential area unless a permit has been obtained from the City Manager or his designee: bus, school bus, pole trailer, special mobile equipment, truck tractor, trailer and semitrailer, or any other vehicle that has more than six wheels or is more than 30 feet in length or the gross weight is more than 18,000 pounds or has more than three axles.
- (b) On-street parking of vehicles in the classifications listed in subsection (a) of this section shall be governed by the provisions of division 1 of this article.

(Code 1979, § 10-3-2; Code 1998, § 70-72)

Sec. 34-79. Permit.

- (a) Any person, driver, operator or agent who wishes to park a prohibited vehicle off-street in a residential area may apply at the city with the City Manager's office for a permit to exempt a prohibited vehicle from the operation of this division. Upon a valid showing of need, the City Manager may issue a special parking permit for any such vehicle. A vehicle displaying such special permit shall be exempt from the penalties set forth in this division.
- (b) Any permit issued under this section shall be valid for one year from the date of its issue.
- (c) When applying for a special permit, the person, owner, agent, operator or driver shall bring the vehicle to the City Hall for visual inspection by the City Manager or his designee. Permits may be applied for during the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. The person, owner, agent, operator or driver shall give a statement specifying the need to have the vehicle exempted from the provisions in this division.
- (d) The City Manager or his designated agent is hereby authorized to issue special permits under this section upon a valid showing of need.

(Code 1979, § 10-3-3; Code 1998, § 70-73)

Sec. 34-80. Penalty.

It is hereby declared an offense of any owner, agent, driver or operator to violate the provisions of this section. Any person found guilty of such violation shall, upon conviction, be subject to punishment as provided in section 1-11.

(Code 1979, § 10-3-4; Code 1998, § 70-74)

Sec. 203-5. Prohibited use of off-street parking areas.

The following shall be prohibited in required off-street parking areas:

- (1) The display for sale of all types of vehicles except for private individuals selling one personal vehicle from a residence or a licensed dealership.
- (2) The display, storage or sales of any goods or merchandise.
- (3) Motor vehicle repair except for temporary repair to make the vehicle operable to move off site.

(Ord. No. 08-2019 , § I, 6-3-2019)

Sec. 203-11. Business vehicle parking.

- (a) In commercial zoning districts, fleet delivery/service vehicles and fleet vehicles displaying advertising must be parked within the side or rear yard and appropriately screened from view of the right-of-way by approved landscaping and fencing materials and may not be parked within the front yard, except vehicles parked temporarily while making a delivery, providing a service, or purchasing goods or services.
- (b) In all residential districts, the parking of any business vehicle (other than an automobile, pick-up or panel truck used to provide daily transportation to and from work or a business vehicle parked temporarily while making a delivery or providing a service) and any vehicle with a carrying capacity of more than one and one-half tons is prohibited except when the following provisions apply:

(Supp. No. 39)

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- (1) Such vehicle may park within a fully enclosed structure that meets all other criteria of the zoning district and the city development regulations.
- (2) Such vehicle may park on the side or to the rear of the primary residential structure on the lot provided that the lot is five acres or larger, but in no case may be located closer than 100 feet from any property line.
- (3) Such vehicle is used for the primary purpose of transporting children to and from state licensed or accredited elementary, middle or high schools provided such vehicle is parked off any public thoroughfare, on an all-weather surface, and in the side or rear yard.

(Ord. No. 08-2019 , § I, 6-3-2019; Ord. No. 12-2020 , § I, 12-7-2020)

Sec. 203-12. Residential parking management.

The following regulations govern the off-street parking, stopping and standing of vehicles and trailers within the city limits on residentially zoned property:

- (1) No more than four vehicles, including trailers, per dwelling unit shall be parked, stopped, standing or stored on any parcel of land. A parking waiver can be requested when the residents can prove that the number of cars does not exceed the number of licensed drivers in the home and the car is operable, or when the vehicle is vintage (25 years old or older). Parking waivers are subject to review and approved by the Community Development Director. There is no fee for this review.
 - a. All vehicles and trailers of any kind found parked, stopped, standing or stored in residential areas that require licenses, emission stickers, tags, titles, tax payment receipts, or registration with state or federal agencies, must properly display all required certifications for operation in the state or they shall be cited as abatable nuisances under city ordinance and state law; and, if applicable, shall otherwise be cited for other registration or display compliance failures.
 - b. Each residentially zoned parcel of land may have additional vehicles, including trailers, parked, stopped, standing or stored, so long as they are in a safely erected and maintained enclosed shelter, not visible from the public right-of-way or adjoining properties, where the entire floor area under the roof of the enclosed shelter is made of concrete, asphalt, gravel or other improved surface.
 - c. Vehicles prohibited within residential zones include limousines, flatbed trucks, dump trucks, tow trucks, transport wreckers, tandem axle trucks, cab-on chassis trucks, tractor trailers, wheeled attachments or trailers, buses, earth moving machinery, semitrailers, and any other vehicle over 23 feet long, seven feet high, or seven feet wide.
- (2) Airplanes, helicopters, air balloons, gliders, ultra-light air vehicles, hang gliders, and/or every other device designed for air travel are prohibited from parking, standing, stopping or being stored outside of a storage building in any residentially zoned area at any time.
- (3) Ships, boats, pontoons, personal watercraft, jet skis, canoes, kayaks, paddle boats and any other devices designed for water travel, hereafter referred to as "watercraft," may only be located and/or stored in a residentially zoned area when:
 - a. There are no more than two watercraft parked, stopped, or standing on each residential parcel of land; and located on an improved surface in a side or rear yard only; except that:
 - b. All watercraft may be in a completely enclosed and safely erected and maintained enclosed shelter which meets the standards set forth in this section as well as section 202-3, accessory uses or structures.
 - c. Watercraft alone do not count against the four vehicles and trailers allowed in this section.

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(Supp. No. 39)

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- (4) Recreational vehicles (RVs), travel trailers, campers, and all other similar type vehicles, both driven and towable, may only be located and/or stored in a residentially zoned area when:
- a. There are no more than two such vehicles parked, stopped, or standing on each residential parcel of land; and the vehicle is located on an improved surface in a side or rear yard only; except that:
 - b. All recreational vehicles, travel trailers, campers and all similar-type vehicles may be in a completely enclosed and safely erected and maintained enclosed shelter which meets the standards set forth in this section as well as section 202-3, accessory uses or structures.
- (5) Waivers. Residents subject to these parking management regulations may apply for a waiver under limited circumstances. Waivers will be reviewed and approved or denied by the Community Development Director. The following limited circumstances may request a waiver:
- a. Proof that each additional vehicle is needed for a licensed driver living at the residence. Each vehicle must be operable; or
 - b. Each additional vehicle is vintage (25 years old or older).

(Ord. No. 08-2019 , § I, 6-3-2019)



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
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City of Norcross

Legislation Details (With Details)

File #:	24-7033	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Champion Elm Fencing		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Champion Elm Fencing](#)
2. [Champion Elm Area to Fence](#)
3. [Layouts and Estimates for Steel and Aluminum Options](#)

Title

Champion Elm Fencing

Drafter

Hunter Rawls



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council

From: Hunter Rawls, Landscape & Beautification Manager

Meeting Date: June 17, 2024 – Policy Work Session

Item No.: 24-7033

Title: Fence Installation for State Champion American Elm Tree

CC: Eric Johnson, City Manager

Recommendation

Approve the installation of a fence around the perimeter and critical root zone of the Norcross State Champion American Elm tree to further protect and designate its preservation.

Option 1: Recommended. Steel: 341' LF of 3 ½' high 3-rail flat top Ameristar Montage Plus Majestic black steel fence. Fence to consist of ¾" pickets and hung on 2 ½" square posts spaced 8' apart. Includes (1) 4' wide walk gate and (1) 10' wide double swing utility gate. Both gates will lock.

Option 2: Aluminum: 341' LF of 3 ½' high 3-rail flat top Alumi-Guard Ascot commercial aluminum black fence. Fence to consist of ¾" pickets and hung on 2 ½" square posts spaced 6' apart. Includes (1) 4' wide walk gate & (1) 10' wide double swing utility gate. Both gates will lock.

Background

Currently, there is no protection from foot traffic throughout the critical root zone of the tree, leading to compaction over time. Low hanging limbs invite the public to sit or play on them, contributing to stress on fragile limbs that provide character form for the tree and creates a

safety concern. Installation of a fence will provide further preservation for the tree and address safety concerns for the public. SavATree recommends maximizing as much post spacing as possible. Steel requires posts spaced 8' apart and aluminum requires posts spaced 6' apart. Steel affords maximizing post spacing and is more durable.

Financial Impact

Option 1 = Steel: \$25,980.00

Option 2 = Aluminum: \$17,850.00

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

Goal 1

Policy 1-8: Protect natural resources, mature tree canopy, environmentally sensitive areas, and valuable historic, archaeological or cultural resources from human encroachment through land development regulations and/or incentives.

Policy 1-13: Preserve and complement the traditional historic, architectural and landscape character of the Downtown core and surrounding neighborhoods, while guiding reasonable growth.

Goal 2

Policy 2-5: Provide pleasant, accessible public gathering places.

Goal 4

Policy 4-10: Invest in parks and open space to encourage private reinvestment

Next Steps

Recommend approval of Option 1, steel fencing. Lead time for installation from approval is approximately 3-5 weeks.

Attachments

- Champion Elm Area to Fence
- Layouts and estimates for steel and aluminum options

Update

Champion Elm Area to Fence



Attachment: Champion Elm Area to Fence (24-7033 : Champion Elm Fencing)





Chamblee Fence Company, Inc.

4760 Peachtree Industrial Blvd., Berkeley Lake, GA 30071-1547
(770) 396-4200 \ Fax (770) 393-3415

We Accept **H.5.c**



Customer: <u>City of Norcross</u>	Home #	Date: <u>6/11/24</u>
Address: <u>65 Lawrenceville St</u>	Work #	Subdivision:
City: <u>Norcross</u> State: <u>GA</u> Zip: <u>30071</u>	Cell # <u>(404) 690-6097</u>	
Job Address:	Email: <u>hunter.crawls@narcrossga.net</u>	

FOOTAGE	FENCE TYPE	HEIGHT
341'	Black Aluminum/Steel 3-rail Flat Top	3 1/2'
	COMMERCIAL GRADE	

Qty.	Size	GATES	Type & Style
1	10'w	DBL	WALK
1	4'w	WALK	Patches

WOOD SPECIFICATIONS

1"x 4" Pickets	_____				
1"x 6" Boards	_____				
Cedar	_____				
P.T. Pine	_____				

4"x 4" Posts	_____				
4"x 6" Posts	_____				
6"x 6" Posts	_____				

2"x 4" Runners	Cedar	_____
(2) (3) (4)	P.T. Pine	_____

Panel Design

			Other _____
Straight	Neg. Scallop	Pos. Scallop	Other

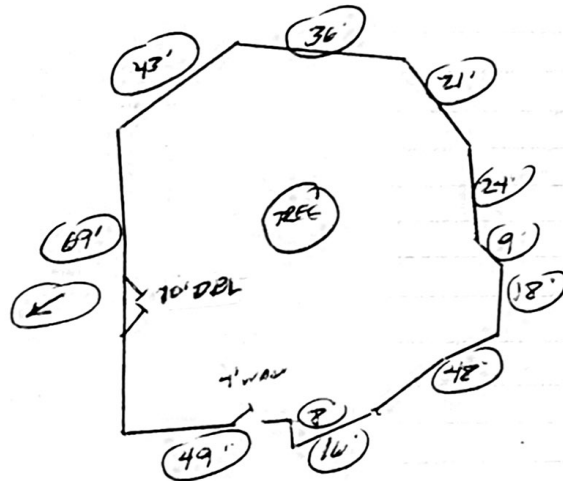
Construction Design	Top of Fence
Face _____	Slope with grade (less space) _____
Exposed _____	Straight (more space at bottom) ☒
Between _____	Step (large spaces at bottom) _____

CHAIN LINK SPECIFICATIONS

Fabric/Gauge _____	Gate Posts _____
Top Rail _____	Gate Frame _____
Line Posts _____	Barbed Wire _____
Terminal Posts _____	Tension Wire _____

ORNAMENTAL SPECIFICATIONS

<u>YES</u> Aluminum	<u>YES</u> Steel
<u>3 1/2'</u> Height	<u>3 1/4"</u> Picket size
<u>BLK</u> Color	<u>2 1/2"</u> Post size
<u>NO</u> Rings	<u>FLAT</u> Post Caps
<u>1/2</u> Finials () Plastic () Metal () Triad () Quad Flare	



FACE FENCE IN _____ FT. REMOVAL & DISPOSAL
FACE FENCE OUT _____ FT. DROP CLEARING

- Purchaser agrees that final price will be determined by final installed footage.
 - Purchaser is responsible for locating property lines, and is solely responsible for fence location.
 - Purchaser accepts terms & conditions page.
 - Chamblee Fence is not responsible for damage to underground systems, except marked utilities.
- Wood fence components, when exposed to the elements are subject to immediate warpage, shrinkage, cracking, etc.
Price valid for 21 days • Credit card purchases subject to a 3.5% surcharge

COMMENTS / SPECIAL INSTRUCTIONS

3 1/2' TALL STEEL MONTAGE (POSTS 8' APART)	3 1/2' TALL ALUMINUM *(POSTS 6' APART)*
COMMERCIAL GRADE	COMMERCIAL GRADE

25,980⁰⁰ 17,850⁰⁰

Approximate Installation 2-4 weeks from deposit/signed contract

Total Price \$	Revised Price \$
Deposit \$ <u>1/2</u>	Deposit \$
Balance \$	Balance \$

TERMS: 1/2 Deposit • Balance Due upon Completion

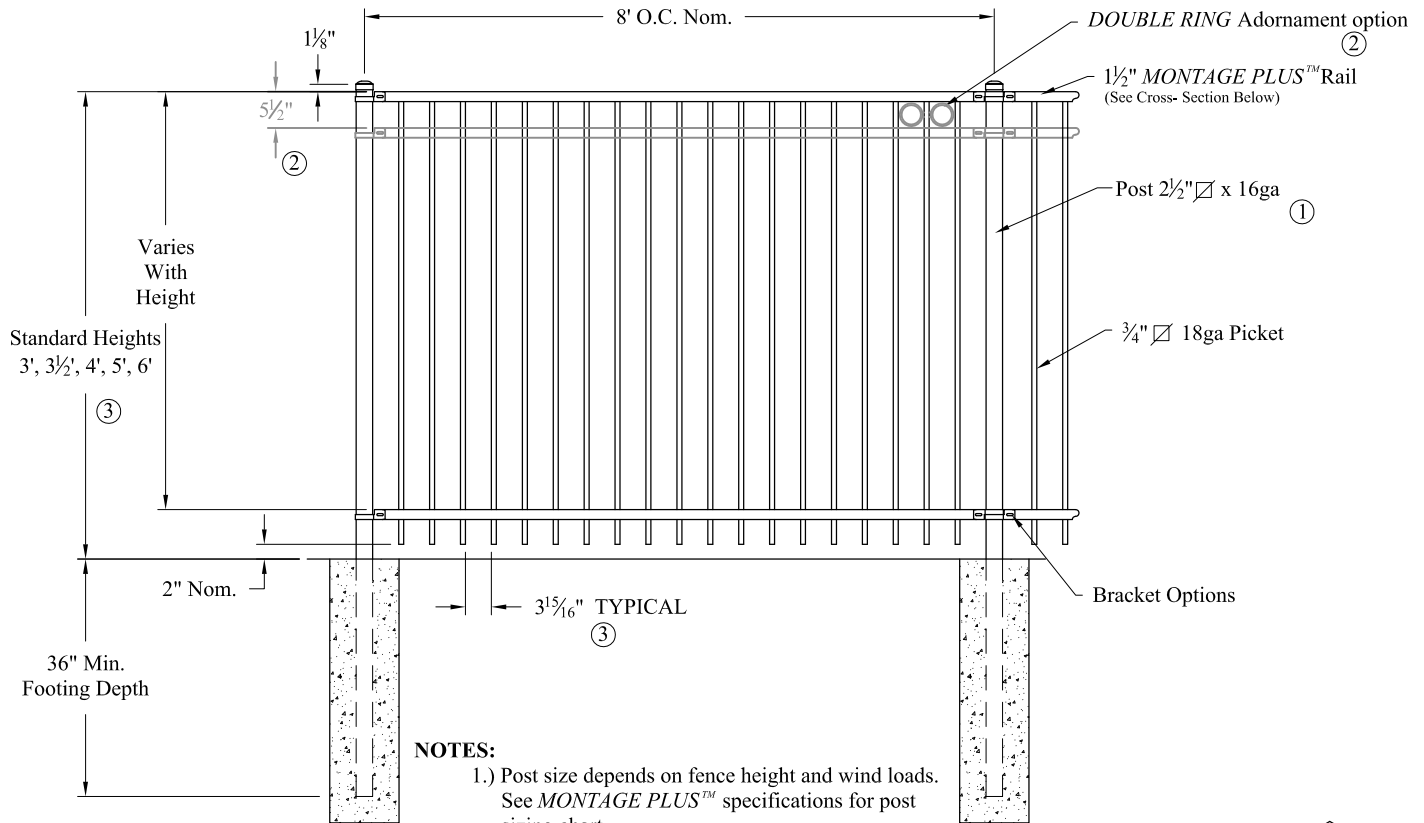
SUBJECT TO CONDITIONS ON REVERSE

Accepted by Purchaser _____ Date _____

Estimator John Humble Date 6/11/24

Accepted by Chamblee Fence Company, Inc. _____ Date _____

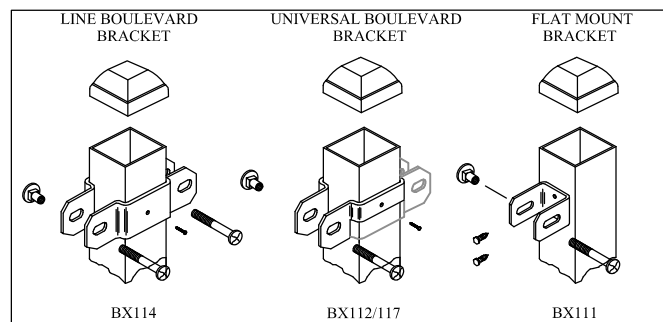
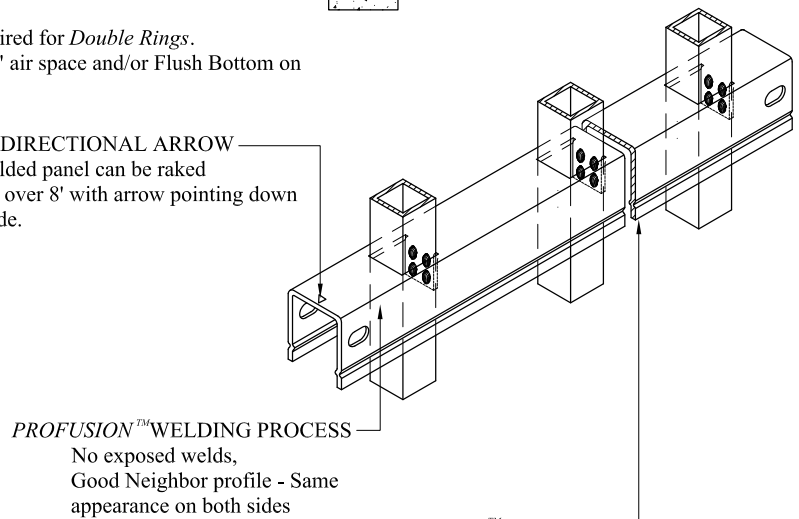
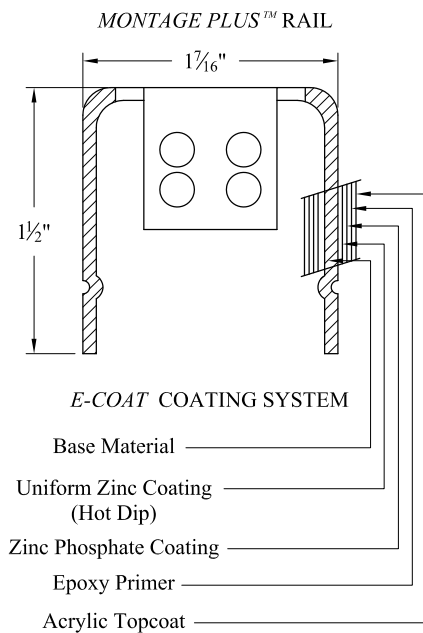
Packet Pg. 60

**NOTES:**

- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW

Welded panel can be raked
30" over 8' with arrow pointing down
grade.



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: e



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116

1-888-333

www.ameristarfence.com

Packet Pg. 61

Values shown are nominal and not to be used for installation purposes. See product specifications for installation requirements.

1R



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Phillip

City of Norcross

Legislation Details (With Details)

File #:	24-7032	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Fiscal Year 2025 Budget		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Fiscal Year 2025 Budget](#)
2. [Budget Book](#)
3. [FY25 Budget Presentation](#)

Title

Fiscal Year 2025 Budget

Drafter

Toni Jo Howard



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council
From: Toni Jo Howard, Finance Director
Meeting Date: June 17, 2024 – Policy Work Session
Item No.: 24-7032
Title: Fiscal Year 2025 Budget
CC: Eric Johnson, City Manager

Recommendation

Review FY25 budget.

Background

This is the first of four presentations on the FY25 budget. The budget includes the general, special revenue, and enterprise funds.

Financial Impact:

The total appropriations for the FY25 budget is \$45,460,202.

Consistent with Comprehensive Plan?

(Select the appropriate goal(s).

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
4. Maintains a Vibrant Economy and Continue to Facilitate Job Growth
6. Furthers the City's Tradition of Strong Leadership and High Level of Quality Services



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
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Attachments:

Draft FY25 Budget

FY25 PowerPoint Presentation

Next Steps:

The proposed schedule for the budget:

7/1/24 – Public Hearing and Second Presentation of Budget

7/15/24 - Third Presentation of Budget

8/5/24 – Adoption of Fiscal Year 2025 Budget

Update

N/A

CITY OF NORCROSS, GA

FY 2025 BUDGET

DRAFT

FY 2025 BUDGET ALL FUNDS

General Fund			
Revenues		20,735,385	
Expenditures		20,735,385	
	Balance		-

Special Investigations Fund			
Revenues		3,000,200	
Expenditures		1,459,165	
	Balance		1,541,035

Technology Surcharge Fund			
Revenues		119,900	
Expenditures		107,700	
	Balance		12,200

Hotel/Motel Fund			
Revenues		1,200,000	
Expenditures		1,200,000	
	Balance		-

Motor Vehicle Rental Fund			
Revenues		127,200	
Expenditures		127,200	
	Balance		-

Storm Water Fund			
Revenues		1,710,822	
Expenditures		1,710,822	
	Balance		-

Electric Fund			
Revenues		15,210,000	
Expenditures		15,109,047	
	Balance		100,953

Solid Waste Fund			
Revenues		5,364,000	
Expenditures		5,010,883	
	Balance		353,117

Total Revenue		47,467,507	
Total Expenditures		45,460,202	

Transfers:			
From	To		
General Fund	Capital	500,000	
Hotel/Motel	General Fund	516,000	
Electric	General Fund	870,000	

100 - General Fund Revenues

Revenues							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-0000-31.1000	GENERAL PROPERTY TAXES	7,078,851	7,935,644	8,761,100	8,780,926	9,600,000	838,900
100-0000-31.1310	MOTOR VEHICLE AD VALOREM	799,017	897,214	960,900	580,838	970,000	9,100
100-0000-31.1340	INTANGIBLE RECORDING TAX	121,614	72,110	50,900	29,353	50,000	(900)
100-0000-31.1600	REAL ESTATE TRANSFER	104,811	24,329	25,200	16,468	25,000	(200)
100-0000-31.1700	FRANCHISE TAXES	977,263	1,239,257	1,265,200	1,155,061	1,250,000	(15,200)
100-0000-31.3200	CITY TAD REVENUE		32,348		41,236	41,000	41,000
100-0000-31.4200	ALCOHOLIC BEVERAGE DISTRIBUTOR	259,597	266,067	273,800	138,296	250,000	(23,800)
100-0000-31.4205	LIQUOR BY THE DRINK EXCISE TAX	125,669	126,694	146,400	81,484	146,400	-
100-0000-31.6100	BUSINESS & OCCUPATION LICENSE	343,131	344,634	360,000	344,066	430,000	70,000
100-0000-31.6105	FINANCIAL INSTITUTION TAX	11,363	21,935	12,700	12,841	13,000	300
100-0000-31.6200	INSURANCE PREMIUM TAX	1,240,465	1,445,634	1,443,000	1,526,651	1,600,000	157,000
100-0000-31.9100	PEN & INT-GENERAL PROP	17,886	77,113	27,400	24,897	27,000	(400)
100-0000-31.9105	PEN & INT-LIC & PERMITS	3,752	2,923	2,600	2,382	2,600	-
100-0000-32.1100	ALCOHOLIC BEVERAGE LICENSE	147,963	173,075	175,200	186,050	190,000	14,800
100-0000-32.1105	POURING PERMIT	8,620	9,828	7,600	6,750	8,000	400
100-0000-32.1110	CODE ENFORCMT REGULATORY	613	5,007	5,200	6,797	6,000	800
100-0000-32.2100	BUILDING PERMITS	625,479	568,874	529,700	624,106	600,000	70,300
100-0000-33.1120	State Grant Revenue	56,290	15,000	1,500	2,500	1,500	-
100-0000-33.1125	Federal Grant Revenue	62,500	81,076		66,598	-	-
100-0000-33.1140	Law Enforcement Grant	19,800					
100-0000-33.6105	INTERGOV. REV.GW-ENERGY EXCISE	11,315	10,344	9,200	5,756	9,000	(200)
100-0000-33.6106	INTERGOV. REV-LMIG	144,080	147,117	140,900	364,502	140,000	(900)
100-0000-33.6107	INTERGOV. REV.-TAD	44,874	56,940	56,800	67,868	65,000	8,200
100-0000-3361100	INTERGOV. REV.-MISC	157,621					
100-0000-33.6150	E911 GWINNETT REIMBURSEMENT	281,144	467,065	416,100	248,759	400,000	(16,100)
100-0000-34.1199	CULTURE ART REVENUE	171,888	112,501	100,000	81,522	100,000	-
100-0000-34.1206	CULTURAL ARS -KUDZU ART ZONE	6,000					
100-0000-34.1207	CULTURAL ARTS -LION HEART	11,000					
100-0000-34.1208	NORCROSS SOCCER REVENUE	15,900	18,000	18,000	12,000	18,000	-
100-0000-34.2100	SPECIAL POLICE SERVICES	39,707	33,768	35,800	35,552	35,000	(800)
100-0000-34.2108	SALE OF POLICE VEHICLES	11,590					
100-0000-34.5411	TREE RECOMPENSE FEES		74,722				-
100-0000-34.6900	CHARGE FOR OTHER SERVICES	45,040	42,936	19,100	6,509	19,000	(100)
100-0000-34.6910	CONVENIENCE FEES		5		5		-
100-0000-34.9300	BAD CHECK FEES	1,622	2,575	1,800	1,525	1,000	(800)
100-0000-34.9305	LATE FEES	3,480	6,381	1,500	2,958	1,000	(500)
100-0000-35.1170	COURT-MUNICIPAL	1,512,292	1,781,934	1,512,681	981,210	2,235,000	722,319
100-0000-35.1174	COURT CITATION PROCESSING	1,318	1,302	1,000	754	1,000	-
100-0000-36.1000	INTEREST INCOME	5,632	195,289	480,900	497,323	500,000	19,100
100-0000-37.1000	DONATIONS	7,149	18,014		25,000		-
100-0000-38.1000	RENTS & ROYALTIES	-	15,625	19,200	14,640	19,000	(200)
100-0000-38.1003	DEPOT LEASE REVENUE	81,613	85,843	80,700	58,523	80,700	-
100-0000-38.3000	REIMB FOR DAMAGED PROPERT	71,666	73,117	43,200	227,651	43,200	-
100-0000-38.9000	OTHER (MISCELLANEOUS REV)	69,655	915,155	28,300	36,533	40,000	11,700
100-0000-38.9001	PROPERTY TAX SALES		500		92	-	-
100-0000-38.9003	GAS SOUTH ALLIANCE PROGRAM	81,638	34,788	10,000	10,902	10,000	-
100-0000-38.9500	BUDGETED FUND BALANCE	-	-	791,197		299,421	(491,776)
100-0000-39.1200	TRANSFER FROM ELECTRIC FUND	788,800	1,197,474	862,200		870,000	7,800
100-0000-39.1210	TRANSFER FROM SPECIAL INVESTIGATION	100,893					
100-0000-39.1275	TRANSFER FROM HOTEL-MOTEL	424,500	462,537	508,900		516,000	7,100
100-0000-39.1310	TRANSFER FROM CAPITAL PROJECTS	4,766					
100-0000-39.1230	TRANSFER FROM DDA					122,564	122,564
100-0000-39.2200	PROPERTY SALE	114,500	667		11,207	-	-
Total Revenues		16,214,364	19,093,359	19,185,878	16,318,089	20,735,385	1,549,507

Attachment: Budget Book (24-7032 : Fiscal Year 2025 Budget)

100 - General Fund Expenditures by Department

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-0000	NON DEPARTMENTAL	1,255,571	2,544,308	2,099,284	383,628	1,067,600	(531,684)
100-1130	CITY CLERK	224,773	190,671	231,419	155,666	237,286	5,867
100-1310	MAYOR AND COUNCIL	722,729	450,155	607,087	324,340	1,585,782	978,695
100-1330	CITY MANAGER	481,054	683,204	998,291	463,886	1,220,547	204,445
100-1510	FINANCE	626,960	650,869	710,474	442,748	765,183	54,709
100-1519	NON DEPARTMENTAL	1,437	-	14,800	549	15,000	200
100-1535	INFORMATION TECHNOLOGY	1,483,170	1,281,170	1,428,695	888,465	1,513,978	85,283
100-1540	HUMAN RESOURCES	266,521	311,170	319,897	204,044	343,535	23,638
100-2650	MUNICIPAL COURT	472,656	497,891	652,890	399,397	714,980	62,090
100-3200	POLICE	5,674,110	5,622,358	6,039,788	4,046,560	6,908,259	868,471
100-3800	E911	745,856	683,488	808,071	515,143	859,652	51,581
100-4100	PUBLIC WORKS	2,334,396	2,032,271	2,395,833	1,227,792	2,519,612	123,779
100-6000	CULTURE ARTS	198,113	403,804	466,480	225,224	455,921	(10,559)
100-6200	PARKS	763,683	939,047	1,137,155	777,897	1,304,794	167,639
100-7000	COMMUNITY DEVELOPMENT	704,052	789,999	926,075	565,543	876,524	(49,551)
100-7500	ECONOMIC DEVELOPMENT	287,420	286,126	349,639	247,205	346,732	(2,907)
Total Expenditures		16,242,502	17,366,530	19,185,878	10,868,087	20,735,385	2,031,696

100-0000 - Non Departmental

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-1000-51.2105	GROUP INSURANCE - RETIREES	193,688	156,638	164,900	86,332	164,900	-
100-1000-51.2600	UNEMPLOYMENT INSURANCE	-	-	-	798	-	-
100-1000-51.2700	WORKER'S COMPENSATION	-	-	-	1,000	-	-
100-1000-52.1206	PROFESSIONAL SERV-OTHER	-	-	-	9,020	-	-
100-1000-52.1240	INSURANCE	46,808	372,063	402,700	273,753	402,700	-
100-1000-52.1206	PROFESSIONAL SERV-OTHER	15,075	174	-	268	-	-
100-1000-52.3305	POSTAGE	-	7,603	-	2,540	-	-
100-1000-52.3600	DUES & FEES	-	-	-	7,042	-	-
100-1000-52.3920	BANK CHARGES	-	-	-	-	-	-
100-1000-53.1710	MISCELLANEOUS	-	7,520	-	25	-	-
100-1000-57.3000	CONTRIBUTION TO OPEB TRUST	1,000,000	1,000,000	500,000	2,850	-	-
100-1000-58.2000	INTEREST ON DEBT SERVICE	-	311	-	-	-	-
100-1000-61.2310	TRANSFER TO CAPITAL	-	1,000,000	1,031,684	-	500,000	(531,684)
Total Expenditures		1,255,571	2,544,308	2,099,284	383,628	1,067,600	(531,684)

100-1130 - City Clerk

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-1130-51.1100	REGULAR EMPLOYEES	135,085	133,046	150,385	105,815	146,644	(3,741)
100-1130-51.1300	OVERTIME	3,019	1,751	6,019	4,622	6,000	(19)
100-1130-51.2100	GROUP INSURANCE	16,247	15,137	17,877	11,627	17,948	71
100-1130-51.2200	FICA/MEDICARE CONTRIBUTIONS	10,385	10,058	9,684	8,332	11,677	1,993
100-1130-51.2400	RETIREMENT CONTRIBUTIONS	13,044	11,031	7,827	8,032	14,867	7,040
100-1130-51.2500	OTHER EMPLOYEE BENEFITS	-	-	1,000	105	100	(900)
100-1130-51.2600	UNEMPLOYMENT INSURANCE	72	49		83	-	-
100-1130-51.2700	WORKER'S COMPENSATION	-	38	127	27	50	(77)
100-1130-52.1301	PROF SERV.-SOFTWARE & LIC	420	2,569		440	-	-
100-1130-52.1305	PROFESSIONAL SERV.-OTHER	8,397	2,344	8,300		8,300	-
100-1130-52.3100	INSURANCE, OTHER THAN EMP BEN	5,588					
100-1130-52.3201	CIVIC PARTICIPATION	980	1,283	700	143	700	-
100-1130-52.3225	ACKNOWLEDGMENT	1,143	1,146	1,400	144	2,000	600
100-1130-52.3250	HOSPITALITY	5,769	3,916	5,100	1,296	5,100	-
100-1130-52.3300	ADVERTISING	464	428	300	504	300	-
100-1130-52.3305	POSTAGE	9					
100-1130-52.3400	PRINTING & BINDING	36	-	200	-	200	-
100-1130-52.3500	TRAVEL	6,170	4,329	4,710	1,839	5,000	290
100-1130-52.3600	ADMIN DUES, M&E EXPENSES	334	468	700	423	700	-
100-1130-52.3700	EDUCATION & TRAINING	1,510	588	2,390	971	3,000	610
100-1130-52.3850	CONTRACT LABOR	1,293					
100-1130-53.1101	GENERAL SUPPLIES - BUILDING		35			-	-
100-1130-53.1101	OFFICE SUPPLIES	3,242	1,313	1,300		1,300	-
100-1130-53.1107	ELECTION SUPPLIES	11,174	50	12,000	10,817	12,000	-
100-1130-53.1400	BOOKS & PERIODICALS	-	26	100		100	-
100-1130-53.1710	MISCELLANEOUS	394	1,066	1,300	399	1,300	-
100-1130-54.2402	CLERK SOFTWARE				49	-	-
Total Expenditures		224,773	190,671	231,419	155,666	237,286	5,867

100-1310 - Mayor and Council

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-1310-51.1305	MAYOR AND COUNCIL	62,206	63,918	70,050	49,650	88,200	18,150
100-1310-51.2100	GROUP INSURANCE	19,680	49,591	12,719	30,850	39,985	27,266
100-1310-51.2200	FICA/MEDICARE CONTRIBUTIONS	4,059	4,240	4,902	3,428	6,747	1,845
100-1310-51.2400	RETIREMENT CONTRIBUTIONS	-	22	1,147	-	-	(1,147)
100-1310-51.2600	UNEMPLOYMENT INSURANCE	4	-	-	14	-	-
100-1310-51.2700	WORKER'S COMPENSATION	-	8	69	10	50	(19)
100-1310-52.1205	PROFESSIONAL SERV.-LEGAL	224,051	211,834	201,100	187,456	201,100	-
100-1310-52.1305	PROFESSIONAL SERV.-OTHER	3,870	38,897	74,900	2,035	74,900	-
100-1310-52.3201	CIVIC PARTICIPATION	25,595	14,508	23,800	2,305	9,540	(14,260)
100-1310-52.3225	ACKNOWLEDGMENT	-	613	500	736	500	-
100-1310-52.3400	PRINTING & BINDING	566	160	300	195	300	-
100-1310-52.3500	TRAVEL	8,639	9,129	7,225	10,305	10,000	2,775
100-1310-52.3501	TRAVEL - MAYOR	3,782	7,709	3,815	3,030	15,000	11,185
100-1310-52.3600	ADMIN DUES, M&E EXPENSES	25,618	9,613	26,630	7,785	26,630	-
100-1310-52.3700	EDUCATION & TRAINING	4,298	6,160	6,700	150	7,000	300
100-1310-52.3701	EDUCATION & TRAINING - MAYOR	1,230	4,081	3,430		3,430	-
100-1310-52.3850	CONTRACT LABOR	16,116	17,000	16,600	16,925	16,600	-
100-1310-53.1101	OFFICE SUPPLIES	157	69	100	109	100	-
100-1310-53.1106	UNIFORMS	-	-	600		600	-
100-1310-53.1107	ELECTION SUPPLIES				56	-	-
100-1310-53.1300	FOOD	-		2,400	3,702	3,000	600
100-1310-53.1710	MISCELLANEOUS	2,758	3,730	100	599	100	-
100-1310-57.9000	CONTINGENCIES	-	8,874	150,000	5,000	1,082,000	932,000
100-1310-61.2310	TRANSFER TO CAPITAL	320,100					
Total Expenditures		722,729	450,155	607,087	324,340	1,585,782	978,695

100-1330 - City Manager

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-1330-51.1100	REGULAR EMPLOYEES	264,287	218,042	264,898	123,212	434,726	169,828
100-1330-51.1300	OVERTIME	-	-	-		-	-
100-1330-51.1305	MAYOR AND COUNCIL	-	-	-		-	-
100-1330-51.2100	GROUP INSURANCE	25,416	7,992	16,218	7,297	33,625	17,407
100-1330-51.2200	FICA/MEDICARE CONTRIBUTIONS	20,106	15,832	16,731	8,511	33,257	16,526
100-1330-51.2400	RETIREMENT CONTRIBUTIONS	14,480	18,422	33,945	19,868	34,904	959
100-1330-51.2500	OTHER EMPLOYEE BENEFITS	-	-	1,000			(1,000)
100-1330-51.2600	UNEMPLOYMENT INSURANCE	106	67		87	100	100
100-1330-51.2700	WORKER'S COMPENSATION	-	171	235	50	100	
100-1330-52.1305	PROFESSIONAL SERV.-OTHER	10,322	77,511	71,750	55,627	71,750	
100-1330-52.1312	PROF. SERV.-AARP	-	-	-		-	
100-1330-52.3100	INSURANCE, OTHER THAN EMP BEN	5,588					
100-1330-52.3201	CIVIC PARTICIPATION	-	223	700	114	700	
100-1330-52.3205	TELEPHONE		217			-	
100-1330-52.3236	PR EVENTS	46,141	141,999	193,584	79,165	211,455	
100-1330-52.3250	HOSPITALITY	2,398	809	1,200	2,291	1,200	
100-1330-52.3300	ADVERTISING				60	-	
100-1330-52.3400	PRINTING & BINDING	76	841	225	76	225	
100-1330-52.3500	TRAVEL	2,485	2,396	5,150	1,956	4,000	
100-1330-52.3600	ADMIN DUES, M&E EXPENSES	19,550	3,743	8,250	25,905	9,475	
100-1330-52.3700	EDUCATION & TRAINING	8,073	2,448	6,505	1,700	3,930	(2,575)
100-1330-52.3702	EDUCATION & TRAINING -SPMGR				193	-	-
100-1330-52.3703	MEALS AND ENTERTAINMENT	865	42	900	292	900	-
100-1330-52.3704	DEVELOPMENT FAIR	-		600		600	-
100-1330-52.3850	CONTRACT LABOR	7,758	103,348	245,100	26,037	245,100	-
100-1330-52.3855	EVENTS - ENTMT/PERFORMERS	48,554	84,005	128,700	111,430	131,900	3,200
100-1330-53.1100	GENERAL SUPPLIES	-	-	100		100	-
100-1330-53.1101	OFFICE SUPPLIES	588	1,131	400		400	-
100-1330-53.1104	OFFICE SUPPLIES-SPMGR		(515)			-	-
100-1330-53.1106	UNIFORMS	1,764	110	1,800		1,800	-
100-1330-53.1111	OFFICE FURNITURE - NON CAP	2,140					
100-1330-53.1400	BOOKS & PERIODICALS	29		100	16	100	-
100-1330-53.1600	SMALL EQUIPMENT	-		100		100	-
100-1330-53.1710	MISCELLANEOUS	328		100		100	-
100-1330-54.2300	FURNITURE & FIXTURES	-	4,370			-	-
Total Expenditures		481,054	683,204	998,291	463,886	1,220,547	204,445

100-1510 - Finance

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-1510-51.1100	REGULAR EMPLOYEES	271,316	299,310	372,411	213,696	415,332	42,921
100-1510-51.1300	OVERTIME	5,403	2,597	6,997	3,077	5,000	(1,997)
100-1510-51.2100	GROUP INSURANCE	55,749	68,603	78,280	37,590	81,074	2,794
100-1510-51.2200	FICA/MEDICARE CONTRIBUTIONS	20,294	22,079	23,710	16,195	32,155	8,445
100-1510-51.2400	RETIREMENT CONTRIBUTIONS	21,580	43,734	38,645	20,880	40,622	1,977
100-1510-51.2500	OTHER EMPLOYEE BENEFITS		630		208	300	300
100-1510-51.2600	UNEMPLOYMENT INSURANCE	203	4,601		215	500	500
100-1510-51.2700	WORKER'S COMPENSATION	22,456	631	331	86	100	(231)
100-1510-52.1205	PROFESSIONAL SERV.-LEGAL		31			-	
100-1510-52.1210	PROFESSIONAL SERV.-AUDIT	26,950	42,750	41,000		41,000	
100-1510-52.1305	PROFESSIONAL SERV.-OTHER	2,392	3,342	2,600	30,542	2,600	
100-1510-52.2320	RENTAL OF EQUIP & VEHICLE				313	-	
100-1510-52.3100	INSURANCE, OTHER THAN EMP BEN	22,353					
100-1510-52.3225	ACKNOWLEDGMENT	-	-	100		100	
100-1510-52.3300	ADVERTISING	1,008	2,934	1,200		1,200	
100-1510-52.3305	POSTAGE	2,594	5,682	7,000	11,341	7,000	
100-1510-52.3400	PRINTING & BINDING	50	460	500	561	500	
100-1510-52.3500	TRAVEL	1,616	2,462	3,500	24	3,500	
100-1510-52.3600	ADMIN DUES, M&E EXPENSES	256	353	300	225	300	
100-1510-52.3700	EDUCATION & TRAINING	700	345	4,000	1,620	4,000	
100-1510-52.3850	CONTRACT LABOR	154,501	122,519	100,000	55,653	100,000	-
100-1510-52.3915	CREDIT CARD CHARGES	11,046	16,335	20,000	41,684	20,000	-
100-1510-52.3920	BANK CHARGES		5,163		2,296	-	-
100-1510-52.3925	CASH OVER/SHORT		(0)		150	-	-
100-1510-53.1100	GENERAL SUPPLIES - BUILDING		66			-	-
100-1510-53.1101	OFFICE SUPPLIES	5,798	4,158	5,700	4,472	5,700	-
100-1510-53.1106	UNIFORMS				1,814	-	-
100-1510-53.1300	FOOD				105	-	-
100-1510-53.1111	OFFICE FURNITURE-NON CAP	-		1,200		1,200	-
100-1510-53.1600	SMALL EQUIPMENT	515		3,000		3,000	-
100-1510-53.1710	MISCELLANEOUS	180	2,085			-	-
Total Expenditures		626,960	650,869	710,474	442,748	765,183	54,709

100-1519 - Non Departmental

Expenditures							
Account Description		FY 2022 Actuals	FY23 Actuals	FY2024 Budget 4.30.24 YTD		FY 2025 Proposed	Change
100-1519-52.1305	PROFESSIONAL SERV.-OTHER	1,200		12,800		13,500	700
100-1519-52.3250	HOSPITALITY	79		500		500	-
100-1519-52.3400	PRINTING & BINDING				423	-	-
100-1519-53.1101	OFFICE SUPPLIES	159		1,500	125	1,000	(500)
Total Expenditures		1,437	0	14,800	549	15,000	200

100-1535 - IT

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-1535-51.1100	REGULAR EMPLOYEES	205,513	222,429	223,746	169,739	230,675	6,929
100-1535-51.1300	OVERTIME	684	987	800	1,320	1,000	200
100-1535-51.1305	MAYOR AND COUNCIL	-		-		-	-
100-1535-51.2100	GROUP INSURANCE	40,912	42,411	44,865	31,621	44,931	66
100-1535-51.2200	FICA/MEDICARE CONTRIBUTIONS	15,121	16,406	13,931	12,721	17,723	3,792
100-1535-51.2400	RETIREMENT CONTRIBUTIONS	17,392	17,092	20,653	12,181	19,860	(793)
100-1535-51.2600	UNEMPLOYMENT INSURANCE	117	80		103	100	100
100-1535-51.2700	WORKER'S COMPENSATION	-	63	200	39	100	(100)
100-1535-52.1301	PROF SERV. - SOFTWARE & LIC	428,270	312,374	355,800	205,543	328,934	(26,866)
100-1535-52.1302	MISCELLANEOUS SOFTWARE	673			70	-	-
100-1535-52.1305	PROFESSIONAL SERV.-OTHER	303,864	300,446	305,300	190,417	484,888	179,588
100-1535-52.2325	RENTAL OF COMPUTER EQUIPMENT	1,640	1	108,100	1,046	-	(108,100)
100-1535-52.3100	INSURANCE, OTHER THAN EMP BEN	5,588					
100-1535-52.3201	CIVIC PARTICIPATION				215	-	-
100-1535-52.3205	TELEPHONE & INTERNET SERVICE	94,453	88,557	83,700	62,634	96,854	13,154
100-1535-52.3210	MOBILE COMMUNICATIONS	108,002	121,956	125,100	76,846	125,013	(87)
100-1535-52.3500	TRAVEL	2,710	10,778	3,000	4,908	3,000	-
100-1535-52.3600	ADMIN DUES, M&E EXPENSES	680	254	400	110	400	-
100-1535-52.3700	EDUCATION & TRAINING	2,352	1,683	5,800		5,300	(500)
100-1535-52.3850	CONTRACT LABOR	18,694	18,037	18,700	5,453	18,700	-
100-1535-53.1101	OFFICE SUPPLIES	8	618	100	197	100	-
100-1535-53.1505	CITY WIDE PRINTING SUPPLIES	63,792	48,081	66,300	46,689	66,300	-
100-1535-53.1600	SMALL EQUIPMENT	52,013	55,759	52,100	66,452	70,000	17,900
100-1535-53.1710	MISCELLANEOUS	1,331	1,305	100	158	100	-
100-1535-58.1000	PRINCIPAL DELL LEASE	115,077	21,177			-	-
100-1535-58.2000	INTEREST DELL LEASE	4,285	676			-	-
Total Expenditures		1,483,170	1,281,170	1,428,695	888,465	1,513,978	85,283

100-1540 - HR

Expenditures							
Account	Description	FY 2022	FY23	FY2024		FY 2025	Change
		Actuals	Actuals	Budget	4.30.24 YTD	Proposed	
100-1540-51.1100	REGULAR EMPLOYEES	132,779	154,701	152,962	118,939	156,021	3,059
100-1540-51.2100	GROUP INSURANCE	26,146	25,519	27,563	19,111	27,559	(4)
100-1540-51.2200	FICA/MEDICARE CONTRIBUTIONS	11,072	11,474	9,484	8,929	11,936	2,452
100-1540-51.2400	RETIREMENT CONTRIBUTIONS	18,774	13,686	13,688	10,101	20,282	6,594
100-1540-51.2500	OTHER EMPLOYEE BENEFITS	5,250	34,647	35,200	14,131	33,035	(2,165)
100-1540-51.2600	UNEMPLOYMENT INSURANCE	53	98	200	68	100	(100)
100-1540-51.2700	WORKER'S COMPENSATION	-	39	200	27	100	(100)
100-1540-52.1301	PROF SERV. - SOFTWARE & LIC	-	-	22,200	4,641	40,752	18,552
100-1540-52.1305	PROFESSIONAL SERV.-OTHER	16,669	42,213	22,600	9,437	22,000	(600)
100-1540-52.3100	INSURANCE, OTHER THAN EMP BEN	5,588	-	-	-	-	-
100-1540-52.3201	CIVIC PARTICIPATION	-	385	-	-	-	-
100-1540-52.3225	ACKNOWLEDGMENT	-	186	-	-	-	-
100-1540-52.3250	HOSPITALITY	29,464	6,412	1,000	4,461	1,000	-
100-1540-52.3300	ADVERTISING	576	1,220	700	-	1,200	500
100-1540-52.3400	PRINTING & BINDING	213	257	300	-	700	400
100-1540-52.3500	TRAVEL	3,000	2,190	3,500	737	4,500	1,000
100-1540-52.3600	ADMIN DUES, M&E EXPENSES	593	1,932	1,100	1,083	1,000	(100)
100-1540-52.3700	EDUCATION & TRAINING	1,235	4,880	6,100	5,490	5,000	(1,100)
100-1540-52.3850	CONTRACT LABOR	11,632	7,495	11,500	5,740	11,500	-
100-1540-53.1101	OFFICE SUPPLIES	2,972	1,495	2,800	1,067	2,800	-
100-1540-53.1106	UNIFORMS	93	-	1,000	82	750	(250)
100-1540-53.1400	BOOKS & PERIODICALS	-	95	200	-	250	50
100-1540-53.1700	OTHER SUPPLIES	-	1,252	7,500	-	3,000	(4,500)
100-1540-53.1710	MISCELLANEOUS	412	995	100	-	50	(50)
Total Expenditures		266,521	311,170	319,897	204,044	343,535	23,638

100-2650 - Court

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-2650-51.1100	REGULAR EMPLOYEES	232,838	235,157	328,127	199,902	369,028	40,901
100-2650-51.1300	OVERTIME	351	488	465	557	465	-
100-2650-51.1305	MAYOR AND COUNCIL	-	-	-	-	-	-
100-2650-51.1315	JUDGE & SOLICITOR SALARY	900					
100-2650-51.2100	GROUP INSURANCE	49,661	52,668	85,274	51,911	84,161	(1,113)
100-2650-51.2200	FICA/MEDICARE CONTRIBUTIONS	17,288	17,268	20,559	14,770	28,266	7,707
100-2650-51.2400	RETIREMENT CONTRIBUTIONS	17,669	23,711	28,265	16,247	29,750	1,485
100-2650-51.2500	OTHER EMPLOYEE BENEFITS	-	-	-	-	-	-
100-2650-51.2600	UNEMPLOYMENT INSURANCE	151	150		208	200	200
100-2650-51.2700	WORKER'S COMPENSATION	-	98	300	43	100	(200)
100-2650-52.1215	PROF. SERV.-INTERPRETER	16,800	22,349	19,600	13,750	23,250	3,650
100-2650-52.1220	PROFESSIONAL SERV-JUDGE	69,600	75,600	91,000	56,700	92,400	1,400
100-2650-52.1225	PROFESSIONAL SERV-SOLICITOR	42,400	52,668	48,100	30,450	49,000	900
100-2650-52.1301	PROF SERV. - SOFTWARE & LIC	-	-	-	450	-	-
100-2650-52.1305	PROFESSIONAL SERV.-OTHER	170	1,260	100	92	2,000	1,900
100-2650-52.2201	REPAIRS & MAINT - VEHICLES	110					
100-2650-52.3100	INSURANCE, OTHER THAN EMP BEN	11,177					
100-2650-52.3400	PRINTING & BINDING	152	-	200	-	200	-
100-2650-52.3500	TRAVEL	2,124	4,315	4,600	3,855	4,600	-
100-2650-52.3600	ADMIN DUES, M&E EXPENSES	741	840	1,000	156	1,600	600
100-2650-52.3700	EDUCATION & TRAINING	60	1,285	9,600	2,083	9,600	-
100-2650-52.385	CONTRACT LABOR	-	350	1,000		1,260	260
100-2650-53.1101	OFFICE SUPPLIES	7,314	4,422	8,000	5,266	9,000	1,000
100-2650-53.1106	UNIFORMS	405	2,796	1,500	2,643	4,000	2,500
100-2650-53.1111	OFFICE FURNITURE-NON CAP	680	1,850	-	-	-	-
100-2650-53.1300	FOOD	-	-	900	316	1,800	900
100-2650-53.1400	BOOKS & PERIODICALS	766	-	800	-	800	-
100-2650-53.1600	SMALL EQUIPMENT	707	-	3,500	-	3,500	-
100-2650-53.1710	MISCELLANEOUS	593	617	-	-	-	-
Total Expenditures		472,656	497,891	652,890	399,397	714,980	62,090

100-3200 - Police

Expenditures							
Account	Description	FY 2022	FY23	FY2024		FY 2025	Change
		Actuals	Actuals	Budget	4.30.24 YTD	Proposed	
100-3200-51.1100	REGULAR EMPLOYEES	3,343,955	3,440,907	3,661,905	2,579,604	4,321,966	660,061
100-3200-51.1300	OVERTIME	176,734	167,388	175,061	140,057	175,061	-
100-3200-51.2100	GROUP INSURANCE	827,190	805,965	903,847	548,210	858,729	(45,118)
100-3200-51.2200	FICA/MEDICARE CONTRIBUTIONS	256,863	266,058	234,352	201,484	344,023	109,671
100-3200-51.2400	RETIREMENT CONTRIBUTIONS	323,109	282,122	336,300	223,735	391,405	55,105
100-3200-51.2500	OTHER EMPLOYEE BENEFITS	-	-	33,055	2,363	33,055	-
100-3200-51.2600	UNEMPLOYMENT INSURANCE	1,721	1,719	-	2,039	-	-
100-3200-51.2700	WORKER'S COMPENSATION	40,419	64,062	75,638	17,769	50,000	(25,638)
100-3200-52.1301	PROF SERV. - SOFTWARE & LIC	-	-	17,500	15,951	20,350	2,850
100-3200-52.1305	PROFESSIONAL SERV.-OTHER	2,260	3,427	3,500	2,447	4,080	580
100-3200-52.1306	PROFESSIONAL SERV-CORR RISK	3,924	21,654	32,400	38	32,400	-
100-3200-52.2201	REPAIRS & MAINT-VEHICLES	175,256	168,176	150,000	115,442	170,000	20,000
100-3200-52.2203	REPAIRS & MAINT - EQUIPMENT	1,712	870	20,280	2,055	21,115	835
100-3200-52.2320	RENTAL OF EQUIP & VEHCLE	2,926	3,490	4,720	2,053	4,970	250
100-3200-52.3100	INS, OTHER THAN EMP BEN	146,220	98	-	-	-	-
100-3200-52.3225	ACKNOWLEDGMENT	-	200	-	-	-	-
100-3200-52.3300	ADVERTISING	40	102	-	147	900	900
100-3200-52.3305	POSTAGE	192	238	200	86	200	-
100-3200-52.3400	PRINTING & BINDING	3,771	2,053	3,800	2,043	4,059	259
100-3200-52.3500	TRAVEL	8,206	6,683	22,592	6,066	23,009	417
100-3200-52.3600	ADMIN DUES, M&E EXPENSES	2,716	3,882	3,947	2,065	4,559	612
100-3200-52.3700	EDUCATION & TRAINING	16,357	16,326	15,519	8,429	17,532	2,013
100-3200-52.3810	ACCREDITATION EXPENSES	4,595	4,970	5,095	4,845	5,715	620
100-3200-52.3870	CRIMINAL INVESTIGATIONS	375					
100-3200-52.3875	COMMUNITY OUTREACH AND SUST	2,688	7,330	9,450	902	11,250	1,800
100-3200-53.1100	GENERAL SUPPLIES	-	388	500	88	500	-
100-3200-53.1101	OFFICE SUPPLIES	2,386	1,414	3,000	1,167	4,000	1,000
100-3200-53.1102	SUPPORT SERVICES	5,157	5,263	7,978	2,666	2,736	(5,242)
100-3200-53.1103	PATROL SUPPLIES	57,078	51,173	87,956	35,109	169,964	82,008
100-3200-53.1106	UNIFORMS	22,149	39,439	58,620	28,335	57,373	(1,247)
100-3200-53.1111	OFFICE FURNITURE-NON CAP	615	1,214	1,273	1,532	2,073	800
100-3200-53.1270	ENERGY-GASOLINE/DIESEL	204,694	170,322	165,700	97,590	165,700	-
100-3200-53.1300	FOOD	85	64	1,000	90	2,800	1,800
100-3200-53.1400	BOOKS & PERIODICALS	1,920	2,055	2,500	548	2,217	(283)
100-3200-53.1600	SMALL EQUIPMENT	1,052	19,535	2,000	1,575	6,418	4,418
100-3200-53.1710	MISCELLANEOUS	2,243	415	100	31	100	-
100-3200-54.2200	VEHICLES	35,500	63,356	-	-	-	-
Total Expenditures		5,674,110	5,622,358	6,039,788	4,046,560	6,908,259	868,471

100-3800 - E911

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-3800-51.1100	REGULAR EMPLOYEES	299,930	382,845	447,146	291,850	468,542	21,396
100-3800-51.1300	OVERTIME	111,943	74,459	76,800	60,355	76,800	-
100-3800-51.2100	GROUP INSURANCE	58,536	69,249	95,803	53,177	128,886	33,083
100-3800-51.2200	FICA/MEDICARE CONTRIBUTIONS	30,658	33,911	36,865	26,253	41,719	4,854
100-3800-51.2400	RETIREMENT CONTRIBUTIONS	28,457	38,677	50,975	24,229	38,555	(12,420)
100-3800-51.2500	OTHER EMPLOYEE BENEFITS	-	283	500	339	500	-
100-3800-51.2600	UNEMPLOYMENT INSURANCE	283	274	-	327	-	-
100-3800-51.2700	WORKER'S COMPENSATION	-	2,807	12,850	-	5,000	(7,850)
100-3800-52.1301	PROF SERV. - SOFTWARE & LIC	84,488	73,235	73,017	48,180	83,917	10,900
100-3800-52.1305	PROFESSIONAL SERV.-OTHER	2,080	548	450	600	300	(150)
100-3800-52.3100	INS, OTHER THAN EMP BEN	25,148					
100-3800-52.3500	TRAVEL	-	-	1,300	844	2,950	1,650
100-3800-52.3600	ADMIN DUES, M&E EXPENSES	-	999	957	972	1,076	119
100-3800-52.3700	EDUCATION & TRAINING	895	150	1,710	1,164	1,015	(695)
100-3800-53.1101	OFFICE SUPPLIES	1,300	1,426	3,000	1,022	3,000	-
100-3800-53.1106	UNIFORMS	648	808	2,900	2,323	2,815	(85)
100-3800-53.1111	OFFICE FURNITURE-NON CAP	-	593	2,124	1,904	1,973	(151)
100-3800-53.1300	FOOD	-	-	500	-	500	-
100-3800-53.1600	SMALL EQUIPMENT	597	3,226	1,174	1,606	2,104	930
100-3800-58.1002	PRINCIPAL - E911 SOFTWARE	100,893					
Total Expenditures		745,856	683,488	808,071	515,143	859,652	51,581

100-4100 - PW

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-4100-51.1100	REGULAR EMPLOYEES	430,100	551,999	646,204	378,510	878,266	232,062
100-4100-51.1300	OVERTIME	26,887	22,214	38,110	19,019	38,110	-
100-4100-51.2100	GROUP INSURANCE	91,536	85,501	114,750	58,767	103,325	(11,425)
100-4100-51.2200	FICA/MEDICARE CONTRIBUTIONS	33,532	42,047	42,735	29,551	70,103	27,368
100-4100-51.2400	RETIREMENT CONTRIBUTIONS	38,413	48,931	65,217	34,585	64,115	(1,102)
100-4100-51.2500	OTHER EMPLOYEE BENEFITS	-	240	1,000	62	250	(750)
100-4100-51.2600	UNEMPLOYMENT INSURANCE	285	370	-	406	400	400
100-4100-51.2700	WORKER'S COMPENSATION	-	1,292	29,820	4,724	7,086	(22,734)
100-4100-52.1300	PROFESSIONAL SERV.-TECH	9,637	12,830	11,000	9,915	11,000	-
100-4100-52.1301	PROFESSION SERV. - SOFTWARE & LICENSE	-	50			-	-
100-4100-52.1302	PROFESSIONAL SERV. - ENG.	-	-	20,000		20,000	-
100-4100-52.1305	PROFESSIONAL SERV.-OTHER	-	905	200	15,980	200	-
100-4100-52.2130	CUSTODIAL	43,974	41,684	55,900	25,678	57,900	2,000
100-4100-52.2140	PARK MAINTENANCE	3,816					
100-4100-52.2141	CITY WIDE LANDSCAPE	27,732					
100-4100-52.2142	PARK MAINTENANCE - CONTRACT	353,865					
100-4100-52.2146	STORM WATER MGMT PROGRAM		22,231		64	-	-
100-4100-52.2200	REPAIRS & MAINT-BUILDING	160,914	207,322	188,800	159,005	193,800	5,000
100-4100-52.2201	REPAIRS & MAINT-VEHICLES	55,354	46,600	48,400	34,736	48,400	-
100-4100-52.2203	REPAIRS & MAINT - EQUIPMENT	20,442	11,797	18,500	26,955	25,500	7,000
100-4100-52.2205	SIDEWALK MAINTENANCE	32,760	29,105	40,000	42,585	40,000	-
100-4100-52.2208	REPAIRS & MAINT - EQ STREET	2,125					
100-4100-52.2310	RENTAL OF LAND/BUILDING	16,278	17,096	70,000	3,437	15,000	(55,000)
100-4100-52.2320	RENTAL OF EQUIP & VEHICLE	2,998	14,629	7,000	5,610	7,000	-
100-4100-52.2330	RENTAL/LEASE FLEET MGMT	75,291	76,545	78,300	29,778	79,000	700
100-4100-52.3100	INS, OTHER THAN EMP BEN	24,624					
100-4100-52.3201	CIVIC PARTICIPATION	1,440		200		200	-
100-4100-52.3225	ACKNOWLEDGEMENT	132					
100-4100-52.3250	HOSPITALITY	1,811	201	300	110	300	-
100-4100-52.3300	ADVERTISING	-	3,245	200	1,035	1,000	800
100-4100-52.3305	POSTAGE	135		100		160	60
100-4100-52.3400	PRINTING & BINDING	232		100		200	100
100-4100-52.3500	TRAVEL	6,463	7,813	3,000	1,658	3,000	-
100-4100-52.3600	ADMIN DUES, M&E EXPENSES	666	926	1,400	419	1,400	-
100-4100-52.3700	EDUCATION & TRAINING	4,913	5,249	3,500	2,504	4,500	1,000
100-4100-52.3850	CONTRACT LABOR	225,884	108,815	240,000	91,722	200,000	(40,000)
100-4100-53.1100	GENERAL SUPPLIES	4,589	37,510	13,700	22,992	15,000	1,300
100-4100-53.1101	OFFICE SUPPLIES	5,118	2,734	2,500	3,481	2,500	-
100-4100-53.1106	UNIFORMS	9,412	8,543	9,000	5,232	9,000	-
100-4100-53.1108	FIRST AID SUPPLIES	711	3,429	500		500	-
100-4100-53.1109	GENERAL SUPPLIES-STREETS	23,113	28,351	30,900	10,106	30,900	-
100-4100-53.1111	OFFICE FURNITURE-NON CAP	2,275	7,100	1,000		1,000	-
100-4100-53.1113	GENERAL SUPPLIES-COVID 19	11,568		-		-	-
100-4100-53.1210	ENERGY-WATER/SEWERAGE	29,798	28,611	30,000	17,693	35,000	5,000
100-4100-53.1220	ENERGY-NATURAL GAS	930	2,373	2,500	4,945	4,500	2,000
100-4100-53.1230	ENERGY - ELECTRICITY	228,071	222,507	255,000	155,191	225,000	(30,000)
100-4100-53.1270	ENERGY-GASOLINE/DIESEL	32,509	28,357	25,300	16,777	25,300	-
100-4100-53.1600	SMALL EQUIPMENT	14,449	11,483	9,500	2,461	9,500	-
100-4100-53.1700	OTHER SUPPLIES	452	905			-	-
100-4100-53.1710	MISCELLANEOUS	4,112					
100-4100-54.1415	PARK IMPROVEMENTS				11,800	-	-
100-4100-54.2200	VEHICLES				298	-	-
100-4100-54.2374	LMIG PROJECT	274,913	290,731	291,197	-	291,197	-
100-4100-55.1105	NON-PERSONNEL COSTS	140					-
Total Expenditures		2,334,396	2,032,271	2,395,833	1,227,792	2,519,612	123,779

100-6000 - Cultural Arts

Expenditures							
Account	Description	FY 2022	FY23	FY2024		FY 2025	Change
		Actuals	Actuals	Budget	4.30.24 YTD	Proposed	
100-6000-51.1100	REGULAR EMPLOYEES	84,844	174,493	213,399	108,210	228,045	14,646
100-6000-51.1300	OVERTIME	928	1,639	2,000	1,752	2,000	-
100-6000-51.2100	GROUP INSURANCE	12,019	24,354	42,949	11,587	18,298	(24,651)
100-6000-51.2200	FICA/MEDICARE CONTRIBUTIONS	6,805	13,028	13,357	8,306	17,598	4,241
100-6000-51.2400	RETIREMENT CONTRIBUTIONS	2,053	11,294	16,978	10,366	12,445	(4,533)
100-6000-51.2500	OTHER EMPLOYEE BENEFITS	-	-	1,000	-	-	(1,000)
100-6000-51.2600	UNEMPLOYMENT INSURANCE	80	106	300	103	100	(200)
100-6000-51.2700	WORKER'S COMPENSATION	-	51	187	42	100	(87)
100-6000-52.1206	PROFESSIONAL SERV.-OTHER	-	462	-	-	-	-
100-6000-52.2200	REPAIRS & MAINT-BUILDING	15,082	24,142	10,000	3,920	10,000	-
100-6000-52.3100	INS, OTHER THAN EMP BEN	5,588					
100-6000-52.3201	CIVIC PARTICIPATION	1,776	52,941	63,410	18,203	63,410	-
100-6000-52.3235	WELCOME CENTER	256	11,739	11,200	5,953	11,200	
100-6000-52.3236	CULTURAL ARTS EVENT	-	-	-	15,227	-	-
100-6000-52.3300	ADVERTISING	-	6,957	-	650	-	-
100-6000-52.3305	POSTAGE	114	50	500	215	500	-
100-6000-52.3400	PRINTING & BINDING	565		8,500	738	8,500	-
100-6000-52.3500	TRAVEL	37	31	2,500	689	3,525	1,025
100-6000-52.3600	DUES & FEES	-	150	-	-	-	-
100-6000-52.3700	EDUCATION & TRAINING	-	348	2,500	1,349	2,500	-
100-6000-52.3850	CONTRACT LABOR	-	1,000	10,000	1,231	10,000	-
100-6000-52.3855	EVENT PERFORMERS	-	-	-	7,725	-	-
100-6000-53.1100	GENERAL SUPPLIES	792	8,479	5,800	1,305	5,800	-
100-6000-53.1101	OFFICE SUPPLIES	-	3,256	1,000	1,126	1,000	-
100-6000-53.1106	UNIFORMS	-	1,334	1,000	321	1,000	-
100-6000-53.1109	GENERAL SUPPLIES - SWAG		-	-	266	-	-
100-6000-53.1111	OFFICE FURNITURE-NON CAP	-	9,242	8,000	5,970	8,000	-
100-6000-53.1210	ENERGY-WATER/SEWERAGE	428	-	100	2,386	100	-
100-6000-53.1220	ENERGY-NATURAL GAS	-	-	600	-	600	-
100-6000-53.1230	ENERGY - ELECTRICITY	66,010	58,663	51,200	16,841	51,200	-
100-6000-53.1600	SMALL EQUIPMENT	-	-	-	743	-	-
100-6000-53.1710	MISCELLANEOUS	737	44	-	-	-	-
Total Expenditures		198,113	403,804	466,480	225,224	455,921	(10,559)

100-6200 - Parks

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-6200-51.1100	REGULAR EMPLOYEES	198,462	183,203	262,826	195,923	256,123	(6,703)
100-6200-51.1100	REGULAR EMPLOYEES						-
100-6200-51.1100	REGULAR EMPLOYEES						-
100-6200-51.1300	OVERTIME	38,989	50,110	48,711	26,360	51,146	2,435
100-6200-51.2100	GROUP INSURANCE	51,113	45,604	72,190	41,787	74,934	2,744
100-6200-51.2200	FICA/MEDICARE CONTRIBUTIONS	17,398	17,012	19,316	16,498	23,506	4,190
100-6200-51.2400	RETIREMENT CONTRIBUTIONS	18,776	16,750	27,639	15,902	19,290	(8,349)
100-6200-51.2500	OTHER EMPLOYEE BENEFITS	-		1,000			(1,000)
100-6200-51.2600	UNEMPLOYMENT INSURANCE	132	128		217	500	500
100-6200-51.2700	WORKER'S COMPENSATION	-	5,043	10,373	1,371	2,056	(8,317)
100-6200-52.1305	PROFESSIONAL SERV-OTHER		(65)				-
100-6200-52.2141	LANDSCAPE					70,000	70,000
100-6200-52.2142	PARK MAINTENANCE-CONTRACT	112,286	157,921	179,900	70,080	150,000	(29,900)
100-6200-52.2142	PARK MAINTENANCE-CONTRACT						-
100-6200-52.2142	PARK MAINTENANCE-CONTRACT						-
100-6200-52.2142	PARK MAINTENANCE-CONTRACT						-
100-6200-52.2200	REPAIRS & MAINT-BUILDING	10,961	18,437	18,300	13,857		(18,300)
100-6200-52.2201	REPAIRS & MAINT-VEHICLES	15,550	14,699	10,300	8,026	10,609	309
100-6200-52.2203	REPAIRS & MAINT - EQUIPMENT	416	853	1,000	887	1,030	30
100-6200-52.2320	RENTAL OF EQUIP & VEHCL				1,334		-
100-6200-52.2330	RENTAL/LEASE FLEET MGMT	18,261	14,244	16,800	9,165	16,800	-
100-6200-52.3100	INS, OTHER THAN EMP BEN	13,971					
100-6200-52.3201	CIVIC PARTICIPATION	172,892	1,996		80		-
100-6200-52.3250	HOSPITALITY	600	37	1,900	893	1,900	-
100-6200-52.3250	HOSPITALITY						-
100-6200-52.3250	HOSPITALITY						-
100-6200-52.3250	HOSPITALITY						-
100-6200-52.3400	PRINTING & BINDING	-	15	100	541	100	-
100-6200-52.3500	TRAVEL	1,883	3,977	2,500	1,008	2,500	-
100-6200-52.3600	ADMIN DUES, M&E EXPENSES	2,324	4,265	2,700	915	2,700	-
100-6200-52.3700	EDUCATION & TRAINING	2,675	1,250	6,000	1,804	6,000	-
100-6200-52.3850	CONTRACT LABOR	50,924	341,710	390,000	328,595	550,000	160,000
100-6200-53.1100	GENERAL SUPPLIES	11,832	38,144	48,400	21,668	48,400	-
100-6200-53.1100	GENERAL SUPPLIES						-
100-6200-53.1100	GENERAL SUPPLIES						-
100-6200-53.1100	GENERAL SUPPLIES						-
100-6200-53.1101	OFFICE SUPPLIES	166	314	1,000	19	1,000	-
100-6200-53.1106	UNIFORMS	4,592	3,483	5,100	3,098	5,100	-
100-6200-53.1111	OFFICE FURNITURE-NON CAP	-		1,000	795	1,000	-
100-6200-53.1210	ENERGY - WATER/SEWERAGE	178			439		-
100-6200-53.1230	ENERGY - ELECTRICITY	382			9,765		-
100-6200-53.1270	ENERGY-GASOLINE/DIESEL	9,676	12,223	7,000	5,865	7,000	-
100-6200-53.1600	SMALL EQUIPMENT	149	466	3,100	1,007	3,100	-
100-6200-53.1710	MISCELLANEOUS	6,128					
100-6200-54.1451	PARK IMPROVEMENTS	2,968					
100-6200-54.2500	EQUIPMENT	-	7,230				-
Total Expenditures		763,683	939,047	1,137,155	777,897	1,304,794	167,639

100-7000 - Community Development

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-7000-51.1100	REGULAR EMPLOYEES	369,600	358,601	504,199	280,461	451,052	(53,147)
100-7000-51.1300	OVERTIME	-	1	-	959	-	-
100-7000-51.2100	GROUP INSURANCE	43,563	53,455	94,724	53,922	67,549	(27,175)
100-7000-51.2200	FICA/MEDICARE CONTRIBUTIONS	27,538	26,626	31,261	20,766	34,505	3,244
100-7000-51.2400	RETIREMENT CONTRIBUTIONS	27,560	32,988	47,245	26,478	42,377	(4,868)
100-7000-51.2500	OTHER EMPLOYEE BENEFITS	-	-	1,000	-	-	(1,000)
100-7000-51.2600	UNEMPLOYMENT INSURANCE	173	197	-	293	440	440
100-7000-51.2700	WORKER'S COMPENSATION	-	4,692	8,246	17	26	(8,220)
100-7000-52.1202	PROF. SER. INSPECTOR	114,399	86,548	115,000	70,210	115,000	-
100-7000-52.1301	PROF SERV-SOFTWARE & LIC	-	25	-	160	-	-
100-7000-52.1302	PROFESSIONAL SERV. - ENG.	19,120	165,970	20,000	46,378	45,000	25,000
100-7000-52.1305	PROFESSIONAL SERV.-OTHER	13,221	9,874	20,000	13,620	20,000	-
100-7000-52.1313	PROF. SER-SUSTAINABLE	45,379	28,908	58,500	20,365	53,225	(5,275)
100-7000-52.1315	PROF. SER-TREE BOARD	16,880	11,279	8,000	20,784	25,500	17,500
100-7000-52.3100	INS, OTHER THAN EMP BEN	16,765					
100-7000-52.3201	CIVIC PARTICIPATION	-	-	-	124	-	-
100-7000-52.3250	HOSPITALITY	714	336	2,200	83	2,200	-
100-7000-52.3300	ADVERTISING	600	769	3,500	1,070	3,500	-
100-7000-52.3305	POSTAGE	198	26	100	-	100	-
100-7000-52.3400	PRINTING & BINDING	491	455	300	-	300	-
100-7000-52.3500	TRAVEL	532	400	1,500	1,559	1,500	-
100-7000-52.3510	BOARD MEMBER EXPENSES	139					
100-7000-52.3600	ADMIN DUES, M&E EXPENSES	1,129	776	1,300	156	1,300	-
100-7000-52.3700	EDUCATION & TRAINING	1,828	795	5,000	3,296	8,950	3,950
100-7000-52.3850	CONTRACT LABOR	-	3,406	-	-	-	-
100-7000-52.3855	CONTRACT SERVICES - SUSTAINABLE	-	-	-	751	-	-
100-7000-53.1101	OFFICE SUPPLIES	3,208	3,069	3,400	3,059	3,400	-
100-7000-53.1106	UNIFORMS	510	405	300	1,019	300	-
100-7000-53.1400	BOOKS & PERIODICALS	99	-	200	-	200	-
100-7000-53.1600	SMALL EQUIPMENT	-	-	100	-	100	-
100-7000-53.1710	MISCELLANEOUS	405	397	-	13	-	-
Total Expenditures		704,052	789,999	926,075	565,543	876,524	(49,551)

100-7500 - Economic Development

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
100-7500-51.1100	REGULAR EMPLOYEES	164,739	148,770	180,908	128,474	185,078	4,170
100-7500-51.2100	GROUP INSURANCE	10,017	6,592	20,515	6,563	10,763	(9,752)
100-7500-51.2200	FICA/MEDICARE CONTRIBUTIONS	12,446	11,237	11,403	9,841	14,158	2,755
100-7500-51.2400	RETIREMENT CONTRIBUTIONS	15,551	12,878	18,256	9,818	16,333	(1,923)
100-7500-51.2600	UNEMPLOYMENT INSURANCE	58	97		68	100	100
100-7500-51.2700	WORKER'S COMPENSATION	-	(157)	9,857	39	100	(9,757)
100-7500-52.1205	PROFESSIONAL SERV-LEGAL		16,450			-	-
100-7500-52.1305	PROFESSIONAL SERV.-OTHER	25,027	45,960	35,000	54,092	50,000	15,000
100-7500-52.3100	INS, OTHER THAN EMP BEN	2,239					
100-7500-52.3250	HOSPITALITY	1,597	831	900	261	900	-
100-7500-52.3300	ADVERTISING	13,592	23,003	35,000	17,043	30,000	(5,000)
100-7500-52.3400	PRINTING & BINDING	-	60	500		500	-
100-7500-52.3500	TRAVEL	4,623	3,791	7,500	4,606	9,000	1,500
100-7500-52.3600	ADMIN DUES, M&E EXPENSES	33,452	13,614	25,000	5,830	25,000	-
100-7500-52.3700	EDUCATION & TRAINING	1,960	2,710	4,500	3,578	4,500	-
100-7500-52.3705	ECON DEV NDA & DDA	1,934			6,691	-	-
100-7500-52.3850	CONTRACT LABOR	-		-		-	-
100-7500-53.1101	OFFICE SUPPLIES	101	195	100	190	100	-
100-7500-53.1400	BOOKS & PERIODICALS	85	95	200	110	200	-
Total Expenditures		287,420	286,126	349,639	247,205	346,732	(2,907)

210 - Special Investigations Fund

Revenues							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
210-0000-33.6110	INTERGOV REV - MISC	37,487	24,513	-	-	-	-
210-0000-34.2105	POLICE SEIZED	4,500					
210-0000-35.2005	EVIDENCE RETENTION AWARDED	2,974					
210-0000-35.2015	REDSPEED FINES	4,154,513	3,865,451	2,787,600	1,364,640	3,000,000	212,400
210-0000-36.1000	INTEREST INCOME	407	453	200	-	200	-
210-0000-38.9000	OTHER	-	-	-	855	-	-
Total Revenues		4,199,880	3,890,418	2,787,800	1,365,495	3,000,200	212,400

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
210-3210-51.1100	REGULAR EMPLOYEES	-	-	494,062	-	56,696	(437,366)
210-3210-51.1300	OVERTIME	-	-	25,247	-	-	(25,247)
210-3210-51.1305	MAYOR AND COUNCIL	-	-	-	-	-	-
210-3210-51.2100	GROUP INSURANCE	-	-	140,265	-	-	(140,265)
210-3210-51.2200	FICA/MEDICARE CONTRIBUTIONS	-	-	32,384	-	-	(32,384)
210-3210-51.2400	RETIREMENT CONTRIBUTIONS	-	-	40,892	-	-	(40,892)
210-3210-51.2500	OTHER EMPLOYEE BENEFITS	-	-	-	-	-	-
210-3210-51.2700	WORKER'S COMPENSATION	-	-	11,288	-	-	(11,288)
210-3210-52.1220	PROFESSIONAL SERV-JUDGE	16,800	9,600	12,000	5,600	8,400	(3,600)
210-3210-52.1225	PROFESSIONAL SERV-SOLICITOR	10,800	7,650	10,000	3,150	5,400	(4,600)
210-3210-52.1300	PROFESSIONAL SERV-TECH	-	-	-	155,668	-	-
210-3210-52.1301	PROF SERV. - SOFTWARE & LIC	-	150	58,500	31,421	58,500	-
210-3210-52.1305	PROFESSIONAL SERV.-OTHER	31,296	71,541	179,019	106,568	182,019	3,000
210-3210-52.2201	REPAIRS & MAINT - VEHICLES	-	1,782	-	-	-	-
210-3210-52.2203	REPAIRS & MAINT - EQUIPMENT	-	-	16,109	-	-	(16,109)
210-3210-52.3500	TRAVEL	-	-	-	-	-	-
210-3210-52.3600	ADMIN DUES, M&E EXPENSES	1,455,791	1,429,435	975,660	491,032	-	(975,660)
210-3210-52.3700	EDUCATION & TRAINING	-	59,481	46,000	30,400	46,000	-
210-3210-52.3850	CONTRACT LABOR	9,372	70,723	-	-	-	-
210-3210-53.1106	UNIFORMS	-	-	2,175	-	2,150	(25)
210-3210-53.1115	Supplies-REDSPEED	197,947	12,017	-	-	-	-
210-3210-53.1600	SMALL EQUIPMENT	-	15,869	-	-	-	-
210-3210-53.1710	MISCELLANEOUS	-	9,167	-	(48)	-	-
210-3210-54.1100	LAND	-	1,052,983	-	69,944	-	-
210-3210-54.1300	BUILDINGS AND IMPROVEMENTS	-	12,805	744,199	-	-	(744,199)
210-3210-54.2200	VEHICLES	152,392	269,647	-	(7,501)	-	-
210-3210-54.2500	EQUIPMENT	221,328	131,006	-	-	-	-
210-3210-58.1001	DEBT SERVICE	-	-	-	-	1,100,000	1,100,000
210-3210-61.1100	TRANSFER TO GENERAL FUND	100,893	-	-	-	-	-
Total Expenditures		2,196,618	3,153,854	2,787,800	886,235	1,459,165	(1,328,635)

Attachment: Budget Book (24-7032 : Fiscal Year 2025 Budget)

217 - Technology Surcharge Fund

Revenues							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
217-0000-35.1194	CITY WIDE TECH SURCHRG RV	82,286	121,842	119,900	62,367	119,900	-
217-0000-36.1000	INTEREST REVENUE	-	-	-	765	-	-
217-0000-38.9500	BUDGETED FUND BALANCE	-	-	72,600	-	-	-
Total Revenues		82,286	121,842	192,500	63,133	119,900	0

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
217-1535-52.1301	PROF SERV. - SOFTWARE & LIC	-	-	27,700	-	27,700	-
217-1535-52.385	CONTRACT LABOR	-	-	-	-	-	-
217-1535-52.3850	CONTRACT LABOR	29,788	27,695	-	18,463	40,000	-
217-1535-52.3920	BANK CHARGES	-	-	-	8	-	-
217-1535-53.1600	SMALL EQUIPMENT	46,629	73,535	46,700	247,401	40,000	-
217-1535-54.2500	EQUIPMENT	-	-	118,100	-	-	-
Total Expenditures		76,417	101,230	192,500	265,872	107,700	0

275 - Hotel Motel Fund

Revenues							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
275-0000-31.4100	HOTEL/MOTEL	1,043,582	1,234,094	1,115,800	653,365	1,200,000	84,200
275-0000-36.1000	INTEREST INCOME	-	7,272	30,700	24,072	-	(30,700)
Total Revenues		1,043,582	1,241,366	1,146,500	677,437	1,200,000	53,500

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
275-7540-52.1306	PROFESSIONAL SERV-CORR RISK	298,166	130,855	318,800	135,549	342,000	23,200
275-7540-52.1310	PROFESSIONAL SERV.-CVB	298,166	130,855	318,800	135,549	342,000	23,200
275-7540-52.3920	BANK CHARGES		379		243		-
275-7540-61.6100	TRANSFER TO GENERAL FUND	424,500	462,537	508,900		516,000	7,100
Total Expenditures		1,020,833	724,627	1,146,500	271,342	1,200,000	53,500

280 - Motor Vehicle Rental Fund

Revenues							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
280-0000-31.4400	MOTOR VEHICLE EXCISE TAX	115,226	145,002	115,200	58,822	115,200	-
280-0000-36.1000	INTEREST INCOME	-	5,576	23,500	8,685	12,000	(11,500)
Total Revenues		115,226	150,577	138,700	67,507	127,200	(11,500)

Expenditures							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
280-7540-54.1300	BUILDINGS AND IMPROVEMENTS	-	-	138,700	-	127,200	(11,500)
280-7540-52.2201	REPAIRS & MAINT - VEHICLES	-	41	-	-	-	-
280-7540-52.3920	BANK CHARGES	-	291	-	88	-	-
280-7540-54.2200	VEHICLES	56,881	267,773	-	5,593	-	-
280-7540-54.2500	EQUIPMENT	-	-	-	-	-	-
280-7540-61.1100	TRANSFER TO GENERAL FUND	4,656	-	-	-	-	-
Total Expenditures		61,537	268,104	138,700	5,681	127,200	(11,500)

500 - Storm Water Fund

Revenues							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
500-0000-31.6300	STORM WATER REVENUE	1,167,689	1,214,799	1,075,700	1,213,444	1,215,000	139,300
500-0000-36.1000	INTEREST INCOME	-	17,158	72,400	50,614	75,000	2,600
500-0000-39.1231	TRANSFER FROM ARPA	623,062	3,658,540				-
500-0000-38.9500	BUDGETED FUND BALANCE	-		46,784		420,822	374,038
Total Revenues		1,790,751	4,890,498	1,194,884	1,264,058	1,710,822	515,938

Expenses							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
500-4320-51.1100	REGULAR EMPLOYEES	272,399	313,961	273,005	243,197	358,342	85,337
500-4320-51.1300	OVERTIME	4,972	1,996	4,609	3,596	5,500	891
500-4320-51.1305	MAYOR AND COUNCIL	-		-		-	-
500-4320-51.2100	GROUP INSURANCE	58,436	56,115	45,200	44,186	61,441	16,241
500-4320-51.2200	FICA/MEDICARE CONTRIBUTIONS	22,121	24,074	17,287	18,920	27,413	10,126
500-4320-51.2400	RETIREMENT CONTRIBUTIONS	20,577	27,809	23,177	20,003	35,865	12,688
500-4320-51.2500	OTHER EMPLOYEE BENEFITS	-	-	1,000		-	
500-4320-51.2600	UNEMPLOYMENT INSURANCE	135	126	300	174	262	
500-4320-51.2700	WORKER'S COMPENSATION	-	1,229	6	4,693	7,039	
500-4320-52.1210	PROFESSIONAL SERV.-AUDIT	16,150	5,000	19,600		21,560	
500-4320-52.1302	PROFESSIONAL SERV. - ENG.	31,006	28,830	40,000	22,395	50,000	
500-4320-52.2201	REPAIRS & MAINT-VEHICLES	4,821	5,478	5,400	2,312	5,400	
500-4320-52.2203	REPAIRS & MAINT - EQUIPMENT	4,870	2,574	4,000	2,531	4,000	
500-4320-52.2209	REPAIRS & MAINT - STORMWATER	4,595	901			-	
500-4320-52.2320	RENTAL OF EQUIP & VEHCLE		4,028		180	-	
500-4320-52.2330	RENTAL/LEASE FLEET MGMT	22,218	19,887	20,600	9,356	20,600	
500-4320-52.3100	INS, OTHER THAN EMP BEN	11,177					
500-4320-52.3250	HOSPITALITY	1,145		800		500	
500-4320-52.3305	POSTAGE	2,881	782	2,300	667	2,300	
500-4320-52.3400	PRINTING & BINDING	310		400		400	-
500-4320-52.3500	TRAVEL	1,626	435	2,500	504	1,500	(1,000)
500-4320-52.3600	ADMIN DUES, M&E EXPENSES	522	529	500		500	-
500-4320-52.3700	EDUCATION & TRAINING	1,939	2,512	3,500	1,716	3,500	-
500-4320-52.3850	CONTRACT LABOR	25,058	54,783	100,000	296	70,000	(30,000)
500-4320-52.3920	CREDIT CARD CHARGES		894		512	-	-
500-4320-53.1100	GENERAL SUPPLIES	8,317	15,178	16,000	9,666	16,000	-
500-4320-53.1101	OFFICE SUPPLIES	890	103	700		700	-
500-4320-53.1106	UNIFORMS	4,458	3,202	4,000	1,726	4,000	-
500-4320-53.1210	ENERGY - WATER/SEWERAGE	189					
500-4320-53.1230	ENERGY - ELECTRICITY	7,654					
500-4320-53.1270	ENERGY-GASOLINE/DIESEL	11,217	13,420	8,000	9,457	12,000	4,000
500-4320-53.1600	SMALL EQUIPMENT	2,310	1,309	2,000	1,186	2,000	-
500-4320-54.1400	INFRASTRUCTURE	-		505,000	438,320	1,000,000	495,000
500-4320-54.2500	EQUIPMENT	-		95,000	82,930	-	(95,000)
500-4320-54.2503	STORM WATER IMPROVEMENT		-		74,131	-	-
500-4320-55.1100	PERSONNEL COSTS	51,425	17,179		11,419	-	-
500-4320-56.1000	DEPRECIATION	56,527	65,981			-	-
Total Expenses		649,946	668,316	1,194,884	1,004,074	1,710,822	498,283

510 - Electric Fund

Revenues							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
510-0000-34.4310	ELECTRIC SALES	14,029,595	14,011,992	14,315,200	7,733,908	14,500,000	184,800
510-0000-34.4315	CUSTOMER CHOICE SALES		358,734				-
510-0000-34.4331	POLE ATTACHMENT CHARGE	20,335	20,066	26,600	91,177	50,000	23,400
510-0000-34.4340	LATE FEES - ELECTRIC	162,021	143,844	155,600	113,481	160,000	4,400
510-0000-34.9305	LATE FEES	(350)		-	50	-	-
510-0000-34.9315	PROCESSING FEES	100	(40)				-
510-0000-36.1000	INTEREST INCOME	(770,740)	300,934	92,500	499,335	450,000	357,500
510-0000-38.9000	OTHER (MISCELLANEOUS REV)	95,870	97,384	68,600	47,410	50,000	(18,600)
510-0000-39.2100	SALE OF FIXED ASSET	6,551					
Total Revenues		13,543,382	14,932,914	14,658,500	8,485,360	15,210,000	338,900

Expenses							
Account	Description	FY 2022 Actuals	FY23 Actuals	FY2024		FY 2025 Proposed	Change
				Budget	4.30.24 YTD		
510-4610-51.1100	REGULAR EMPLOYEES	618,114	540,118	875,327	508,912	1,045,397	170,070
510-4610-51.1300	OVERTIME	80,453	56,169	91,555	52,178	91,555	-
510-4610-51.1305	MAYOR AND COUNCIL	-		-		-	-
510-4610-51.2100	GROUP INSURANCE	335,872	124,389	207,379	111,895	173,367	(34,012)
510-4610-51.2200	FICA/MEDICARE CONTRIBUTIONS	60,356	50,320	59,994	45,982	86,977	
510-4610-51.2400	RETIREMENT CONTRIBUTIONS	32,630	45,652	84,071	51,125	89,552	
510-4610-51.2500	OTHER EMPLOYEE BENEFITS	-	-	1,000		-	
510-4610-51.2600	UNEMPLOYMENT INSURANCE	352	287		563	844	
510-4610-51.2700	WORKER'S COMPENSATION	30,877	7,937	6,988	1,704	2,555	
510-4610-52.1205	PROFESSIONAL SERV.-LEGAL	-		300		-	
510-4610-52.1210	PROFESSIONAL SERV.-AUDIT	17,000	17,500	40,000	15,000	20,000	
510-4610-52.1301	PROFESSIONAL SERV.-SFTWRE&LIC		2,205			-	
510-4610-52.1302	PROFESSIONAL SERV. - ENG.	-		2,500		-	
510-4610-52.1305	PROFESSIONAL SERV.-OTHER	280	12,731	16,000	9,253	16,000	
510-4610-52.2201	REPAIRS & MAINT-VEHICLES	32,926	48,300	46,100	33,534	46,100	
510-4610-52.2202	REPAIRS & MAINT-GROUNDS	29,550					
510-4610-52.2203	REPAIRS & MAINT - EQUIPMENT	12,290	4,580	7,800	19,889	20,000	
510-4610-52.2320	RENTAL OF EQUIP & VEHCL	401	-	600	86	4,000	
510-4610-52.2330	RENTAL/LEASE FLEET MGMT	41,442	42,104	40,100	8,240	40,500	
510-4610-52.3100	INS, OTHER THAN EMP BEN	27,942					
510-4610-52.3210	MOBILE COMMUNICATIONS	3,811	1,131	2,500	1,876	2,500	
510-4610-52.3250	HOSPITALITY	1,344	36	500		500	
510-4610-52.3300	ADVERTISING		140			-	-
510-4610-52.3305	POSTAGE	4,635	4,375	5,700	464	5,700	-
510-4610-52.3400	PRINTING & BINDING	88,041	93,731	92,100	64,372	92,100	
510-4610-52.3500	TRAVEL	10,246	12,920	15,000	6,100	15,000	
510-4610-52.3600	ADMIN DUES, M&E EXPENSES	4,659	3,231	1,900	2,950	5,000	
510-4610-52.3700	EDUCATION & TRAINING	9,074	2,426	12,000	4,271	12,000	
510-4610-52.3850	CONTRACT LABOR	239,648	9,055		3,945	-	
510-4610-52.3852	CONTRACT LABOR-SMART METERS	53,428	49,761	54,000	70,214	75,000	
510-4610-52.3853	CONTRACT LABOR/UTILITIES	240,173	112,544	231,600	138,296	250,000	
510-4610-52.3856	ELEC. LINE-LABOR/MATERIAL	257,173	109,960	500,000	239,884	500,000	
510-4610-52.3915	CREDIT CARD CHARGES	30,000	27,387	20,000	1,881	20,000	
510-4610-52.3920	BANK SERVICE CHARGES		1,141		732	-	
510-4610-53.1100	GENERAL SUPPLIES	321,979	(491,852)	544,900	491,884	750,000	
510-4610-53.1101	OFFICE SUPPLIES	2,157	1,582	5,200	479	5,200	
510-4610-53.1106	UNIFORMS	9,980	11,464	11,500	11,346	14,000	2,500
510-4610-53.1210	ENERGY - WATER/SEWERAGE	10,927	14,320		4,197	-	-
510-4610-53.1220	ENERGY - NATURAL GAS	1,301	5,285			-	-
510-4610-53.1230	ENERGY - ELECTRICITY	14,040	526		56	-	-
510-4610-53.1270	ENERGY-GASOLINE/DIESEL	28,486	22,690	20,200	16,004	20,200	-
510-4610-53.1530	INV PCH FOR RSALE-ELECTR	9,224,227	10,176,829	9,871,885	6,539,535	10,034,000	162,115
510-4610-53.1535	INCENTIVE PROGRAM	-		5,000	1,650	5,000	-
510-4610-53.1600	SMALL EQUIPMENT	7,846	18,657	8,100	1,979	10,000	1,900
510-4610-53.1710	MISCELLANEOUS		(68)			-	-
510-4610-54.1450	CUSTOMER CHOICE BUILDOUTS	-		710,000	148,696	500,000	(210,000)
510-4610-54.2200	VEHICLES	-		126,000	120,055	-	(126,000)
510-4610-54.2500	EQUIPMENT	-		66,700	315,057	286,000	219,300
510-4610-55.1100	PERSONNEL COSTS	139,920	100,267		60,504	-	-
510-4610-56.1000	DEPRECIATION EXPENSE	270,798	285,607			-	-
510-4610-61.2100	TRANSFER TO GENERAL FUND	788,800	1,197,474			-	-
510-4610-61.2101	DIVIDEND TRANSFER TO GEN FUND	-	-	874,001		870,000	(4,001)
Total Expenses		13,083,177	12,722,913	14,658,500	9,104,785	15,109,047	181,872

540 - Solid Waste Fund

Revenues							
		FY 2022	FY23	FY2024		FY 2025	
Account	Description	Actuals	Actuals	Budget	4.30.24 YTD	Proposed	Change
540-0000-34.4110	SOLID WASTE FEES	3,821,010	5,339,602	4,875,400	3,579,149	5,250,000	374,600
540-0000-34.4195	LATE FEES - SOLID WASTE	58,164	72,252	74,100	56,802	74,000	(100)
540-0000-36.1000	INTEREST INCOME	-	9,835	41,500	27,781	40,000	(1,500)
540-0000-38.9500	BUDGETED FUND BALANCE	-	-	76,478		-	(76,478)
Total Revenues		3,879,174	5,421,689	5,067,478	3,663,733	5,364,000	296,522

Expenses							
		FY 2022	FY23	FY2024		FY 2025	
Account	Description	Actuals	Actuals	Budget	4.30.24 YTD	Proposed	Change
540-4510-51.1100	REGULAR EMPLOYEES	11,476	25,102	97,468	16,540	63,266	(34,202)
540-4510-51.1300	OVERTIME	-	160	252	332	252	-
540-4510-51.1305	MAYOR AND COUNCIL	-		-		-	-
540-4510-51.2100	GROUP INSURANCE	11,113	10,881	26,282	9,864	5,298	(20,984)
540-4510-51.2200	FICA/MEDICARE CONTRIBUTIONS	5,935	4,242	6,068	3,203	4,859	
540-4510-51.2400	RETIREMENT CONTRIBUTIONS	2,167	2,076	7,022	5,005	6,822	
540-4510-51.2600	UNEMPLOYMENT INSURANCE	30	26		49	-	
540-4510-51.2700	WORKER'S COMPENSATION	-	-	86		86	
540-4510-52.3305	POSTAGE	2,235	704		582		
540-4510-52.3850	CONTRACT LABOR	3,777,073	5,177,845	4,864,100	3,170,275	4,864,100	
540-4510-52.3920	BANK CHARGES		513		281		
540-4510-55.1100	PERSONNEL COSTS	71,765	33,450	66,200	27,309	66,200	
540-4510-56.1000	DEPRECIATION	3,263	3,263				
Total Expenses		3,885,057	5,258,261	5,067,478	3,233,439	5,010,883	(55,186)

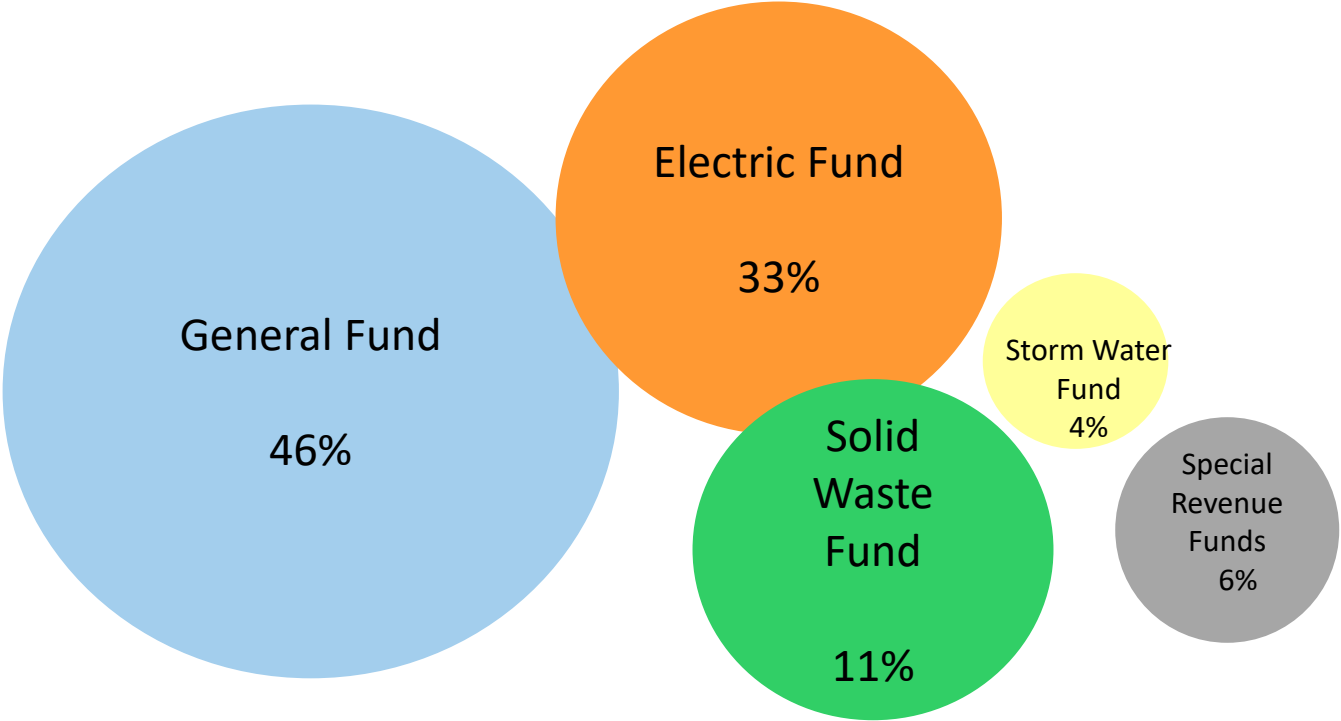
Five Year CIP

Department	Projects	FY 25	FY 26	FY 27	FY 28	FY 29
IT	Live Stream		33,645			
IT	COOP		61,086			
Parks	Lillian Webb Park - Railing		110,000			
Police	Replacement Patrol	351,382				
Police	New Patrol Vehicles for Added Positions	210,829				
Police	Toyota Camry Hybrid (Detective)	70,085				
Police	Ford Maverick Hybrid - Code	29,484				
Police	Incenerator		40,090			
Police	TruNarc		40,300			
PW	Flat Bed Dump Truck	95,000				
PW	HVAC Replacements	25,000	30,000	45,000	45,000	45,000
PW	F250 Pick up			75,000		
PW	F-350 Pick up Utility bed		85,000			
PW	F-150 Pick up		67,000			
PW	Zero Turn Lawn Tractor		17,000			
Cultural Arts	Signage		10,000			
Cultural Arts	Upstairs		40,000			
Cultural Arts	New Lobby Floors		16,000			
Cultural Arts	Solar Panels		45,000			
Stormwater	Stormwater Projects	1,000,000	750,000	500,000	500,000	500,000
Electric	Line Truck	275,000				
Electric	Thumper	10,900				
Total		2,067,681	1,345,121	620,000	545,000	545,000

Funding Sources:						
General Fund	781,781	595,121	120,000	45,000	45,000	
Stormwater	1,000,000	750,000	500,000	500,000	500,000	
Electric	285,900	-	-	-	-	

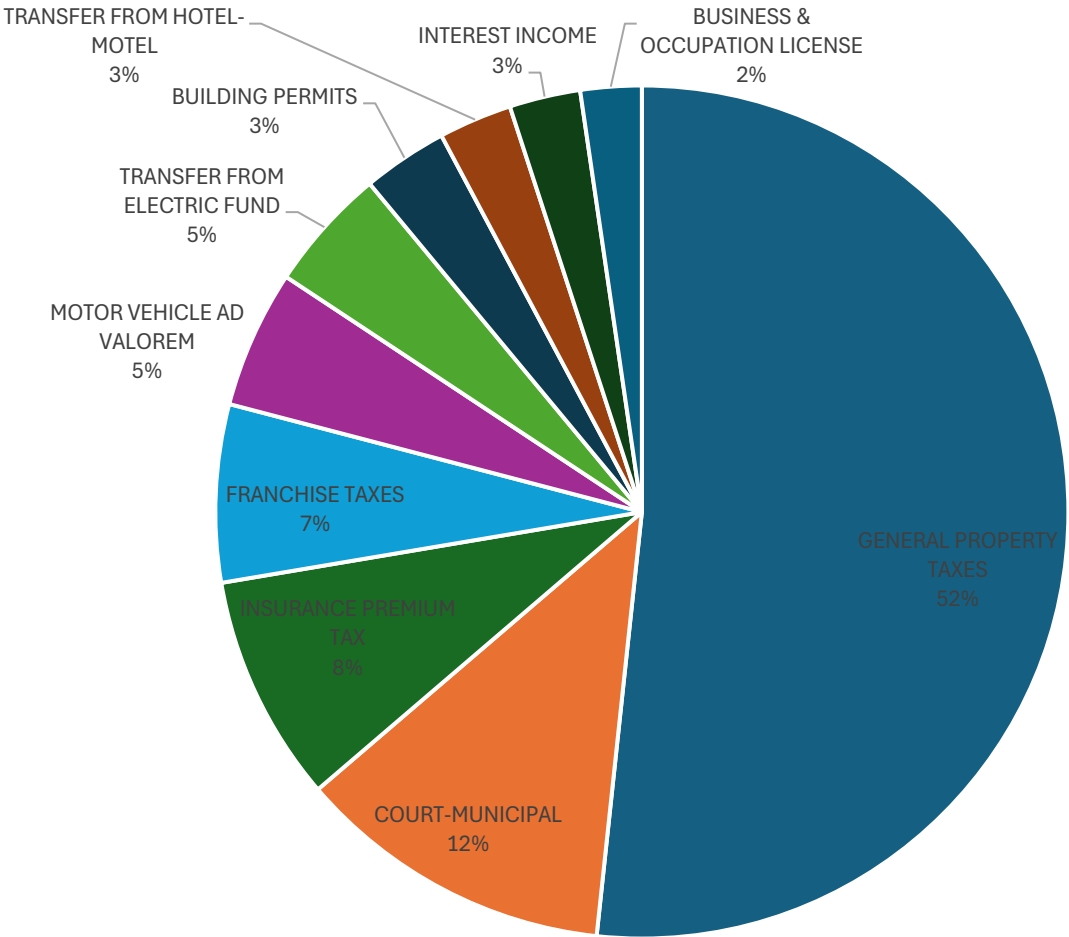
FY2025 Budget

FY 2025 Budget



Total FY 2025 Budget:
\$45,460,202

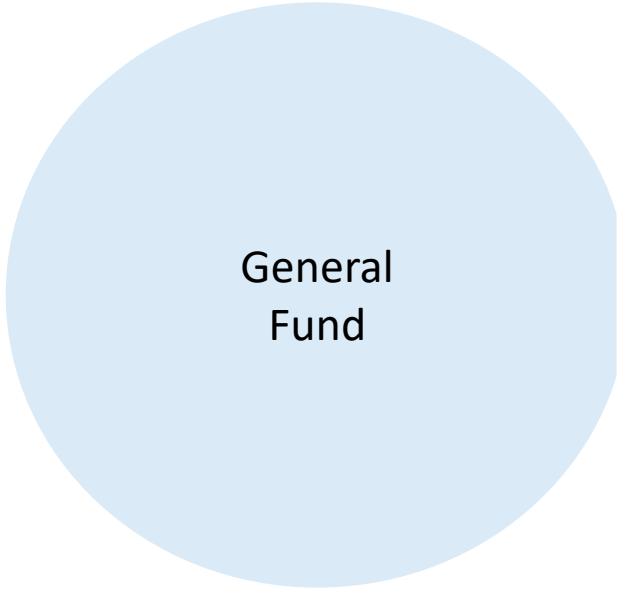
Top Ten Revenue	
	FY 2025
Description	Proposed
GENERAL PROPERTY TAXES	9,600,000
COURT-MUNICIPAL	2,235,000
INSURANCE PREMIUM TAX	1,600,000
FRANCHISE TAXES	1,250,000
MOTOR VEHICLE AD VALOREM	970,000
TRANSFER FROM ELECTRIC FUND	870,000
BUILDING PERMITS	600,000
TRANSFER FROM HOTEL-MOTEL	516,000
INTEREST INCOME	500,000
BUSINESS & OCCUPATION LICENSE	430,000
Total	18,571,000

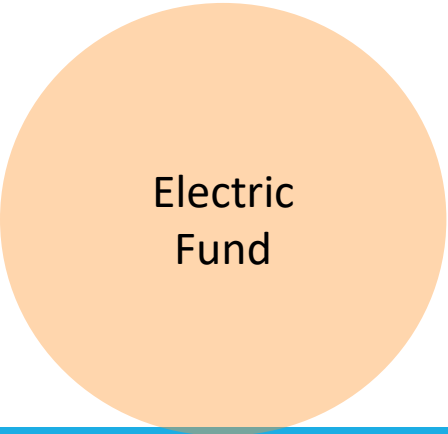


General
Fund

Other Revenue	
Description	FY 2025 Proposed
E911 GWINNETT REIMBURSEMENT	400,000
BUDGETED FUND BALANCE	299,421
ALCOHOLIC BEVERAGE DISTRIBUTOR	250,000
ALCOHOLIC BEVERAGE LICENSE	190,000
LIQUOR BY THE DRINK EXCISE TAX	146,400
INTERGOV. REV-LMIG	140,000
TRANSFER FROM DDA	122,564
CULTURE ART REVENUE	100,000
DEPOT LEASE REVENUE	80,700
INTERGOV. REV.-TAD	65,000
INTANGIBLE RECORDING TAX	50,000
REIMB FOR DAMAGED PROPERT	43,200
CITY TAD REVENUE	41,000
OTHER (MISCELLANEOUS REV)	40,000
SPECIAL POLICE SERVICES	35,000
PEN & INT-GENERAL PROP	27,000
REAL ESTATE TRANSFER	25,000
CHARGE FOR OTHER SERVICES	19,000
RENTS & ROYALTIES	19,000
NORCROSS SOCCER REVENUE	18,000
FINANCIAL INSTITUTION TAX	13,000
GAS SOUTH ALLIANCE PROGRAM	10,000
INTERGOV. REV.GW-ENERGY EXCISE	9,000
POURING PERMIT	8,000
CODE ENFORCMT REGULATORY	6,000
PEN & INT-LIC & PERMITS	2,600
State Grant Revenue	1,500
BAD CHECK FEES	1,000
LATE FEES	1,000
COURT CITATION PROCESSING	1,000
Total	2,164,385

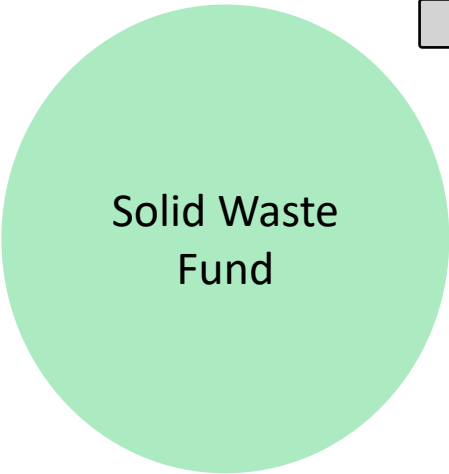
Expenditures	
	FY 2025
Departments	Proposed
POLICE	6,908,259
PUBLICWORKS	2,519,612
MAYOR AND COUNCIL	1,585,782
INFORMATION TECHNOLOGY	1,513,978
PARKS	1,304,794
CITY MANAGER	1,220,547
NON DEPARTMENTAL	1,067,600
COMMUNITY DEVELOPMENT	876,524
E911	859,652
FINANCE	765,183
MUNICIPAL COURT	714,980
CULTURE ARTS	455,921
ECONOMIC DEVELOPMENT	346,732
HUMAN RESOURCES	343,535
CITY CLERK	237,286
NON DEPARTMENTAL	15,000
Total	20,735,385





Revenues	
Description	FY 2025 Proposed
ELECTRIC SALES	14,500,000
POLE ATTACHMENT CHARGE	50,000
LATE FEES - ELECTRIC	160,000
INTEREST INCOME	450,000
OTHER (MISCELLANEOUS REV)	50,000
Total	15,210,000

Expenses	
Description	FY 2025 Proposed
REGULAR EMPLOYEES	1,045,397
OVERTIME	91,555
GROUP INSURANCE	173,367
FICA/MEDICARE CONTRIBUTIONS	86,977
RETIREMENT CONTRIBUTIONS	89,552
UNEMPLOYMENT INSURANCE	844
WORKER'S COMPENSATION	2,555
PROFESSIONAL SERV.-AUDIT	20,000
PROFESSIONAL SERV.-OTHER	16,000
REPAIRS & MAINT-VEHICLES	46,100
REPAIRS & MAINT - EQUIPMENT	20,000
RENTAL OF EQUIP & VEHICLE	4,000
RENTAL/LEASE FLEET MGMT	40,500
MOBILE COMMUNICATIONS	2,500
HOSPITALITY	500
POSTAGE	5,700
PRINTING & BINDING	92,100
TRAVEL	15,000
ADMIN DUES, M&E EXPENSES	5,000
EDUCATION & TRAINING	12,000
CONTRACT LABOR-SMART METERS	75,000
CONTRACT LABOR/UTILITIES	250,000
ELEC. LINE-LABOR/MATERIAL	500,000
CREDIT CARD CHARGES	20,000
GENERAL SUPPLIES	750,000
OFFICE SUPPLIES	5,200
UNIFORMS	14,000
ENERGY-GASOLINE/DIESEL	20,200
INV PCH FOR RSALE-ELECTR	10,034,000
INCENTIVE PROGRAM	5,000
SMALL EQUIPMENT	10,000
CUSTOMER CHOICE BUILDOUTS	500,000
EQUIPMENT	286,000
DIVIDEND TRANSFER TO GEN FUND	870,000
Total	15,109,047



Revenues	
Description	FY 2025 Proposed
SOLID WASTE FEES	5,250,000
LATE FEES - SOLID WASTE	74,000
INTEREST INCOME	40,000
Total	5,364,000

Expenses	
Description	FY 2025 Proposed
REGULAR EMPLOYEES	63,266
OVERTIME	252
GROUP INSURANCE	5,298
FICA/MEDICARE CONTRIBUTIONS	4,859
RETIREMENT CONTRIBUTIONS	6,822
WORKER'S COMPENSATION	86
CONTRACT LABOR	4,864,100
PERSONNEL COSTS	66,200
Total	5,010,883



Revenues	
Description	FY 2025 Proposed
STORM WATER REVENUE	1,215,000
INTEREST INCOME	75,000
BUDGETED FUND BALANCE	420,822
Total	1,710,822

Expenses	
Description	FY 2025 Proposed
REGULAR EMPLOYEES	358,342
OVERTIME	5,500
GROUP INSURANCE	61,441
FICA/MEDICARE CONTRIBUTIONS	27,413
RETIREMENT CONTRIBUTIONS	35,865
UNEMPLOYMENT INSURANCE	262
WORKER'S COMPENSATION	7,039
PROFESSIONAL SERV.-AUDIT	21,560
PROFESSIONAL SERV. - ENG.	50,000
REPAIRS & MAINT-VEHICLES	5,400
REPAIRS & MAINT - EQUIPMENT	4,000
RENTAL/LEASE FLEET MGMT	20,600
HOSPITALITY	500
POSTAGE	2,300
PRINTING & BINDING	400
TRAVEL	1,500
ADMIN DUES, M&E EXPENSES	500
EDUCATION & TRAINING	3,500
CONTRACT LABOR	70,000
GENERAL SUPPLIES	16,000
OFFICE SUPPLIES	700
UNIFORMS	4,000
ENERGY-GASOLINE/DIESEL	12,000
SMALL EQUIPMENT	2,000
INFRASTRUCTURE	1,000,000
Total	1,710,822

Special Investigations Fund		
Revenues		3,000,200
Expenditures		1,459,165
	Balance	1,541,035

Motor Vehicle Rental Fund		
Revenues		127,200
Expenditures		127,200
	Balance	-

Technology Surcharge Fund		
Revenues		119,900
Expenditures		107,700
	Balance	12,200

Hotel/Motel Fund		
Revenues		1,200,000
Expenditures		1,200,000
	Balance	-



Five Year CIP

Department	Projects	FY 25	FY 26	FY 27	FY 28	FY 29
IT	Live Stream		33,645			
IT	COOP		61,086			
Parks	Lillian Webb Park - Railing		110,000			
Police	Replacement Patrol	351,382				
Police	New Patrol Vehicles for Added Positions	210,829				
Police	Toyota Camry Hybrid (Detective)	70,085				
Police	Ford Maverick Hybrid - Code	29,484				
Police	Incenerator		40,090			
Police	TruNarc		40,300			
PW	Flat Bed Dump Truck	95,000				
PW	HVAC Replacements	25,000	30,000	45,000	45,000	45,000
PW	F250 Pick up			75,000		
PW	F-350 Pick up Utility bed		85,000			
PW	F-150 Pick up		67,000			
PW	Zero Turn Lawn Tractor		17,000			
Cultural Arts	Signage		10,000			
Cultural Arts	Upstairs		40,000			
Cultural Arts	New Lobby Floors		16,000			
Cultural Arts	Solar Panels		45,000			
Stormwater	Stormwater Projects	1,000,000	750,000	500,000	500,000	500,000
Electric	Line Truck	275,000				
Electric	Thumper	10,900				
Total		2,067,681	1,345,121	620,000	545,000	545,000



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Phillip

City of Norcross

Legislation Details (With Details)

File #:	24-7034	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Urban Redevelopment Authority Ordinance		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Urban Redevelopment Authority Ordinance](#)
2. [June 2024 Resolution approving the URA and URP](#)
3. [June 2024 URP](#)
4. [May 2020 Resolution approving the URA and URP](#)
5. [June 2023 Resolution amending the URP](#)

Title
Urban Redevelopment Authority Ordinance

Drafter
William Corbin



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council

From: William Corbin, Economic Development Director

Meeting Date: June 17, 2024 – Policy Work Session

Item No.: 24-7034

Title: Urban Redevelopment Authority Ordinance

CC: Eric Johnson, City Manager

Recommendation

Adopt the attached resolution relating to the Urban Redevelopment Authority (URA) and Urban Redevelopment Plan (URP).

Background

The City of Norcross may be utilizing its Urban Redevelopment Authority to issue bonds for funding the construction of the future public safety building.

However, there are issues with the Urban Redevelopment Authority resolution that Mayor & Council adopted on May 4, 2020 and amended on June 5, 2023. These issues need to be addressed in order for bond counsel to feel comfortable signing off on the issuance of bonds through the URA:

1. In the third WHEREAS clause, and in the first RESOLVED paragraph of the Resolution, the City purports to designate itself as the URA pursuant to O.C.G.A. 36-44-4. This is an incorrect statutory reference. The City should have instead elected to have the redevelopment powers exercised by a URA pursuant to O.C.G.A. 36-61-17, and then designated itself as the URA pursuant to O.C.G.A. 36-61-18.
2. The Resolution uses the term “slum areas” which was replaced “pockets of blight” in O.C.G.A. 36-61-5, which was the applicable term in 2020. In order to approve a redevelopment plan under O.C.G.A. 36-61-7(a), the “pocket of blight” finding is required.
3. The City held a public hearing on the redevelopment plan as required, but the Resolution does not include the findings required by O.C.G.A. 36-61-7(d). (“Following such hearing, the local governing body may approve an urban redevelopment plan if it finds that: (1) A feasible method exists for the relocation of families who will be displaced from the urban

redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) The urban redevelopment plan conforms to the general plan of the municipality or county as a whole; and (3) The urban redevelopment plan will afford maximum opportunity, consistent with the sound needs of the municipality or county as a whole, for the rehabilitation or redevelopment of the urban redevelopment area by private enterprise).

This agenda item repeals the existing resolution, adopts a new resolution, and addresses the aforementioned issues appropriately and adequately.

If this agenda item is approved, the city will have an updated resolution that properly approves the establishment of its Urban Redevelopment Authority and Urban Redevelopment Plan. This will allow for the future issuance of bonds relating to the construction of the public safety building that is being contemplated.

Financial Impact:

While this agenda item has no immediate financial impact, utilizing the URA for the former library site's redevelopment will reduce expenses associated with financing and development costs. These costs have been projected and budgeted at various public meetings. This resolution does not, however, commit the City to any financial obligation.

Consistent with Comprehensive Plan?

(Select the appropriate goal(s).

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
6. Furthers the City's Tradition of Strong Leadership and High Level of Quality Services

Attachments

June 2024 Resolution approving the URA and URP

June 2024 URP

May 2020 Resolution approving the URA and URP

June 2023 Resolution amending the URP

Next Steps

Adopt Resolution and URP at July 1, 2024 Mayor & Council meeting

Update

RESOLUTION NO. _____

A RESOLUTION DECLARING THE NEED TO EXERCISE REDEVELOPMENT POWERS PURSUANT TO O.C.G.A. SECTION 36-61-5; MAKING FINDINGS REQUIRED BY THE URBAN REDEVELOPMENT LAW, O.C.G.A. SECTIONS 36-61-1 *ET SEQ.*; PROVIDING FOR THE ESTABLISHMENT OF AN URBAN REDEVELOPMENT AGENCY AND APPOINTING COMMISSIONERS FOR THE SAME; AUTHORIZING THE REDEVELOPMENT AGENCY TO EXERCISE REDEVELOPMENT POWERS ON BEHALF OF THE CITY; ADOPTING THE CITY OF NORCROSS URBAN REDEVELOPMENT PLAN PURSUANT TO O.C.G.A. SECTION 36-61-7; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; PROVIDING FOR SEVERABILITY; REPEALING PRIOR AND INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, the City of Norcross (“City”) is a municipal corporation located within Gwinnett County, Georgia duly organized and existing under the laws of the State of Georgia and is charged with providing public services to citizens located within the corporate limits of the City; and

WHEREAS, the City finds that one or more areas exist within the City that constitute pockets of blight, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City, and such areas are appropriate for urban redevelopment projects; and

WHEREAS, pursuant to the Urban Redevelopment Law, O.C.G.A. §36-61-1 *et seq.* (the “Urban Redevelopment Law”), the City has prepared a redevelopment plan (the “Plan”), a copy of which is attached hereto as Exhibit “A,” and

WHEREAS, the City has held a public hearing on this date concerning the approval of the Plan, and notice of such public hearing was duly published in the _____, a newspaper having a general circulation in the area; and

WHEREAS the Mayor and City Council desires to designate the “Redevelopment Area” described in the Plan as urban redevelopment areas in need of redevelopment under the Urban Redevelopment Law and, after careful study and investigation, now desires to approve and adopt the Plan; and

WHEREAS, the City, after investigation, has determined that it is in the public interest of the citizens of the City that an urban redevelopment agency be created in the City pursuant to Section 36-61-18(a) of the Urban Redevelopment Law (the “Norcross Urban Redevelopment

Agency”) to exercise the “urban redevelopment powers” of the City as authorized by Section 36-61-7 of the Urban Redevelopment Law; and

WHEREAS, the City desires to appoint the board of commissioners of the Norcross Urban Redevelopment Agency pursuant to Section 36-61-18(b) of the Urban Redevelopment Law.

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF NORCROSS HEREBY RESOLVE AS FOLLOWS:

Section 1. Declaration of Need. The Mayor and City Council of the City of Norcross hereby find, confirm and resolve that one or more areas exist within the City that constitute pockets of blight within the meaning of the Urban Redevelopment Law, and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety or welfare of the residents of the City as such areas are appropriate for urban redevelopment projects.

Section 2. Findings. The Mayor and Council of the City hereby make each of the findings set forth in the recitals hereto. In addition, the Mayor and Council of the City have reviewed the Plan and hereby make the following findings with respect to the Plan, in accordance with Section 36-61-7(d) of the Urban Redevelopment Law:

(a) It is expected that there will be no families displaced and in need of relocation from the urban redevelopment area described in the Plan, and a feasible method exists for the relocation of families who may be displaced from the Plan’s other urban redevelopment areas in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and

(b) the Plan conforms to the City’s general plan for the physical development of the City as a whole; and

(c) the Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the urban redevelopment areas by private enterprise; and

(d) the Plan workably provides for utilizing appropriate private and public resources to eliminate and prevent the development or spread of pockets of blight, to encourage needed urban rehabilitation, and to provide for the redevelopment of pockets of blight, all as set forth in the Urban Redevelopment Law.

Section 3. Redevelopment Plan. The Plan is hereby ratified, approved and adopted.

Section 4. Redevelopment Area. The areas of operation or redevelopment area for the purpose of the Urban Redevelopment Law include all of the property described as the “Redevelopment Area” in the Plan, which includes all property located in the corporate limits of the City of Norcross as of [December 6, 2021]. Said areas are found to meet the criteria for

“pockets of blight” under the Urban Redevelopment Law and are appropriate for one or more urban redevelopment projects.

Section 5. Establishment of Urban Redevelopment Agency. The Norcross Urban Redevelopment Agency is hereby established and activated and is hereby directed to conduct its organizational meetings, make any and all required filings and transact business as required or permitted by the Urban Redevelopment Law. The Mayor and Council of the City hereby elects to have the Norcross Urban Redevelopment Agency exercise all of the City’s “urban redevelopment project powers” which are not retained by the City pursuant to O.C.G.A. § 36-61-17(b). The Norcross Urban Redevelopment Agency shall establish its own meeting dates and may adopt its own rules and procedures consistent with this Resolution, applicable City regulations and Georgia state law. A special meeting may be called by the Chair or four commissioners, subject to 72-hour advance notice to all commissioners, although a commissioner may waive such notice.

Section 6. Appointments. The Mayor and Council of the City further resolve that there are hereby appointed or reappointed as commissioners of the Norcross Urban Redevelopment Agency the following named persons, each of whom is found to be authorized to serve as a commissioner pursuant to the Urban Redevelopment Law:

<u>Names</u>	<u>Office</u>	<u>Expiration of Term</u>
Craig Newton	Chair	01/01/2026
Bruce Gaynor	Vice Chair	01/01/2026
Josh Bare	Secretary	01/01/2026
Marshall Cheek	Member	01/01/2026
Andrew Hixson	Member	01/01/2026
Matt Myers	Member	01/01/2026

The Mayor and Council of the City further resolve that commencing with the date of adoption of this Resolution each of the persons named above as commissioners and directors shall serve in such capacity for the term set forth opposite his or her respective name, however, that after the expiration of their initial terms, the terms shall be four years for commissioners and directors who are reappointed. Notwithstanding the foregoing, the term of a commissioner who is also a member of the governing body of the City shall end when such commissioner or director is no longer a member of such governing body of the City, and the person taking the place of such member on the governing body of the City shall be automatically appointed as a commissioner of the Norcross Urban Redevelopment Agency.

Section 7. Previous Authorities. The Mayor and Council of the City further resolve that the actions taken by the Mayor and Council of the City as herein specified are not intended in any way to affect any public corporation, industrial development, downtown development, or authority previously created by legislative act or constitutional amendment including, without limitation, its existence, purpose, organization, powers or function.

Section 8. Documents. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 9. Severability. To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.

Section 10. Repeal of Conflicting and Prior Provisions. All City resolutions inconsistent with this Resolution are hereby repealed. In addition, each of the resolutions of the Mayor and Council of the City adopted on May 4, 2020 and June 5, 2023 (Resolution 2023-02) is hereby repealed.

Section 11. Effective Date. This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

SO RESOLVED, this _____ day of _____, 2024.

CITY OF NORCROSS, GEORGIA

By: _____
Mayor

Attest: _____
City Clerk

EXHIBIT “A”

NORCROSS URBAN REDEVELOPMENT PLAN

Attachment: June 2024 Resolution approving the URA and URP (24-7034 : Urban Redevelopment Authority Ordinance)



Urban Redevelopment Plan

July 1, 2020

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~~14~~

~~Strategy for Relocating Displaced Residents~~
~~15~~

~~Covenants and Restrictions to be placed on Properties~~
~~15~~

~~Needed Public Infrastructure~~

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15

~~Strategy for Implementing the Plan~~

15

Appendix

Exhibit A (Norcross City Limits)

Exhibit B (Norcross Poverty Map)

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Attachment: June 2024 URP (24-7034 : Urban Redevelopment Authority Ordinance)

INTRODUCTION

The City of Norcross Urban Redevelopment Plan is intended to implement the vision and goals communicated by the City of Norcross 2040~~05~~ Comprehensive Plan (Comp Plan). The footprint of this Urban Redevelopment Plan encompasses the entirety of Norcross' city limits, but the most impactful analysis and recommendations, ~~as they relate to redevelopment efforts~~, are focused on areas of the City with the highest levels of poverty and blight.

This Urban Redevelopment Plan workably provides for utilizing appropriate private and public resources to eliminate and prevent the development or spread of pockets of blight; to encourage needed urban rehabilitation; and to provide for the redevelopment of pockets of blight.

~~In conjunction with the adoption of this Urban Redevelopment Plan the City will be seeking Georgia Opportunity Zone status re-designation for specific parcels that are the most blighted and distressed. These parcels are located along major business/transportation corridors that are ripe for the creation of employment opportunities but are currently underdeveloped. Georgia Opportunity Zones are valid for ten years. Norcross's previous Georgia Opportunity Zone status expired on December 31, 2019. Therefore, the City is required to apply for re-designation. Georgia Opportunity Zones help bring significant job tax credit advantages to establishments located within the Opportunity Zone area and enhance the image of the City as a preferred location to do business. This Urban Redevelopment Plan, in concert with Georgia Opportunity Zone designation, will assist with help revitalization efforts and help lead to reach the goal of enhancing the image of the City as a preferred location to do business. It will also enable Norcross to continue being a revitalized, vibrant and sustainable community where both Norcross businesses and residents can live, work and play.~~

~~Aln~~additionally, as the City of Norcross continues its economic and community development efforts, it will also seek out opportunities to collaborate with important local partners such as Gateway85 CID, Gwinnett County, Partnership Gwinnett, and property owners along its major corridors. Together, these efforts will encourage the transformation of Norcross' commercial corridors ~~(much of which is underdeveloped)~~ into more attractive and profitable places of business.

Consistency with Adopted Plans

In ~~April 2019~~2024 the City of Norcross adopted its 2040~~05~~ Comprehensive Plan as a "roadmap" for the different visions and goals in each area of the City. It was developed through an extensive public planning process involving a wide variety of local business and community leaders, public officials and residents. ~~The 2040 Comprehensive Plan also builds upon two previous LCI studies (completed in 2001 and 2008).~~

The 2040~~05~~ Comprehensive Plan breaks the City into ~~twelve~~thirteen zones, or

'Character Areas' – each with their own visions, goals and key implementation actions. The plan has three main components: Community Vision; Needs and Opportunities; and a Community Work Program.

The Community Vision section lays out the future vision and goals that the community desires to achieve in text, maps and graphics.

The Needs and Opportunities section is an overview of Norcross today and includes changes since the last plan commentary on population, land use, transportation, housing, economic development, and sustainability/quality of life.; This section also includes a list of priority needs and opportunities.

The Community Work Program section provides Norcross with a blueprint for achieving its vision. At its core is a list of projects and recommended policies to be implemented over the next five years is a five-year work program of distinct activities, initiatives, programs and administrative systems that are recommended to implement the plan.

Collectively, the three main components of the Norcross 2040⁵ Comprehensive Plan are intended to generate local pride and enthusiasm about the future of Norcross, communicate what is unique and important about the city, and provide an implementation program for achieving the Community Vision.

The Plan contains policies and strategies developed by the community to guide decision makers on the issues of growth and redevelopment. Those policies and strategies form the heart of the City of Norcross Urban Redevelopment Plan and are incorporated herein to provide for the maximum degree of consistency between this Urban Redevelopment Plan and other Norcross community plans.

As mentioned previously, the City of Norcross also adopted a Town Center LCI Plan concurrently with the 2045 Comprehensive Plan. LCI stands for Livable Centers Initiative, a grant program funded by the Atlanta Regional Commission to incentivize cities to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles, and provide improved access to services and jobs.

The scope of the 2024 Norcross Town Center LCI Plan is transportation-focused. It includes (1) improving pedestrian safety along the Buford Highway corridor as well as the four road intersections with railroad in the downtown area, and (2) improving the city's Electric Vehicle charging capabilities.

has participated in two LCI studies. The 2001 study centered on the downtown and was a key component to the growth of the City during the last few years. The 2008 study covered the City south of Buford Highway to Interstate 85. The information and concepts discussed in the Town Center LCIs have been incorporated into the 2040⁵ Comprehensive Plan, and brought into this Urban Redevelopment Plan.

Boundaries of the Redevelopment Area

The Redevelopment Area is equivalent to the corporate limits of the City of Norcross as of December 6, June 3, 201921. See Exhibit A in Appendix.

Negative Conditions within the Redevelopment Area

Pervasive Poverty and Underdevelopment, General Distress and Blight Criterion

Pervasive Poverty:

According to United States Census 2022 ACS 5-year estimates data, the percent of individuals below poverty level poverty rate in the City of Norcross is 21.13.41%, which is well above the poverty rates in Gwinnett County (120.1%), slightly below the poverty rate in the State of Georgia (163.95%) and above the poverty rate in the United States (142.65%).

In fact, according to State of Georgia Department of Community Affairs rules, four out of the five census block groups in Norcross qualify as Additionally, there are areas within the City of Norcross which have poverty rates that are significantly higher than the average “Areas Displaying Pervasive Poverty” because they have poverty levels of 15% or more (see Exhibit B in Appendix). This data highlights the need for proactive economic development strategies to help spur development throughout all parts of the City.

General Distress and Blight Criterion:

Despite experiencing the longest economic expansion in United States history, up until the recent coronavirus led economic downturn many cities and towns were still making attempts to fully capitalize on the positive momentum created by that expansion.

More specifically, the emergence and explosive growth of e-commerce over the last five years — and subsequent collapse of the nation’s brick and mortar retail sector as we knew it — has led to hundreds of thousands of job losses and a proliferation of empty shopping centers and storefronts.

The City of Norcross was not spared from this downturn and still has its fair share of struggling strip centers and aging shopping plazas. Many of these commercial properties are along the main corridors of the City and some of those with the worst conditions are in and around the downtown core.

These conditions, combined with a noticeable increase of aging, obsolete buildings over the past several years as well as the inability of property owners to obtain rents equal to or higher than average rents in the region, illustrate the concerning levels of distress and blight in the City of Norcross.

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Source: U.S. Census ACS 5-year Estimates, 2017

Underdevelopment:

Until very recently, ~~The~~ the last two decades have been characterized by a significant amount of disinvestment and underdevelopment throughout the city as well as along its major traffic corridors, including Buford Highway, Jimmy Carter Boulevard, Beaver Run Road, Peachtree Industrial Boulevard, and the areas adjacent to Interstate 85. Like much of metro Atlanta, there was a large population boom starting in the mid-to-late 20th century through the first decade of the 2000s – and the population continues to rise. That population increase helped transform Norcross from a rural community to an area with a more dense, suburban feel.

As Norcross continued to build out, investors and developers began to seek newer, less expensive land development opportunities further north in metro Atlanta along the I-85 and Ga-400 spines. This focus on development in other areas ~~has~~ contributed to the loss of a significant number of investment and jobs in the greater Norcross area ~~over the last two decades~~. Although some of those jobs have been replaced, many were ~~they have been~~ replaced by jobs with lower paying wages.

The economic stagnation ~~has~~ hit the retail sector particularly hard, leading to ~~This is evident by the an~~ increased presence of vacant properties and businesses along the commercial corridors and in the shopping plazas of Norcross and other nearby cities.

This trend has been starting to reverse, however, as the City has implemented several strategies to counteract the loss of jobs and the decrease of property values. Efforts by the City have included the formation of a Downtown Development Authority; the creation of a Tax Allocation District; and adoption of a Unified Development Ordinance and zoning map featuring brand new zoning categories.

Although these efforts have led to an easier, more straightforward and clear development process, redevelopment of the area has been somewhat sporadic and inconsistent.

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The following pages of this Urban Redevelopment Plan contain summaries of the underdevelopment conditions in each of the 132 Character Areas identified in the 20405 Comprehensive Plan. There are six categories of underdevelopment conditions:

- Economic Underutilization of Developable Land
- Structural Age and Deterioration
- Inefficient and Obsolete Commercial Design and Layout
- Lack of Retail Market Appeal
- Lack of Rental Revenue Generation
- Underachievement as an Employment Center

Please note that each Character Area in Norcross is unique and ranges from having zero to all six of the various underdevelopment conditions.

As part of this Urban Redevelopment Plan, the City wishes to re-energize the various employment centers, lower crime, raise the quality of life, create employment opportunities and spread prosperity. Towards that end the City has worked aggressively in its efforts to promote redevelopment. Many steps have been taken over the last several years to counteract the challenges facing the community. Measures to correct these challenges can be found in the corresponding noted pages of the 20405 Comprehensive Plan.

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Character Area 1: Atlantic/Peachtree Industrial Boulevard (pp. 16-17, Comp Plan)

The Atlantic/Peachtree Industrial Boulevard area is one of the gateways into entrances to Norcross. It represents a major employment center that is focused along on Jimmy Carter Boulevard and is characterized by light industrial and flex space properties.

Economic Underutilization of Developable Land: ~~In the six years since the previous Comprehensive Plan was completed (Norcross 2034 Comp Plan), The the~~ Atlantic/Peachtree Industrial Boulevard Character Area ~~is has been~~ completely built out, so there is no green space upon which to develop. However, there are a number of potential improvements that could be made to ~~existing the buildings that have been developed in this area, which will be discussed in the following sections~~ buildings.

Structural Age and Deterioration: The majority of the commercial buildings in this Character Area were constructed between 1970 and 1984 and have experienced only minor improvements since that time. Consequently, they are somewhat out of date and not builded to the most modern standards.

Inefficient and Obsolete Commercial Design and Layout: The commercial centers and freestanding structures in this area are inefficient with respect to site use and density – particularly properties such as Veridian Business Park and the properties that front Jimmy Carter between the two Pacific Drive street entrances. Most are considered unattractive with respect to current standards and could be considered obsolete with respect to utilization.

Character Area 2: Medlock/Peachtree Industrial Boulevard (pp. 18-19, Comp Plan)

Oriented along Peachtree Industrial Boulevard, the Medlock/Peachtree Industrial Boulevard Character Area is a mix of professional and institutional uses that doubles as a boundary along Peachtree Industrial Boulevard with – the City of Peachtree Corners and adjoining residential areas. This is also the location of the new Paul Duke STEM high school, Crowne Plaza hotel, Public Storage facility and Suniva, a major solar cell manufacturer which is restarting operations in 2024 after a more than 5-year hiatus.

Structural Age and Deterioration: There has been some recent demolition of older warehouse/distribution buildings along this corridor in favor of newer buildings as well as relatively new retail construction. However, there is still a large presence of commercial buildings in this area that were constructed between 1973 and 1986 that have experienced only minor improvements since that time. Consequently, much some of the building stock is out of date ~~ee and has become~~ somewhat dilapidated.

~~**Inefficient and Obsolete Commercial Design and Layout:** The commercial centers, office buildings and freestanding structures in this area are inefficient with respect to site use and density. Most are considered unattractive with respect to current standards and obsolete with respect to consumer market appeal. There is little inter-parcel access and connectivity between properties is limited.~~

Character Area 3: Pinckneyville (pp. 20-21, Comp Plan)

Norcross High School is the main hub of this small activity center that contains a mix of residential, institutional, and small scale commercial and office uses.

Economic Underutilization of Developable Land: There are several properties within this Character Area (e.g. Bentley's Stone Yard and CubeSmart Self Storage) that are either older, unutilized/vacant or have operations that feature higher intensity, more industrial land uses that do not complement the newer residential townhome developments (Medlock Trace and Medlock Corners) nor the office and institutional establishments that exist in ~~constitute~~ the area.

Structural Age and Deterioration: The few commercial properties in this Character Area were built between 1963 and 1997, with the majority of them having been constructed in the 1980s. ~~These unrenovated buildings have become undesirable to most prospective buyers and lessees.~~

Character Area 4: North Peachtree Street Neighborhoods (pp. 22-23, Comp Plan)

This area of Norcross is one of the oldest neighborhoods in the City and features a large concentration of historic homes. This area has been somewhat protected from the economic challenges that have affected areas which are more commercial in nature. It remains a strong, stable residential location in Norcross.

There is one small cluster of medium-scale, shallow bay industrial buildings in this Character Area – Norcross Business Center, off Langford Road, immediately northwest of and adjacent to the Cole Court commercial properties.

Due to Norcross Business Center's close proximity to Cole Court and the group of industrial buildings to the southeast at Langford Road and Buford Highway, there is not an economic underutilization of land. Furthermore, there are no significant categories of underdevelopment conditions present in Character Area 4.

Character Area 5: Hopewell Woods (pp. 24-25, Comp Plan)

The Hopewell Woods Character Area ~~representsis another~~ ~~iso one of the~~ old City ~~ofest Norcross~~ neighborhoods ~~in the City~~. The majority ~~of of~~ properties in this area are residential ~~in use, along with some institutional organizations (e.g. Hopewell Baptist Church, BIA Charter School)~~ and ~~institutional in nature, along with one~~ large single-tenant office building ~~(United Consulting Group)~~.

-The housing stock in Hopewell Woods may be one of the most diverse in Norcross, featuring ~~everything from~~ single family homes with large acreage to new construction single family homes, townhomes, ~~as well asand~~ a large-scale significant amount of multifamily development.

Economic Underutilization of Developable Land: Due to the abundance of small and aged single family homes on large properties, there is a significant amount of non-commercially undeveloped greenspace~~land~~. ~~A considerable proportion of developable land within the area is underutilized with respect to potential density and type of development (and resulting market and taxable values).~~

Structural Age and Deterioration: The majority of homes and buildings were constructed before 1950 (including two locations of public housing units spread across nearly seven acres). These homes have experienced only minor improvements since that time. Consequently, they are out of date and have become somewhat dilapidated over the years. ~~The Norcross Housing Authority is exploring redevelopment of its property in this area to build a product that would take advantage of the new higher medium density definition that is allowed in the 2045 Comprehensive Plan (12 dwelling units per acre, up from 8 dwelling units per acre in the previous 2040 Comprehensive Plan).~~

Character Area 6: Buford Highway/Jimmy Carter Boulevard Activity Center (pp. 26-27, Comp Plan)

The Buford Highway/Jimmy Carter Boulevard Activity Center is located on the southern end of Buford Highway at the city limits, roughly between Jimmy Carter Boulevard and North Norcross Tucker Road. The area stretches east in the direction of Interstate 85 before it ends after the strip center at Lanier Boulevard.

A significant portion of the buildings in this character area are part of Northbelt Park, a nearly 70-acre light industrial business park. The remaining commercial space is split between restaurants, retail, two extended stay hotels and a small selection of professional and business services establishments.

-~~The abis Character Area~~ represents a transition between the more intense uses along Buford Highway and Jimmy Carter Boulevard near the intersection of Buford

~~Highway and Jimmy Carter Boulevard~~ and the surrounding residential neighborhoods.

Notably, there is a need for the expansion of public services, infrastructure, and public safety. The area has experienced a decline in public buildings, infrastructure, and investment, with the former library site having gone vacant.

Development of public services in the area will offer a proof-of-concept to potential commercial developments. The expansion of public investment and the presence of public safety officers and professionals may also alleviate safety concerns that are often correlated and connected to higher vacancy rates.

Economic Underutilization of Developable Land: ~~A significant proportion~~ Much of developable land within the area is underutilized with respect to potential density, type of development and/or resulting market and taxable values.

The area has experienced the underdevelopment of modern public and commercial structures. This underdevelopment prevents complimentary investment within the area.

Particular emphasis should be made on extending public-service buildings to show the City's commitment to redevelopment.

Structural Age and Deterioration: Although there have been some renovation and redevelopment of ~~s-to~~ certain properties (e.g. a 90,000 square foot modern industrial building off N Norcross Tucker Road), the majority of the retail and commercial buildings (constructed in the 1970s and 1980s) have experienced only minor improvements.

Consequently, some are out of date and have become somewhat dilapidated as a result of the passage of time and frequent use. The area needs anchoring developments and investments to facilitate redevelopment.

For example, the buildings that house the restaurant, retail and professional/business service establishments appear to be in disrepair, with structural as well as aesthetic issues that need to be addressed.

Inefficient and Obsolete Commercial Design and Layout: ~~¶~~With the exception of the new 90,000 square foot warehouse, none of the industrial buildings in this area have clear heights higher than 22 feet. The standard clear height for modern industrial buildings is at least 24 feet.

Thus, many of the industrial buildings in this character area are obsolete with respect to the highest industry standards. Parking and loading areas could also be improved.

The area is in need of newer construction to help facilitate redevelopment. Development efforts should highlight design and layout techniques that emphasize pedestrian over vehicular and parking activities.

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he commercial centers and freestanding structures in this area are inefficient with respect to site use and density. Most are considered unattractive with respect to current retailer standards and obsolete with respect to consumer market appeal. Parking is inefficient, and store frontage and signage are below current market standards.

Lack of Retail Market Appeal: Despite being in a high-traffic corridor the vast majority of retail tenants in this area do not have the brand recognition, product offerings, marketing capacity, pricing, merchandising or basic critical mass to appeal to the increasingly affluent potential customer within either the primary or secondary retail markets. This is reflected in the relatively low asking rents throughout the character area.

Automobile-oriented businesses dominate the commercial inventory, and the development of other economic opportunities may facilitate private investment and the expansion of the retail markets. This is reflected in the relatively low asking rents throughout the Character Area.

Lack of Rental Revenue Generation: Commercial rental rates in the area are significantly below those achieved in newer developments.

Underachievement as an Employment Center: There is a lack of variety of professional and business services offered in the area. Retail and service industry employment is constrained by the lack of competitive retail offerings and restaurants.

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The area is experiencing a need for development of services that employ a greater number of individuals employed, increase diversity of activity in the area, and that have greater opportunities for career advancement.

Underachievement as an Employment Center: There are relatively few professional or business services (and a lack of variety of those services) offered in the area. Retail and service industry employment is constrained by the lack of competitive retail offerings and restaurants.

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Character Area 7: Town Center (pp. 28-29-29, Comp Plan)

This area represents the civic heart of the community and offers a variety of dining and shopping options. City Hall as well as the historic downtown are both located in this Character Area. It has been the centerpiece of recent redevelopment efforts.

Economic Underutilization of Developable Land: Although there have been efforts over the past two years to upgrade the developable land in the area through residential and institutional projects, a significant portion of developable land within the area remains underutilized with respect to potential density, type of development and/or resulting market and taxable values. There is a designated Tax Allocation District in the area that runs along Buford Highway, extending from Lawrenceville Street at Mitchell Road down to Carlyle Street. Some of City does own some this land is city-owned land in this Character Area, which is an advantage for directing development towards desirable projects and outcomes.

Structural Age and Deterioration: A majority of the retail buildings and homes in this Character Area were constructed between 1885 and the 1950s and have experienced only minor improvements since that time. Consequently, they are out of date and have become somewhat dilapidated as a result of the passage of time and frequent use.

There is, however, at least one residential development in the planning stages (Anderson Place at Hunt Street and Beutell Street) and one or two more mixed-use residential developments in the land assembly and acquisition stages.

Inefficient and Obsolete Commercial Design and Layout: Most of the commercial centers and freestanding structures in this area are inefficient with respect to site use and density. While ~~manysome~~ have been rehabilitated, ~~some~~many are still considered unattractive with respect to current retailer standards and obsolete with respect to consumer market appeal. Parking is inefficient, and store frontage and signage are below current market standards and design.

Lack of Retail Market Appeal: As reflected in lower than average asking rents and sales, retail tenants within the area do not have the national tenant brand recognition, product offerings, marketing capacity, pricing, merchandising or basic critical mass to appeal to the increasingly affluent potential customer within either the primary or secondary retail markets. This will likely change, sooner than later, as those more affluent consumers move into the newer residential developments that have been recently completed in and around the Buford Highway downtown corridor (e.g. Clara Broadstone and future developments currently in the acquisition stage).

Lack of Rental Revenue Generation: Commercial rental rates in the area are significantly below those achieved in newer developments.

Underachievement as an Employment Center: There is a lack of variety of professional and business services offered in the area – particularly along the Buford Highway corridor, which has a high proportion of ~~used car dealerships and auto mechanic shop~~auto-related uses. Retail and service industry employment is constrained by the lack of competitive offerings. Although lunch patrons have increased recently due to an increase of residents, ~~thesome~~ restaurants in the

Town Center Character Area have ~~failed-yet to fully to~~ maximize their respective lunchtime crowds. This is likely due, in part, to the low daytime employee population in the immediate area.

Character Area 8: Langford Road Industrial Center (p. 30. Comp Plan)

The Langford Road Industrial Center represents another hub of mostly industrial warehousing and distribution-focused companies. It is located on the northern end of Buford Highway at the city limits.

Structural Age and Deterioration: The majority of the retail and commercial buildings in this area were constructed between 1960 and 1990 with no new construction since 2007 and only minor improvements made since then. Consequently, most are out of date and have become somewhat dilapidated as a result of the passage of time and frequent use.

Inefficient and Obsolete Commercial Design and Layout: The commercial centers and freestanding structures in this area are inefficient with respect to site use and density, particularly among the aging Class C industrial warehouse and distribution buildings along Cole Court. Most are considered unattractive with respect to current top industrial standards and obsolete with respect to appealing toward higher-quality end-users ~~s-appeal~~. In addition, the area is not pedestrian friendly. This character area is relatively very close to the downtown retail core, so an improvement of pedestrian connectivity here would be a positive change.

Character Area 9: Summerour (p. 31. Comp Plan)

The Summerour area of Norcross is characterized by a dual mix of institutional and residential uses. Baldwin Elementary School and Summerour Middle School are both at the heart of this Character Area. Additionally, commercial retail fronts Buford Highway at Beaver Ruin Road and new multifamily residential is being constructed near this same intersection.-

Economic Underutilization of Developable Land: A good amount of the developable land in this area along Buford Highway and Beaver Ruin Road could be characterized as underutilized with respect to potential density, commercial retail/services development and/or resulting market and taxable values. Properties along the corridor feature auto-focused businesses (e.g. a used car lot, gas station, and car wash), a lower-end strip mall and mom-and-pop service establishments that operate out of structures that were formerly single family residences.

Structural Age and Deterioration: The majority of both the commercial and residential ~~retail~~ buildings in this area and apartments were constructed between the 1970s and 1980s and have experienced only minor renovations or improvements since that time. Consequently, they are out of date and have become somewhat dilapidated as a result of the passage of time and frequent

USE.

Lack of Rental Revenue Generation: Commercial rental rates in the area, as well as the rents for existing multifamily residential , apartment rental rates in particular, are significantly below those achieved in newer developments.

~~Underachievement as an Employment Center: There are relatively few retail, professional or business services offered in the area, particularly along the main access road (Beaver Ruin Rd).~~

Character Area 10: South Cemetery Street (p. 32, Comp Plan)

The South Cemetery Street Character Area is populated by a concentration of light industrial as well as heavier commercial uses, including automobile and truck-related businesses~~establishments~~.

Economic Underutilization of Developable Land: A significant proportion of developable land within the area is underutilized with respect to potential density, type of development and/or resulting market and taxable values.

Structural Age and Deterioration: The vast majority of the buildings in this area are commercial warehouses constructed in the 1980s. There are also a number of converted single family residential structures that have been converted to commercial use. These residential structures can be found along Fairmont Street, South Cemetery Street, and Mitchell Road. A few of the buildings date back to the 1950s and there is one building as old as 1930. Consequently, most are out of date and have become quite dilapidated as a result of the passage of time and frequent use.

Inefficient and Obsolete Commercial Design and Layout: Most of the commercial freestanding structures in this area are considered unattractive and not up to modern industrial standards.

Character Area 12~~1~~: South Norcross Neighborhoods (pp. 34-35, Comp Plan)

The South Norcross Neighborhoods Character Area is a collection of mostly residential, single family neighborhoods that was first developed more than 50 years ago. A culturally diverse community, many of the residents in this area help support the employment in and around the greater Norcross region. Much of this area was annexed into the city in 2011 and 2012 over the last 15 years and since then has experienced an increase in crime as well as a decrease in home values.

~~In addition, m~~Many of the -owner-occupied homes in this area have~~ve~~ turned into rental properties ~~since then~~. The Ccity, however, has made a concerted effort over

~~the past several years to clean up the neighborhoods through more proactive code enforcement and policing efforts and proactive policing.~~

~~The few commercial businesses in this area can be found along the eastbound side of Mitchell Road and they operate out of structures that were formerly single family residences.~~

~~**Character Area 11: Jimmy Carter Boulevard/North Norcross Tucker Activity Ctr (p. 33, Comp Plan)**~~

~~About 80 percent of the buildings in this area are part of a nearly 70-acre light industrial business park. Warehousing and distribution operations dominate the Character Area, with the remaining commercial space split between restaurants, retail, two extended stay hotels and a small selection of professional and business services establishments.~~

~~**Structural Age and Deterioration:** Nearly all of the buildings in the area were built in the 1980s and are still functional— However, the buildings that house the restaurant, retail and professional/business service establishments appear to be in disrepair, with structural as well as aesthetic issues that need to be addressed.~~

~~**Inefficient and Obsolete Commercial Design and Layout:** None of the commercial warehousing and distribution buildings in this area have clear heights higher than 22 feet. The standard clear height for modern industrial buildings is at least 24 feet. Thus, the industrial buildings in this Character Area are inefficient with respect to site use and obsolete with respect to the highest industry standards. Parking and loading areas are also inefficient.~~

~~**Lack of Retail Market Appeal:** The retail tenants in this area do not have the brand recognition, product offerings, marketing capacity, pricing, merchandising or basic critical mass to appeal to the increasingly affluent potential customer within either the primary or secondary retail markets.~~

~~**Character Area 12: South Norcross Neighborhoods (pp. 34-35, Comp Plan)**~~

~~The South Norcross Neighborhoods Character Area is a collection of residential, single family neighborhoods that was first developed more than 50 years ago. A culturally diverse community, many of the residents in this area help support the employment in and around the greater Norcross region. Much of this area was annexed into the city over the last 15 years and since then has experienced an increase in crime as well as a decrease in home values. In addition, many owner-occupied homes have turned into rental properties. The City, however, has made a concerted effort over the past several years to clean up the neighborhoods through code enforcement efforts and proactive policing.~~

Character Area 132: I-85 Activity Center (pp. 36-37, Comp Plan)

The I-85 Activity Center is a growing regional employment center that parallels the highly-trafficked Interstate-85 corridor. A diverse mix of buildings and businesses populate this area, with the majority being master planned industrial and flex space, followed by a sizeable amount of office, institutional and retail space.

Economic Underutilization of Developable Land: A small proportion of developable land within the area is underutilized with respect to potential density, type of development and/or resulting market and taxable values. For example, there are two-a-number-of churches that own and occupy former warehouse space; a 9-acre cultural association property with a building footprint that is less than 10 percent of the total property size; a 10-acre 80s-style shopping plaza featuring a large front building setback and an asphalt parking lot that is far bigger than it needs to be; and two extended stay hotels located on large pieces of land that could be utilized for different uses.

Inefficient and Obsolete Commercial Design and Layout: A majority of the commercial buildings in this area were constructed in the 1980s. In addition, a significant amount of these buildings are lower-quality Class C buildings that have been leased to end-users whose operations are not the highest and best use for the space (e.g. churches occupying office or flex industrial space). Many of the commercial spaces in this area are considered unattractive with respect to current industrial and office standards.

Lack of Rental Revenue Generation: Commercial rental rates in the area are significantly below those achieved in newer developments.

General Distress and Blight Criterion:

~~Despite experiencing the longest economic expansion in United States history, up until the recent coronavirus led economic downturn many cities and towns were still making attempts to fully capitalize on the positive momentum created by that expansion.~~

~~More specifically, the emergence and explosive growth of e-commerce over the last five years — and subsequent collapse of the nation's brick and mortar retail sector as we knew it — has led to hundreds of thousands of job losses and a proliferation of empty shopping centers and storefronts.~~

~~The City of Norcross was not spared from this downturn and still has its fair share of struggling strip centers and aging shopping plazas. Many of these commercial properties are along the main corridors of the City and some of those with the worst conditions are in and around the downtown core.~~

~~These conditions, combined with a noticeable increase of aging, obsolete buildings over the past several years as well as the inability of property owners to obtain rents equal to or higher than average rents in the region, illustrate the~~

~~concerning levels of distress and blight in the City of Norcross.~~

Community's Land Use Objectives

This Urban Redevelopment Plan is consistent with the land use objectives of Norcross. Existing land uses in the redevelopment areas consist of a combination of commercial (office, industrial, retail, multifamily), residential (single family, duplex, triplex, quadplex) and mixed-use. The City Zoning Ordinance categorizes land uses into generalized categories.

Zoning

The redevelopment area is comprised of 16 different zoning districts and has been illustrated via map (see Exhibit A in Appendix). The different zoning districts are:

R100	Single Family Residence
R75	Single Family Residence
R60	Single Family Residence
RTH	Townhome Residence
RD	Residential Duplex District
PRD	Planned Residence District
OI	Office-Institutional
C1	Neighborhood Business
C2	General Business
HX	Historic Mixed-use
NX	Neighborhood Mixed-use
CAR	Commercial Auto Related Business
CX	Commercial Mixed-use
BH	Buford Highway
M1	Light Industry
M2	Heavy Industry

Description of Parcels to be Acquired

~~The City of Norcross Urban Redevelopment Plan does not require any parcels to be acquired by the city at this time. If circumstances should change such that property acquisition either becomes a probability, is desired, or is necessary, the plan will be amended to reflect these changes.~~

Structures to be Demolished or Rehabilitated

~~There are no structures anticipated to be demolished. The plan will be updated in the event any changes occur in future actions.~~

The former library site located at 6025 Buford Highway is in need of rehabilitation

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and public investment. The existing structure is one that could be targeted for demolition and redevelopment.

The particular site offers the opportunity for the City to anchor investment by demonstrating quality redevelopment in this corridor and providing a proof-of-concept for development. Redevelopment should prioritize the construction of a building offering economic opportunities for the residents of Norcross and others, increasing the suitability of private development in the area, and increasing public facilities in the area. In particular, redevelopment opportunities include the construction of a public safety building that would increase activity in the area and alleviate safety concerns for potential new developments.

No other structures are explicitly identifiable for anticipated demolition or rehabilitation. However, any dilapidated structure that precludes the economic development in a particular area identified in the Urban Redevelopment Plan might be suitable for redevelopment at a later date and the Plan may be updated and amended in such event.

Needed Public Infrastructure

Public water and power are readily available throughout the target area. The development of additional public facilities is desirable, particularly in the Buford Highway/Jimmy Carter Boulevard Activity Center along Buford Highway. Such facilities should target underinvested areas of the Buford Highway corridor with the intent of anchoring subsequent private redevelopment of the area.

Particular emphasis should be placed on the development of public safety assets for the City. These investments should be targeted to extend the presence of public safety services across the corporate boundaries of the City and to alleviate perceived public safety concerns that might inhibit commercial development and private investment in the area.

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Plan to Leverage Private Resources for Redevelopment

State of Georgia Opportunity Zones Tax Allocation District

The City of Norcross has a designated Tax Allocation District (TAD) in the downtown area that runs along Buford Highway, extending from Lawrenceville Street at Mitchell Road down to Carlyle Street. The City of Norcross has identified different resources it can utilize to encourage and stimulate redevelopment in targeted areas as well as throughout the City. One of these resources is the State of Georgia's Opportunity Zone Program. The Georgia Department of Community Affairs manages this program and, through an application process, decides which parcels within a particular municipality are approved to be designated with Opportunity Zone status.

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The program is intended to assist local governments in the redevelopment and revitalization of older commercial and industrial areas in communities that are adjacent to one or more contiguous census block groups with a poverty rate of 15 percent or higher.

New or existing businesses located in a Georgia State Opportunity Zone property that create two or more jobs in a calendar year can receive a tax credit of up to \$3,500 per new Georgia job. Credits can be used toward income tax liability and state payroll withholding.

State Opportunity Zone properties in Georgia have ten-year horizons. The previous ten-year period for Norcross Opportunity Zone properties ended on December 31, 2019. Upon adoption of this Urban Redevelopment Plan, the City of Norcross will work towards re-designating certain parcels along its commercial corridors with official State Opportunity status. Passing an official Urban Redevelopment Plan is an important factor in the successful establishment of State Opportunity Zone properties. TADs are economic development tools that utilize the concept of Tax Increment Financing (TIF) to spur additional economic activity.

In short, a TAD is a defined geographic area where real estate property tax monies gathered above a certain threshold for a certain period of time can be used for a specified improvements.

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TADs can be used to finance costs related to a development such as public infrastructure, land acquisition, relocation, demolition, parking structures, utilities, debt service and planning costs.

Other allows uses of "TAD proceeds" include:

- Sewer expansion and repair
- Storm drainage
- Street construction and expansion
- Water supply improvements
- Park improvements
- Bridge construction and repair
- Curb and sidewalk work
- Grading and earthwork
- Traffic control

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Federal Opportunity Zones

Norcross will also be looking to take advantage of the Federal Opportunity Zone program. Created by the 2017 Tax Cuts and Jobs Act, Federal Opportunity Zones are tools intended to encourage economic development and job creation in distressed communities around the country. As a result of this measure investors can receive substantial tax benefits if they build projects in these areas.

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The program allows investors to defer tax on any of their capital gains from previously invested money if that money is invested through a Qualified Opportunity Fund (an investment vehicle set up for the sole purpose of investing in properties located in Federal Opportunity Zones).

Community Improvement Districts (CIDs)

Norcross is an active participant in the Gateway85 Community Improvement District and one of its City Councilmen is a Board Member of the CID. Its borders overlap approximately half of the City. The efforts of the City and CID have assisted in helping to reduce crime, clean up commercial areas, as well as enhancing the built environment through strategies that revolve around traffic and landscaping improvements.

Regional Economic Development Partners

The City of Norcross plans to take advantage of the many local organizations in economic development such as Partnership Gwinnett, a public-private initiative dedicated to bringing new jobs and capital investment to Gwinnett County. They work with Gwinnett cities as well as local partners to attract and retain jobs, cultivate capital investment, support educational institutions, foster workforce development, and contribute to the quality of life in the County.

Strategy for Relocating Displaced Residents

Norcross has determined that a relocation strategy is not necessary at this time because the city is focusing on targeting unoccupied, blighted or underdeveloped commercial areas where the relocation of residents is not a relevant issue. ▲

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Should the need arise and the displacement of residents become necessary in the future, the Plan shall be amended to include a relocation plan and strategy for any residents who may potentially be affected.

Covenants and Restrictions to be placed on Properties

No covenants or restrictions will be placed on properties at this time.

Needed Public Infrastructure

Public water and power are readily available throughout the target area.

Strategy for Implementing the Plan

Upon adoption by the ~~Norcross~~ City of Norcross Mayor & Council City Council, the Urban Redevelopment Plan will be implemented by the Urban Redevelopment Authority in its official capacity, via city executive leadership and staff. ~~City of Norcross will be the implementing entity for the Urban Redevelopment Plan.~~

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Implementation Schedule

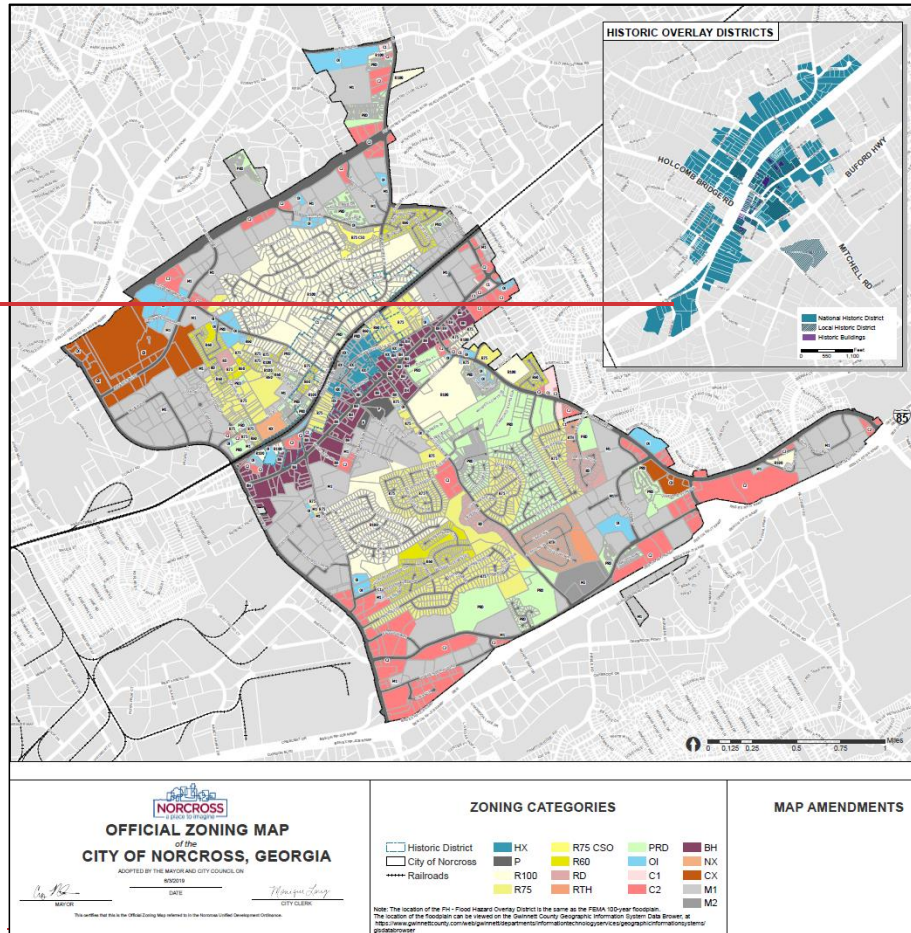
Public Hearing	Spring 2020
Adoption of Urban Redevelopment Plan	Spring 2020
Establish State Opportunity Zone	Winter 2020
Promote and Offer incentive packages for new businesses	2021

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Attachment: June 2024 URP (24-7034 : Urban Redevelopment Authority Ordinance)

Appendix

Exhibit A (Norcross City Limits)



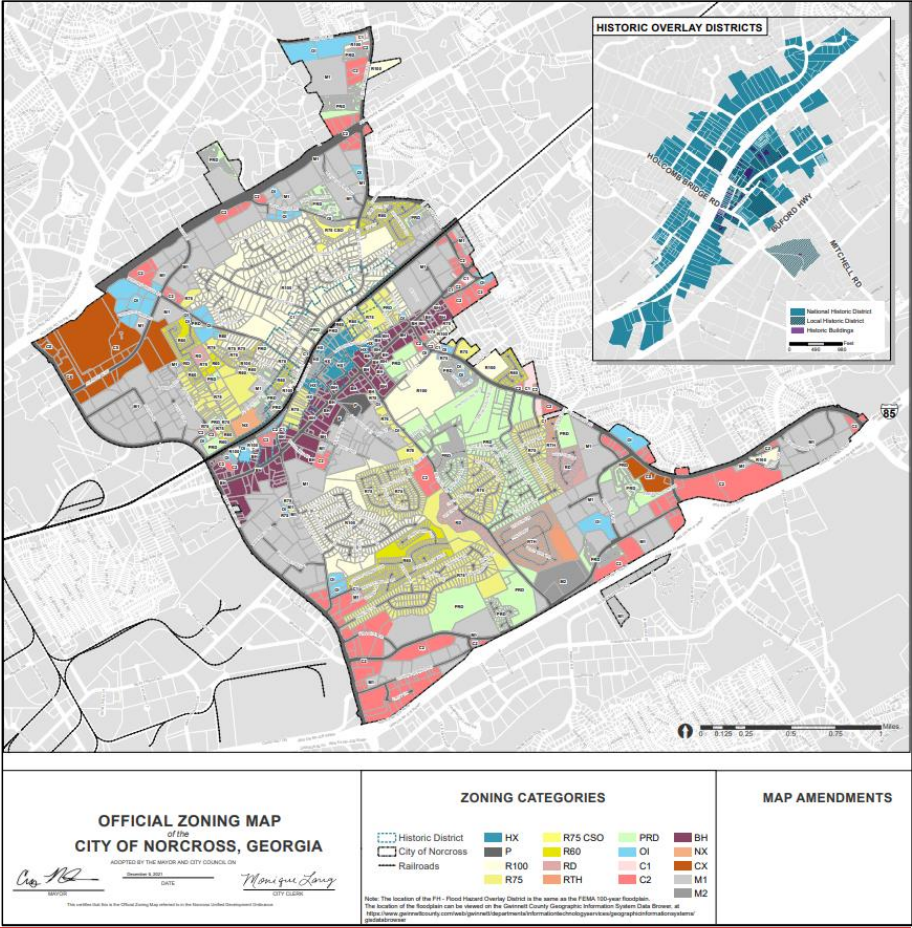
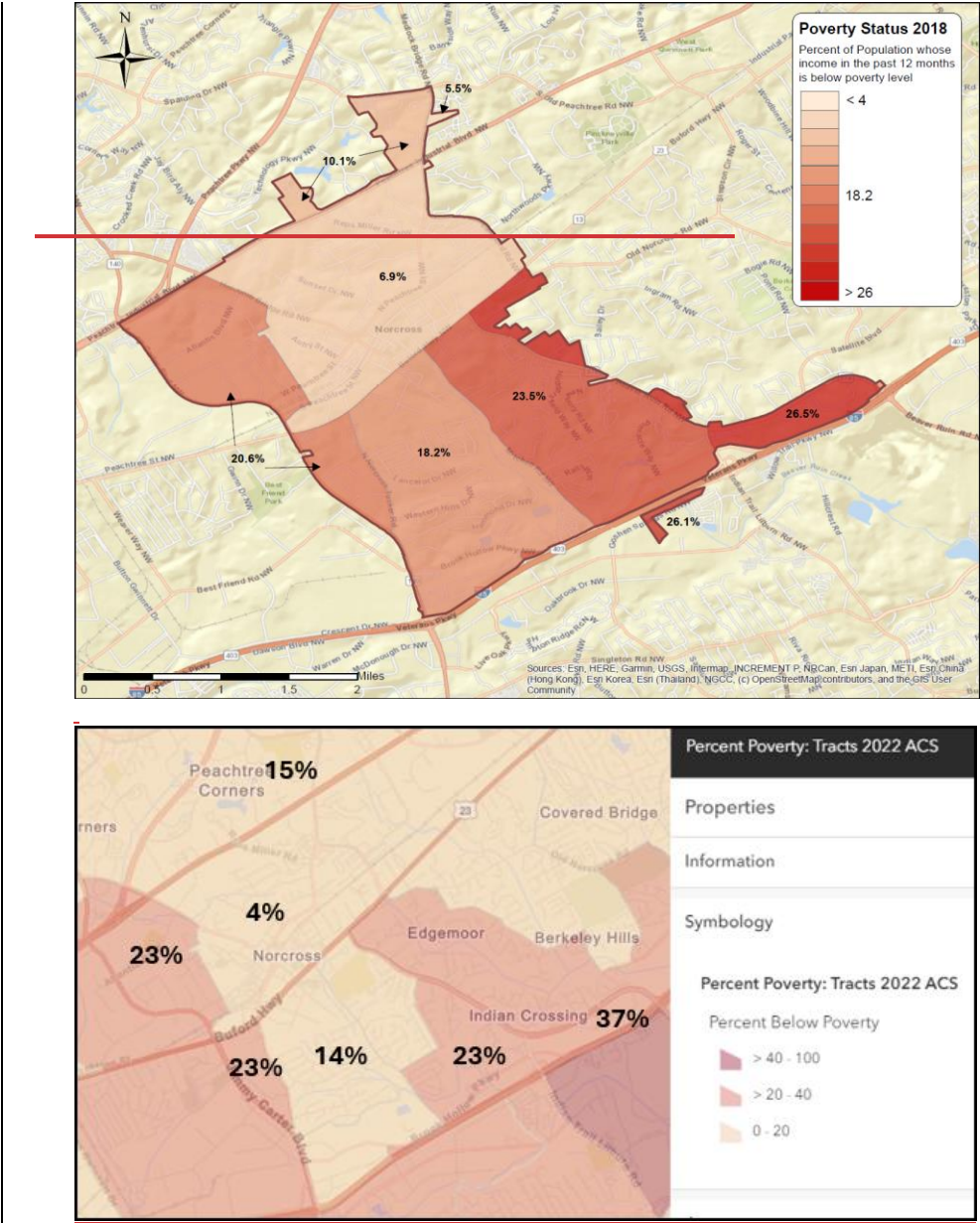


Exhibit B (Norcross Poverty Map)



RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL FOR THE CITY OF NORCROSS; TO ADOPT AN URBAN REDEVELOPMENT PLAN FOR ONE OR MORE SLUM, BLIGHTED OR UNDERDEVELOPED AREAS WITHIN THE CITY OF NORCROSS, GEORGIA, PURSUANT TO THE PROVISIONS OF THE URBAN DEVELOPMENT LAW, O.C.G.A. SECTION 36-61-8; TO APPROVE AN APPLICATION FOR AN OPPORTUNITY ZONE FOR THE AREA ENCOMPASSED BY SUCH REDEVELOPMENT PLAN PURSUANT TO O.C.G.A. SECTION 48-7-40.1; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council for the City of Norcross, Georgia (the "City") is the duly elected governing authority for the City; and

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated provides for the creation of an Urban Development Plan for an Urban Redevelopment Project as those terms are defined in O.C.G.A. § 36-61-2; and

WHEREAS, Section 1.14(41) of the City Charter grants the Mayor and Council of the City, as the governing body of the City, the power to organize and operate an urban redevelopment program; and

WHEREAS, the Mayor and Council of the City have decided to designate themselves as the redevelopment agency for the City pursuant to O.C.G.A. § 36-44-4 (a) to exercise the redevelopment powers provided by Chapter 44 of Title 36 of the Official Code of Georgia Annotated; and

WHEREAS, O.C.G.A. § 48-7-40.1(c)(4) provides for the creation of Opportunity Zones to assist in the redevelopment of distressed areas where an Urban Development Plan is in place; and

WHEREAS, it has been determined by the Mayor and Council of the City that there is a need for the revitalization and redevelopment of areas of the City to develop and promote for the public good and general welfare housing, trade, commerce, and employment opportunities within the City; and

WHEREAS, it has been determined by the Mayor and Council of the City that within such areas there exist certain "slum areas" within the City limits, as that term in

defined in O.C.G.A. § 36-61-2, in that there presently exist conditions such as: a predominance of buildings or improvements, both residential and nonresidential, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are conducive to crime and are detrimental to the public health, safety, morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness for present or future development; development impaired by transportation noise or by other environmental hazards; or a combination of such conditions that substantially impairs or arrests the sound growth of the City, retards the provisions of adequate housing accommodations, and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, it has been determined by the Mayor and Council of the City that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, it has been determined by the Mayor and Council of the City that such areas should be designated as Urban Redevelopment Areas as defined by O.C.G.A. § 36-61-2; and

WHEREAS, the Mayor and Council of the City have prepared a workable program to eliminate and prevent the development or spread of “slum areas,” as that term is defined in O.C.G.A. § 36-61-2, to encourage needed urban rehabilitation, to provide for the redevelopment of such “slum areas,” and to undertake such activities as may be suitably employed to achieve these objectives to be known as the proposed Urban Redevelopment Plan of the City of Norcross; and

WHEREAS, it has been determined by the Mayor and Council of the City that the City may apply to the Georgia Department of Community Affairs for the creation of Opportunity Zones pursuant to O.C.G.A. § 48-7-40.1(c)(4) to assist in the redevelopment of distressed areas;

WHEREAS, the Mayor and Council of the City have caused a public hearing to be held on the adoption of the proposed Urban Redevelopment Plan of the City of Norcross and the proposed application for the creation of Opportunity Zones within

such redevelopment plan on May 4, 2020 pursuant to the provisions of O.C.G.A. § 36-61-7; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Norcross, Georgia hereby designate themselves as the redevelopment agency for the City pursuant to O.C.G.A. § 36-44-4 (a) and to exercise the redevelopment powers set forth in Chapter 44 of Title 36 of the Official Code of Georgia Annotated and Section 1.14(41) of the City Charter;

BE IT FURTHER RESOLVED that the Mayor and Council of the City find that there exist certain “slum areas,” as that term is defined in O.C.G.A. § 36-61-2, within the City limits, as set forth above;

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Norcross, Georgia find that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such “slum areas” is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City;

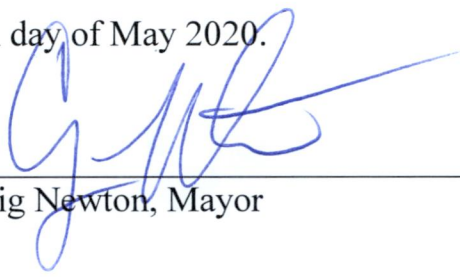
BE IT FURTHER RESOLVED by the Mayor and Council of the City of Norcross that the Urban Redevelopment Plan of the City of Norcross, a copy of which is attached hereto as Exhibit “A,” is hereby approved and adopted;

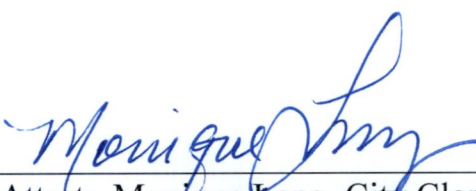
BE IT FURTHER RESOLVED that the Mayor and Council of the City of Norcross hereby approve the submission of such Urban Redevelopment Plan to the Georgia Department of Community Affairs for the purpose of applying for Opportunity Zone designation for the area encompassed by said plan; and

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution are hereby repealed.

[SIGNATURES NEXT PAGE]

APPROVED AND ADOPTED THE 4th day of May 2020.



Craig Newton, Mayor

Attest: Monique Lang, City Clerk

Resolution 2023-02

A RESOLUTION TO AMEND THE URBAN REDEVELOPMENT PLAN SO AS TO PROVIDE FOR THE EXPANSION OF PUBLIC SAFETY EFFORTS AND TO FACILITATE THE COMMERCIAL REDEVELOPMENT OF THE BUFFORD HIGHWAY CORRIDOR WITHIN THE BUFORD HIGHWAY/JIMMY CARTER BOULEVARD ACTIVITY CENTER, TO MAKE CERTAIN FINDINGS OF FACT, TO REPEAL CONTRADICTORY PROVISIONS AND TO PROVIDE AN EFFECTIVE DATE.

Having considered the economic needs and the current condition of the existing development needs within the City's current urban redevelopment plan and having concluded a public hearing as required by O.C.G.A. § 36-61-7, the Council for the City of Norcross hereby finds, resolves, and amends the Urban Redevelopment Agency Plan as provided in O.C.G.A. § 36-61-7

WHEREAS, the City of Norcross adopted a certain Urban Redevelopment Plan of 2020 (the "UR Plan") which provided, among other items, a plan for the redevelopment of certain defined areas of the City of Norcross;

WHEREAS the City of Norcross defined in the UR Plan the Buford Highway/Jimmy Carter Boulevard Activity Center (the "BH/JC Activity Center"), adopting and incorporating the character area as delineated in the 2040 Comprehensive Plan;

WHEREAS the UR Plan described the existing condition of the BH/JC Activity Center and that certain characteristics of blight are present in the activity center, including but not limited to that there exists economic underutilization of developable land, structural age and deterioration, inefficient and obsolete commercial design and layout, and underachievement as an employment center;

WHEREAS the City of Norcross finds that such conditions and underinvestment are not desirable and that such conditions should be the targeted for future investment and development so as to equitably provide for the remediation of these conditions and underinvestment;

WHEREAS the UR Plan provides for certain strategies for redevelopment in the section titled Structures to be demolished and Rehabilitated, which identifies that "[t]here are no structures anticipated to be demolished";

WHEREAS the UR Plan provides for certain other strategies for needed public infrastructure, which only identifies that certain public utility-services are available;

WHEREAS there exists within the City of Norcross the desire to anchor and seed real estate development and to expand the strategies for redevelopment to provide for the development of public buildings and infrastructure;

WHEREAS such redevelopment is not expressly contemplated within the UR Plan;

WHEREAS a public hearing was held and certain evidence presented to support amendment to the UR Plan

NOW THEREFORE, having considered the foregoing and other evidence that the Council for the City of Norcross deems relevant and appropriate, the Council for the City of Norcross provides as follows

BE IT RESOLVED that the City and its Council restates its prior findings in the UR Plan including that certain “Pockets of Blight” as defined in O.C.G.A. § 36-61-2 exist within the corporate boundaries of the City;

BE IT RESOLVED that such Pockets of Blight, particularly in the BH/JC Activity Center may be remediated, redeveloped, and rehabilitated by the acquisition of real property for an urban redevelopment project by the City of Norcross or, where permissible by applicable law, by the Norcross Urban Redevelopment Agency;

BE IT RESOLVED that the UR Plan shall be amended so as to provide the following underlined text:

- 1. The section of the UR Plan discussing the BH/JC Activity Center shall be amended to provide the following:*

The Buford Highway/Jimmy Carter Boulevard Activity Center is located on the southern end of Buford Highway at the city limits. This Character Area represents a transition between more intense uses near the intersection of Buford Highway and Jimmy Carter Boulevard and the surrounding residential neighborhoods.

Economic Underutilization of Developable Land: A significant proportion of developable land within the area is underutilized with respect to potential density, type of development and/or resulting market and taxable values. The area has experienced the underdevelopment of modern public and commercial structures. This underdevelopment prevents complimentary investment within the area. Particular emphasis should be made on extending public-service buildings to show the City’s commitment to redevelopment.

Structural Age and Deterioration: Although there have been some renovations to certain properties, the majority of the retail and commercial buildings (constructed in the 1970s and 1980s) have experienced only minor improvements. Consequently, some are out of date and have become somewhat dilapidated as a result of the passage of time and frequent use. The area needs anchoring developments and investments to facilitate redevelopment.

Inefficient and Obsolete Commercial Design and Layout: The commercial centers and freestanding structures in this area are inefficient with respect to site use and density. Most are considered unattractive with respect to current retailer standards and obsolete with respect to consumer market appeal. Parking is inefficient, and store frontage and signage are below current market standards. The area is in need of newer construction to help facilitate redevelopment. Development efforts should highlight design and layout techniques that emphasize pedestrian over vehicular and parking activities.

Lack of Retail Market Appeal: Despite being in a high-traffic corridor the vast majority of retail tenants in this area do not have the brand recognition, product offerings, marketing capacity,

pricing, merchandising or basic critical mass to appeal to the increasingly affluent potential customer within either the primary or secondary retail markets. Auto-mobile oriented businesses dominate the commercial inventory, and the development of other economic opportunities may facilitate private investment and the expansion of the retail markets. This is reflected in the relatively low asking rents throughout the Character Area.

Lack of Rental Revenue Generation: Commercial rental rates in the area are significantly below those achieved in newer developments.

Underachievement as an Employment Center: There are relatively few professional or business services (and a lack of variety of those services) offered in the area. Retail and service industry employment is constrained by the lack of competitive retail offerings and restaurants. The area is experiencing a need for development of services that employ a greater number of individuals employed, increase diversity of activity in the area, and that have greater opportunities for career advancement.

Need for the Expansion of Public Services, Infrastructure, and Public-Safety: The area has experienced as decline in public buildings, infrastructure, and investment, particularly as the former library site has gone vacant. The development of public services in the area will offer a proof of concept to potential commercial developments. The expansion of public investment and the presence of public-safety officers and professionals may also alleviate safety concerns extending from vacancy rates.

2. The section of the UR Plan concerning Structures to be Demolished or Rehabilitated shall be amended to state the following:

Structures to be Demolished or Rehabilitated

~~There are no structures anticipated to be demolished. The plan will be updated in the event any changes occur in future actions.~~ The former library site located at 6025 Buford Highway is in need of rehabilitation and public investment. The existing structure is one that could be targeted for demolition and redevelopment. The particular site offers the opportunity for the City to anchor investment by demonstrating quality redevelopment in this corridor and providing a proof-of-concept for development. Redevelopment should prioritize the construction of a building offering economic opportunities for the residents of Norcross and others, increasing the suitability of private development in the area, and increasing public facilities in the area. In particular, redevelopment opportunities include the construction of a public-safety building that would increase activity in the area and alleviate safety concerns for potential new developments.

No other structures are explicitly identifiable here for anticipated demolition or rehabilitation. However, any dilapidated structure that precludes the economic development in a particular area identified in the UR Plan might be suitable for redevelopment at a later date and the plan may be updated and amended in such event.

3. *The Section of the UR Plan concerning Needed Public Infrastructure shall be amended to state the following:*

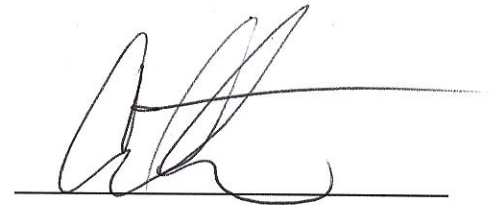
Needed Public Infrastructure

Public water and power are readily available throughout the target area. The development of additional public facilities is desirable, particularly in the BH/JC Activity area along Bufford Highway. Such facilities should target underinvested areas of the Bufford Highway corridor with the intent of anchoring subsequent private redevelopment of the area. Particular emphasis should be placed on the development of public-safety assets for the City. These investments should be targeted to extend the presence of public safety services across the corporate boundaries of the City and to alleviate perceived public-safety concerns that might inhibit commercial development and private investment in the area.

BE IT RESOLVED that statements within the UR Plan that are contradictory to the provisions contained within this resolution shall be repealed by this resolution such that the amendments contained herein are binding between the parties.

BE IT RESOLVED that this resolution shall take effect immediately upon its final passage.

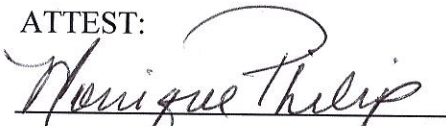
SO RESOLVED AND ORDIANED on this 5th day of June 2023.



Mayor Craig Newton

THE CITY OF NORCROSS

ATTEST:


 Monique Philip, City Clerk




Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Phillip

City of Norcross

Legislation Details (With Details)

File #:	24-6978	Version:	
Type #:	Agenda Item	Status:	
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Mixed Use Development Standards		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Mixed Use Development Standards](#)
2. [HX, NX, CX and BH District Standards](#)

Title
Mixed Use Development Standards

Drafter
Tracy Rye



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
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Agenda Report

To: Mayor and Council

From: Tracy Rye, AICP
 Assistant City Manager

Meeting Date: June 17, 2024 – Policy Work Session

Item No.: 24-6978

Title: Discussion on Possible Changes to the Mixed-Use Ordinances

CC: Eric Johnson, City Manager

Recommendation

Provide direction to staff on next steps in the possible process of making amendments to the mixed-use districts with respect to mix of uses when utilizing multifamily as part of a development.

Background

As part of the process of developing the City's Unified Development Ordinance in 2018-2019, a definition mixed-use development was crafted as shown below:

Mixed-use development means development of a single building or single parcel to contain two or more of the following types of uses: residential, retail/commercial, office, or institutional, and in which each of such uses constitute at least 20 percent of the gross floor area, excluding accessory uses. Mixed uses may be combined vertically within the same building or placed side by side on the same parcel; provided they are in close proximity, planned as a unified and complementary whole, and functionally integrated with interconnected vehicular and pedestrian access and parking areas.

And the UDO provided for the following mixed-use zoning districts throughout the city:

HX-Historic Mixed Use;

NX-Neighborhood Mixed Use;

CX-Community Mixed Use; and

BH – Buford Highway

To determine what percentage of mixed use is necessary, as well as what level of



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oversight is needed in the mixed use districts, and in the BH district in particular, the Planning and Zoning Board had a discussion of the topic at their meeting on June 4, 2024 and have provided feedback for consideration with respect to the definition of mixed use development and how to best provide oversight going forward.

The overall sentiment from the discussion was that reducing the 20% requirement in the mixed-use definition would not be beneficial as related to all districts in general and specifically the BH district where multifamily is part of any project. Incorporating commercial/retail/office/institutional space, whether vertically or horizontally, is integral to the continued positive redevelopment of the city and specifically of Buford Highway when sites are developed for multifamily uses.

Relevant Points for Mixed Use Districts:

NX, Neighborhood Mixed Use, though there is currently only one parcel zoned NX, any other NX zoning would be required to go through the zoning process and would have a hearing before both the Planning and Zoning Board and Mayor and Council.

HX, Historic Mixed Use, is the primary district for the downtown. The only residential use allowed by right is "an accessory dwelling unit" like residential over a retail space. Townhomes require a special use permit in the HX.

The CX, Community Mixed Use district is more prevalent along the Beaver Run Corridor, where multifamily is allowed both by right and as part of mixed-use developments.

The BH, Buford Highway district is the predominant district along its namesake Buford Highway where multifamily is allowed as part of mixed-use developments, but the final mix of uses is handled in an administrative, rather than zoning capacity, by Mayor and Council before proceeding beyond preliminary design. As originally crafted, the district did allow multi-family as a stand alone use by right or in a mixed use capacity. In August of 2022, the ordinance was updated to provide for the above referenced administrative review by Mayor and Council of the mix of uses when multifamily is part of a project in the BH district.

A secondary question is whether to consider lifting the current limitation on multifamily on the north side of Buford Highway. The current dimensions of the limitation are 350' north of the centerline of Buford



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 Highway between Lively Avenue, Magnolia Street, and Holcomb Bridge Road.

The next steps suggested by the Planning and Zoning Board are to consider a draft ordinance change to remove the administrative approval of the mixed uses in the BH district which include multifamily uses in favor of providing additional oversight in the form of Special Use Permit approval for mixed use developments that incorporate multifamily residential in the Buford Highway district. There is also room to consider lifting the dimensional requirement for multifamily projects on the north side of Buford Highway.

Financial Impact: N/A

Consistent with Comprehensive Plan? Yes

(Select the appropriate goal(s).

- Continues to define Norcross' sense of place
- Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
- Maintains a Vibrant Economy and Continue to Facilitate Job Growth
- Ensures that Norcross Residents have a Variety of Attainable, Quality Housing Options

Attachments

HX, NX, CX and BH district standards

Next Steps

Staff to develop proposed ordinance changes for public hearing consideration following the public hearing procedure outlined in the UDO.

Update

Sec. 201-19. HX historic mixed-use.

- (a) *HX purpose.* The HX historic mixed-use district is established to provide for a variety of retail, service, office, public and semi-public uses, with the inclusion of limited residential uses, in a pedestrian-friendly environment to promote live-work and mixed-use opportunities.
- (b) *HX lot development standards.*

Lot dimensions	
Minimum lot area	None
Minimum lot width	None
Minimum lot frontage	None
Minimum setbacks	
Principal building	
Front (from right-of-way) build-to-line	0'-10'
Side	0'
Rear	0'
Accessory building	
From principal structure	5'
Front	Not allowed
Side	5' unless abutting a residential district, then 15'
Rear	5' unless abutting a residential district, then 15'
Maximum height	
Principal	40'
Accessory	20'
Impervious surface coverage	100%
Note: Maximum multi-family density as allowed in the comprehensive plan character area	

- (c) *HX supplemental regulations.*
- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
 - (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
 - (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
 - (4) Signs—see chapter 200, article IV, sign regulations.
- (d) *HX permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.
- (1) *Residential—household residence.*
 - a. Accessory dwelling unit.
 - (2) *Sales and rental of goods, merchandise, and equipment.*
 - a. Retail sales less than 5,000 square feet.
 - b. Studio or meeting facility less than 19,999 square feet.
 - (3) *Services—office, clerical, repair, research, and personal not primarily related to the sale of goods or merchandise.*
 - a. Banks and financial institutions—no drive-in facilities.

- b. Business college or business school operated as a business enterprise.
- c. Day care center.
- d. Medical or dental office or clinic.
- e. Personal service.
- f. Professional and business office.
- g. Professional service.
- (4) *Educational, cultural, religious, philanthropic, social, or fraternal.*
 - a. Libraries, museums, art galleries, art centers, and similar uses.
- (5) *Food and drink.*
 - a. Restaurant—no drive-in or drive-thru.
 - b. Microbreweries/microdistilleries.
 - c. Brew pubs.
- (6) *Mixed-use.*
 - a. Mixed-use as defined in chapter 100, article II.
- (e) *HX special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, Supplemental use standards, as applicable.
 - (1) *Residential—household residence.*
 - a. Townhouse.
 - (2) *Residential—miscellaneous, lodging, rooms for rent situations.*
 - a. Bed and breakfast.
 - b. Hotel.
 - (3) *Sales and rental of goods, merchandise, and equipment.*
 - a. Retail sales greater than 5,000 square feet.
 - b. Studio or meeting facility greater than 20,000 square feet.
 - c. Any retail establishment not specifically permitted but which is similar to the listed uses, compatible with uses on adjoining property, and which meets the intent and purpose of the district.
 - (4) *Services—office, clerical, repair, research and personal—not primarily related to the sale of goods or merchandise.*
 - a. Outdoor theater.
 - b. Any service establishment not specifically permitted but which is similar to the listed uses, compatible with uses on adjoining property, and which meets the intent and purpose of the district.
 - (5) *Educational, cultural, religious, philanthropic, social, or fraternal.*
 - a. Places of public assembly.

- b. Private college, university, community college—including associated facilities such as dorms, offices, athletic fields.
- c. Libraries, museums, art galleries, art centers, and similar uses.
- d. Private schools, trade or vocational schools.
- e. Social, fraternal, clubs, and lodges.
- (6) *Recreation, amusement, entertainment.*
 - a. Activity conducted entirely within a building or substantial structure—theater, bowling alley, skating rink, movie theater, game room, etc.
 - b. Event halls.
- (7) *Storage and parking.*
 - a. Automobile parking garage or parking lot not located on a lot on which there is another principal use to which the parking is related.
- (f) *HX accessory uses.*
 - (1) Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.
 - (2) Accessory dwelling unit in the HX district—may be permitted if it meets the following criteria:
 - a. The principal use and secondary use shall be subject to fire separation as required by the county Fire Marshal;
 - b. The dwelling unit must not occupy ground floor frontage (storefront) on South Peachtree Street or Jones Street;
 - c. The dwelling unit must not displace any space that has been actively used within the preceding 12 months for retail, office, or food service, not including passive storage;
 - d. The exterior appearance of any new construction will be subject to the approval of the HPC; and
 - e. Only one accessory dwelling unit per lot is permitted.

(Ord. No. 08-2019 , § I, 6-3-2019; Ord. No. 05-2021 , § I, 5-3-2021; Ord. No. 06-2023 , § I, 7-10-2023)

Sec. 201-20. NX neighborhood mixed-use.

- (a) *NX Purpose.* The NX Neighborhood Mixed-Use District is established to provide suitable locations for a compatible mix of dense residential uses, convenience goods, services, office uses and dedicated open space in a compact, walkable environment. Buildings with mixed-uses are required to include a non-residential use at street level.
- (b) *NX Lot Development Standards.*

Lot dimensions	
Minimum lot area	None
Minimum lot width	None
Minimum lot frontage	None
Maximum residential density	
Townhome	6 dua
Multi-family residence	30 dua

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(Supp. No. 39)

Minimum setbacks	
<i>Principal building</i>	
Front (from right-of-way)	0' (at sidewalk)
Side	0' Required 20' each yard if abutting residential district
Rear	0' Required 40' if abutting residential district
<i>Accessory building</i>	
From principal structure	5'
Front	Not allowed
Side	5' unless abutting a residential district, then 25'
Rear	5' unless abutting a residential district, then 25'
Maximum height	
Principal	See the appropriate comprehensive plan character area narrative
Accessory	20'
Impervious surface coverage	80%

Note: Maximum multi-family density as allowed in the comprehensive plan character area.

(c) *NX supplemental regulations.*

- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
- (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
- (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
- (4) Signs—see chapter 200, article IV, sign regulations.

(d) *NX permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.

(1) *Residential.*

- a. Townhouse.
- b. Multi-family residence.

(2) *Sales and rental of goods, merchandise and equipment.*

- a. Art gallery.
- b. Retail sales < 5,000 square feet.
- c. Studio or meeting facility < 5,000 square feet.

(3) *Services—office, clerical, repair, research and personal not primarily related to the sale of goods or merchandise.*

- a. Banks and financial institutions.
- b. Day care center.
- c. Home occupation.
- d. Medical or dental office or clinic.
- e. Personal service.

- f. Professional and business office.
 - g. Professional service.
 - (4) *Educational, cultural, religious, philanthropic, social or fraternal.*
 - a. Places of public assembly.
 - b. Private college, university, community college—including associated facilities such as dorms, offices, athletic fields.
 - c. Libraries, museums, art galleries, art centers and similar uses.
 - d. Private schools, trade or vocational schools.
 - e. Social, fraternal, clubs and lodges.
 - (5) *Recreation, amusement, entertainment.*
 - a. Activity conducted entirely within a building or substantial structure (e.g., theater).
 - (6) *Food and drink.*
 - a. Restaurant—no drive-in or drive-thru facility.
 - (7) *Miscellaneous semi-public facilities and utilities.*
 - a. Library.
 - b. Museum.
 - c. Utility transmission and monitoring facility.
 - (8) *Mixed-use.*
 - a. Mixed-use as defined in chapter 100, article II.
 - (e) *NX special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.
 - (1) *Sales and rental of goods, merchandise and equipment.*
 - a. Retail sales 5,000—24,999 square feet.
 - b. Studio or meeting facility 5,000—19,999 square feet.
 - (f) *NX accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.
- (Ord. No. 08-2019 , § I, 6-3-2019)

Sec. 201-22. CX community mixed-use.

- (a) *CX purpose.* The CX community mixed-use district is established to provide suitable locations for a compatible mix of residential uses, retail goods and services, office uses, and dedicated open space that serves the needs of the region.
- (b) *CX lot development standards.*

Lot dimensions	
Minimum lot area	None
Minimum lot width	None

Minimum lot frontage	None
Maximum residential density	
Townhouse	15 dua
Multi-family residence	35 dua
Minimum setbacks	
<i>Principal building</i>	
Front (from right-of-way)	40'
Side	0' Required 30' each yard if abutting residential district
Rear	0' Required 40' if abutting residential district
<i>Accessory building</i>	
From principal structure	5'
Front	Not allowed
Side	5' unless abutting a residential district, then 15'
Rear	5' unless abutting a residential district, then 15'
Maximum height	
Principal	See the appropriate comprehensive plan character area
Accessory	20'
Impervious surface coverage	80%
Note: Maximum multi-family density as allowed in the comprehensive plan character area	

(c) *CX supplemental regulations.*

- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
- (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
- (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
- (4) Signs—see chapter 200, article IV, sign regulations.

(d) *CX permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.

- (1) *Residential—household residence.*
 - a. Multi-family residence.
 - b. Townhouse.
- (2) *Residential—miscellaneous, lodging, rooms for rent situations.*
 - a. Hotel.
- (3) *Sales and rental of goods, merchandise, and equipment.*
 - a. Art gallery.
 - b. Equipment rental—no heavy equipment or outdoor storage.
 - c. Plumbing, electrical, pool, and home building supply showrooms and sales centers—no outdoor storage.
 - d. Retail sales.

-
- e. Studio or meeting facility.
 - (4) *Services—office, clerical, repair, research, and personal not primarily related to the sale of goods or merchandise.*
 - a. Banks and financial institutions.
 - b. Building, electrical or plumbing contractors—provided no equipment or materials are stored outside.
 - c. Business college or business school operated as a business enterprise.
 - d. Day care center.
 - e. Funeral home.
 - f. Medical or dental office or clinic.
 - g. Outdoor theater.
 - h. Personal service.
 - i. Professional and business office.
 - j. Professional service.
 - k. Taxi cab or limousine service.
 - (5) *Manufacturing, wholesale, and warehousing.*
 - a. Radio, recording, or television studio and broadcasting station.
 - b. Wholesale trade/distribution office.
 - c. Logistics.
 - (6) *Educational, cultural, religious, philanthropic, social, or fraternal.*
 - a. Places of public assembly.
 - b. Private college, university, community college.
 - c. Library, museum, art gallery, art center, and similar uses.
 - d. Private school, trade or vocational school.
 - e. Social, fraternal, clubs, and lodges.
 - f. Event facilities.
 - (7) *Recreation, amusement, entertainment.*
 - a. Activity conducted entirely within a building or substantial structure (e.g. theater).
 - b. Pool hall or billiard hall—three or more tables.
 - (8) *Food and drink.*
 - a. Catering or food preparation businesses.
 - b. Restaurant—with or without drive-in or drive-thru facility.
 - c. Microbreweries/microdistilleries.
 - d. Brew pubs.
 - (9) *Storage and parking.*

- a. Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related.
- (10) *Services and enterprises related to animals.*
 - a. Veterinarian—including veterinary clinics with no outdoor kennel or boarding.
- (11) *Mixed-use.*
 - a. Mixed-use as defined in chapter 100, article II.
- (e) *CX special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
 - (1) *Residential—miscellaneous, lodging, rooms for rent situations.*
 - a. Extended stay hotel.
 - (2) *Sales and rental of goods, merchandise, and equipment.*
 - a. Building material sales with outdoor storage.
 - b. Fuel sales.
 - c. Fuel sales when accessory to a permitted retail use.
 - d. Garden supply centers and greenhouses—including outdoor storage.
 - e. Similar retail establishment not listed—compatible with uses on adjoining property and which meets the intent and purpose of the district.
 - (3) *Services—office, clerical, repair, research, and personal not related to the sale of goods or merchandise.*
 - a. Hospital, clinic, or other medical treatment facility in excess of 10,000 square feet.
 - b. Tattoo and/or body piercing establishment.
 - c. Similar service establishment not listed—compatible with uses on adjoining property and which meets the intent and purpose of the district.
 - (4) *Manufacturing, wholesale, and warehousing.*
 - a. Wholesale warehouse—no outdoor storage.
 - (5) *Recreation, amusement, entertainment.*
 - a. Activity conducted outside enclosed building or substantial structure (e.g. driving range).
 - b. Event hall.
 - (6) *Storage and parking.*
 - a. Landscaping services.
 - (7) *Miscellaneous public, semi-public facilities, and utilities.*
 - a. Telecommunication antenna.
 - b. Telecommunication tower.
- (f) *CX accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.
- (g) *CX residential density bonus incentive (available in the I-85 activity center character area only).*

- (1) *Structured parking.* A density bonus of 40 percent may be applied to the overall residential component if the applicant submits a structured parking plan (garage) that is approved by the Community Development Department, plus an additional ten percent density bonus if providing electric vehicle charging stations for five percent of the parking spaces are provided, with a minimum of five charging stations.
- (2) *Green building materials.* A density bonus of 25 percent may be applied to the overall residential component if the applicant utilizes a minimum of three green building methods as identified by the Green Building Alliance or LEED or site components that promote energy efficiency, and which reduce surface water run-off. This would include, but not be limited to:
 - a. Green roof components.
 - b. Roof mounted solar panels.
 - c. Cool roofing materials.
 - d. Energy efficient windows.
 - e. Rain gardens or bio-swales.
 - f. Geothermal.
 - g. Permeable pavement.
 - h. Native planting.
 - i. Stormwater planters.
 - j. Parking lot run-off landscaping.
- (3) *Calculation of density bonuses.*
 - a. Density bonuses are applied to the maximum residential density.
 - b. A density bonus is rounded up on the half, 0.5, unit, or above.
 - c. A structured parking bonus and a green building materials bonus may be combined for a maximum 75 percent increase to the maximum residential density.

(Ord. No. 08-2019 , § I, 6-3-2019; Ord. No. 12-2020 , § I, 12-7-2020; Ord. No. 05-2021 , § I, 5-3-2021; Ord. No. 06-2023 , § I, 7-10-2023)

Sec. 201-23. BH Buford Highway.

- (a) *BH purpose.* The Buford Highway district is intended to encourage the redevelopment of Buford Highway in conformance with the vision for the corridor in the city's comprehensive plan and the Buford Highway Master Plan as a mixed-use and multimodal corridor. The district utilizes design standards and land use controls that will provide the necessary transition from the industrial and commercial character into the historic areas of the city, while maintaining opportunity for growth and economic vibrancy. To this end, in order to promote the vision of the city, any multifamily project within the district shall present, for administrative approval by the Mayor and Council at a regularly scheduled meeting, a plan for the mix of uses proposed for any site before moving beyond preliminary design review and approval of staff and the Architectural Review Board.
- (b) *BH lot development standards.*

Lot dimensions	
Minimum lot area	None

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(Supp. No. 39)

Minimum lot width	None
Minimum lot frontage	None (subject to DOT approval)
Maximum residential density	
Townhouse	15 dua
Multi-family residence	35 dua
Minimum setbacks	
<i>Principal building</i>	
Front (from right-of-way)	No minimum, with 20' maximum
Side	20' if abutting residential
Rear	40' if abutting residential
<i>Accessory building</i>	
From principal structure	Per Fire Marshall's office
Front	NA
Side	NA
Rear	40' if abutting residential
Maximum Height	
Principal	See the appropriate comprehensive plan character area narrative
Accessory	12'
Maximum impervious surface coverage	90%

Note: Maximum multi-family density as allowed in the comprehensive plan character area.

(c) *BH supplemental regulations.*

- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
- (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
- (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
- (4) Signs—see chapter 200, article IV, sign regulations.

(d) *BH permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.

(1) *Residential—household residences.*

- a. Townhouse.
- b. Multi-family residential—south of Buford Highway,
- c. Multi-family residential—not to exceed 350 feet north of the centerline of Buford Highway between Lively Avenue, Magnolia Street, and Holcomb Bridge Road.
- d. Where practical, any project including multi-family residential uses need to be part of an overall mixed use development within the scope of the city's mixed use definition in chapter 100, with the mix of use types approved as enumerated above in subsection (a). Amendments to previously approved mix of use types also require Mayor and Council approval.

(2) *Sales and rental of goods, merchandise and equipment.*

- a. Art gallery.
- b. Retail sales, except automotive related retail sales are not allowed.

-
- c. Studio or meeting facility.
 - (3) *Services—office, clerical, repair, research and personal not primarily related to the sale of goods or merchandise.*
 - a. Banks and financial institutions.
 - b. Business college or business school operated as a business enterprise.
 - c. Day care center.
 - d. Medical or dental office or clinic.
 - e. Personal service.
 - f. Professional service.
 - g. Professional and business office.
 - (4) *Recreation, amusement, entertainment.*
 - a. Activity conducted entirely within building or substantial structure—theater, bowling alley, skating rink, shooting range, movie theatre, game room, etc.
 - (5) *Food and drink.*
 - a. Restaurant.
 - b. Brew pubs.
 - c. Microbreweries/microdistilleries—with or without food.
 - d. Catering facilities.
 - (6) *Educational, cultural, religious, philanthropic, social or fraternal.*
 - a. Places of public assembly.
 - b. Library.
 - c. Museum.
 - d. Art galleries, art centers and similar uses.
 - e. College, university, community college—including associated facilities such as dorms, offices, athletic fields, etc.
 - (7) *Mixed-use.*
 - a. Mixed-use as defined in chapter 100, article II.
 - (e) *BH special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.
 - (1) *Residential—miscellaneous, lodging, rooms for rent.*
 - a. Hotel.
 - (2) *Sales and rental of goods, merchandise and equipment.*
 - a. Fuel sales.
 - b. Any retail establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.

-
- (3) *Services—office, clerical, repair, research and personal—not primarily related to the sale of goods or merchandise.*
 - a. Any service establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.
 - (4) *Storage and parking.*
 - a. Automobile parking garage.
 - b. Standalone parking.
 - c. Landscaping services.
 - (5) *Miscellaneous semi-public facilities and utilities.*
 - a. Telecommunications antenna.
 - b. Telecommunications tower.
 - (f) *BH accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.
 - (g) *BH residential density bonus incentive.*
 - (1) *Structured parking.* A density bonus of 40 percent may be applied to the overall residential component if the applicant submits a structured parking plan (garage) that is approved by the Community Development Department, plus and additional 10 percent density bonus if providing Electric Vehicle charging stations for 5% of the parking spaces are provided, with a minimum of 5 charging stations.
 - (2) *Green building materials.* A density bonus of 25 percent may be applied to the overall residential component if the applicant utilizes a minimum of three green building methods as identified by the Green Building Alliance or LEED, or site components that promote energy efficiency, and which reduce surface water run-off. This would include, but not be limited to:
 - a. Green roof components.
 - b. Roof mounted solar panels.
 - c. Cool roofing materials.
 - d. Energy efficient windows.
 - e. Rain gardens or bio-swales.
 - f. Geothermal.
 - g. Permeable pavement.
 - h. Native planting.
 - i. Stormwater planters.
 - j. Parking lot run-off landscaping.
 - (3) *Calculation of density bonuses.*
 - a. Density bonuses are applied to the maximum residential density.
 - b. A density bonus is rounded up on the half, 0.5, unit or above.
 - c. A structured parking bonus and a green building materials bonus may be combined for a maximum 75 percent increase to the maximum residential density.

(Ord. No. 08-2019 , § I, 6-3-2019; Ord. No. 05-2021 , § I, 5-3-2021; Ord. No. 08-2022 , § I, 8-1-2022)

Attachment: HX, NX, CX and BH District Standards (24-6978 : Mixed Use Development Standards)



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

City of Norcross

Legislation Details (With Details)

File #:	24-7035	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Discussion of Recreation Programming		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Discussion of Recreation Programming](#)

Title
Discussion of Recreation Programming

Drafter
Eric Johnson



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Phillip

Agenda Report

To: Mayor and Council
From: Eric Johnson, City Manager
Meeting Date: June 17, 2024 - Policy Work Session
Item No.: 24-7035
Title: Discussion of Recreation Programming
CC: Eric Johnson, City Manager

Recommendation Discuss whether the City should consider adding recreation programming as a function of the parks and recreation component of the Public Works Department.

Background The City has historically provided parks operations and maintenance that includes some recreational facilities, and staffed City and City-sponsored events, but not managed active recreation programming.

The City has facilitated active recreation through a third party that pays the City to operate the soccer field.

Recreation programming would require contract management if services are outsourced, or staffing if the City were to operate any programs itself.

Financial Impact Recreation programs are frequently subject to user fees to recover some portion of the cost of the program. Cost recovery tends to be low for youth programs while cost recovery is highest for adult-oriented programs.

Consistent with Comprehensive Plan? Yes.

Next Steps

Attachments



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Phillip

City of Norcross

Legislation Details (With Details)

File #:	24-6975	Version:	
Type #:	Agenda Item	Status:	
On Agenda:	6/17/2024 6:30 PM	In Control:	Policy Work Session
Title:	Compliance with Agenda Publications		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report - Compliance with Agenda Publications](#)

Title
Compliance with Agenda Publications

Drafter
Mayor Pro Tem Bruce Gaynor



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council

From: Mayor Pro Tem Bruce Gaynor

Meeting Date: June 17, 2024 – Policy Work Session

Item No.: 24-6975

Title: Compliance with Agenda Publications

CC: Eric Johnson, City Manager

Recommendation

Review the proposed agenda item submission and agenda publication protocols.

Background

Prior to October 2012, agenda items were to be submitted no later than noon on Wednesday, 12 days after the Regular Council meeting, and published to the website by 5:00 p.m. on the Friday before the Policy Work Session.

In 2012, the city updated its *Rules of Procedure* code section to comply with the state's revision of the Open Meetings/Open Records Act, which stated that agenda items would be submitted no later than noon on Thursday, 12 days after the Regular Council meeting, and published to the website by 5:00 pm on the Monday before the Policy Work Session.

In 2014, and as it stands today, the code aimed to relieve staff of the time constraints associated with publishing the agenda one week before a scheduled meeting by permitting staff to publish the agenda on the website by 5:00 p.m. on the Wednesday prior. Despite this amendment, staff regularly encounter delays in publishing the agenda on time for assorted reasons.

Several Gwinnett cities were queried about their agenda publication timeline and whether it was addressed in their code. The cities that responded (seven) have varied agenda submittal deadlines, ranging from two weeks to a few days prior to their scheduled meetings. Two cities reference the agenda publication deadline in their code.

City	Municode Reference	Publication Deadline
Buford	No	One business day prior to scheduled meeting
Duluth	No	Two business days prior to scheduled meeting
Lilburn	No	Two weeks prior to scheduled meeting
Peachtree Corners	No	One business day prior to scheduled meeting
Snellville	Yes	One business day prior to scheduled meeting
Sugar Hill	Yes	One business day prior to scheduled meeting
Suwanee	No	One business day prior to scheduled meeting



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
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Financial Impact

None

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

Yes, Goal 6: Furthers the City's Tradition of Strong Leadership and High Level of Quality Services

Attachments

Update

The proposed protocols below were drafted after discussions at the April 15 policy work session.

- The Mayor, Council, and Department Heads shall submit agenda items and reports (backup material, if available) to the clerks on Monday by 4:00 p.m., one week before the meeting.
- The City Manager and Clerks will review agenda items and reports for accuracy (also contact Directors, if necessary, to discuss revisions) – Tuesday
- The deadline for the Mayor, Council, and Department Heads to submit additional **agenda items and reports** (backup material, if available) – Wednesday by noon
- **The Summary Agenda is distributed to the Mayor, Council, and Department Heads and published on the website by 4:00 p.m. on Wednesday.**
- **The summary agenda is locked; new agenda items will not be accepted after publication on Wednesday.**
- The deadline to submit revised reports and/or backup materials for agenda items listed on the summary agenda is **Thursday by noon.**
- The **final agenda packet** will be distributed to the Mayor, Council, and Department Heads and published online **by noon on Friday.**
- Time-sensitive items may be added from the floor pending approval by the Mayor (Sec. 2.36(c))

Please note: If a **new** agenda item is received after the summary agenda has been published, it will be deferred to the following month's agenda.

Next Step