



# Mayor and City Council Worksession

Thursday, May 02, 2024 at 6:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

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## Agenda

### **CALL TO ORDER AND ROLL CALL OF MEMBERS:**

### **OLD BUSINESS:**

### **NEW BUSINESS:**

- [1.](#) Proposed Urban Redevelopment Plan
- [2.](#) Activating Resolution to Authorize Urban Redevelopment Agency of Dacula
- [3.](#) Design proposal for Superior Drive Storm Drainage Replacement Project
- [4.](#) McMillan Rd FY-2024 LRA Application
- [5.](#) Security cameras for Maple Creek Park

### **MARSHAL UPDATE:**

### **CITY ADMINISTRATOR UPDATE:**

### **MEMBER COMMENT(S) / QUESTION(S):**

### **ADJOURNMENT:**



## MEMO

TO: Mayor and City Council of the City of Dacula  
FROM: Brittni Nix, City Administrator  
Jack Wilson, City Attorney  
Hayes Taylor, City Planner  
DATE: April 25, 2024  
SUBJECT: Proposed Urban Redevelopment Plan

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The City of Dacula conducted a Public Hearing on April 4, 2024 to receive input on the proposed Urban Redevelopment Plan (URP). The URP is a tool used to assist in the rehabilitation, conservation, and/or revitalization of the Urban Redevelopment Area designated in the Plan.

The Plan provides a comprehensive approach to successful redevelopment within the Urban Redevelopment Area that conforms with the City's Comprehensive Plan. The Plan also provides a framework to proactively identify and implement private and public opportunities for revitalization. Proposed redevelopment projects listed within the Urban Redevelopment Plan are in direct response to public input received from various workshops, surveys, and interviews from community members during the Dacula 2050 Comprehensive Plan process. The need for a community gathering space and redevelopment within the city center and historic downtown area was echoed throughout the received community feedback. As such, the general scope of the urban redevelopment project set forth in the Plan includes a variety of public and private improvements, including, but not limited to, municipal, public, streetscape, recreational, commercial, and other improvements, the acquisition, construction, and development of a new Municipal Complex, an outdoor amphitheater and multifunctional green space, public parking facilities, and other projects.





# Urban Redevelopment Plan

- A. Introduction
  - B. Boundaries of Urban Redevelopment Area
  - C. Consistency with the City’s Comprehensive Plan
  - D. Property Acquisition, Dispositions, and Relocations
  - E. The Urban Redevelopment Project:
    - 1. Municipal Complex
    - 2. Entertainment Venue
    - 3. Downtown Parking Garage
    - 4. Sanjo Street Office Front
    - 5. Multi-story Retail
    - 6. Residential Infill Development
    - 7. City Monument Signs
  - F. Ownership of Urban Redevelopment Project
  - G. Public Infrastructure Needs to Support Redevelopment
  - H. Zoning and Land Use
  - I. Conclusion
- Appendix

## A. Introduction

This City of Dacula Urban Redevelopment Plan (this “Urban Redevelopment Plan”) constitutes an urban redevelopment plan of the City of Dacula, Georgia (the “City” or the “City of Dacula”) within the authority of Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”). The redevelopment of the City provides an exciting opportunity to enhance the livability, walkability, economic opportunity, sense of community, and overall vitality of the City’s historic and future downtown core.

The City Council did by resolutions adopted on February 1, 2024 determine that (1) one or more pockets of blight exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and (2) certain property located in the City, which is described under the heading “Boundaries of Urban Redevelopment Area” below, is a “pocket of blight,” within the meaning of Section 36-61-2 of the Official Code of Georgia Annotated, and did designate such area as appropriate for an urban redevelopment project. The property so described is the “Urban Redevelopment Area” for purposes of this Urban Redevelopment Plan. Certified copies of such resolutions of the City Council are attached to this Urban Redevelopment Plan as Exhibit A. The Urban Redevelopment Area will be conserved and rehabilitated through an urban redevelopment project consisting of a variety of proposed public and private improvements, which are described under the heading “The Urban Redevelopment Project” below (the “Urban Redevelopment Project”).

The use of “urban” in the title may be confusing for some because the Urban Redevelopment Law is commonly used in both rural and suburban municipalities. An Urban Redevelopment Plan is one of many legislative tools the state offers that can be used to assist suburban municipalities in revitalizing their historic downtown cores. Livable, walkable communities adjacent to town center commercial nodes are increasingly popular nationwide. The City of Dacula is centered around a deep sense of community and family. Encouraging the redevelopment of the City’s downtown core with infill development and “village” commercial nodes will better allow Dacula to meet the demands of residents of all ages, who need walkable lower to middle-income housing to remain in or return to the City.

The Dacula 2050 Comprehensive Plan, which was approved by the City Council on February 1, 2024 (the “Comprehensive Plan”), and additional State and County redevelopment tools will be used to guide this Urban Redevelopment Plan, allowing it to revitalize neighborhoods, rehabilitate older homes, recruit and nurture small businesses, ensure architecturally compatible infill development, and generate new uses for undeveloped parcels.

This Urban Redevelopment Plan has the following primary objectives:

- (1) to structure a comprehensive approach to successful redevelopment within the Urban Redevelopment Area that conforms with the Comprehensive Plan;
- (2) to facilitate future creation of tax allocation districts, enterprise, and opportunity zones;
- (3) to provide a variety of transportation options through paths, sidewalks, trails, and complete streets;
- (4) to support diverse housing options to achieve sustainable and balanced housing types with a distinct architectural character;
- (5) to pursue public improvements including appropriate land uses, improved traffic, public transportation, public utilities, communal spaces, and other public projects; and
- (6) to create an increased sense of place through placemaking projects.

## **B. Boundaries of Urban Development Area**

The Urban Redevelopment Area resides within the Comprehensive Plan’s “Dacula Downtown” character area; however, there are three primary zones within the character area that present distinct development patterns and historical character.

### *2<sup>nd</sup> Avenue District*

The 2<sup>nd</sup> Avenue District includes parcels west of Dacula Road, along Winder Highway, and parcels east of Broad Street, bordering Dacula High School. The area includes historic buildings and homes that date back to the City’s incorporation. The 2<sup>nd</sup> Avenue District has suffered from underdevelopment and a lack of maintenance in recent years. The near grid-like development pattern makes it primed for walkable commercial, mixed-use revitalization.

### *Harbins Road and Towler Village Commercial Corridor*

The Harbins Road and Towler Village Corridor includes commercial properties with easy access to Harbins Road, located north of City Hall and south of Winder Highway. The corridor has vacant storefronts, blighted and vacant properties, residential properties, and undervalued commercial properties that lack the connectivity necessary to flourish within the Dacula Downtown character area designation in the Comprehensive Plan.

### *Historic Dacula Village District*

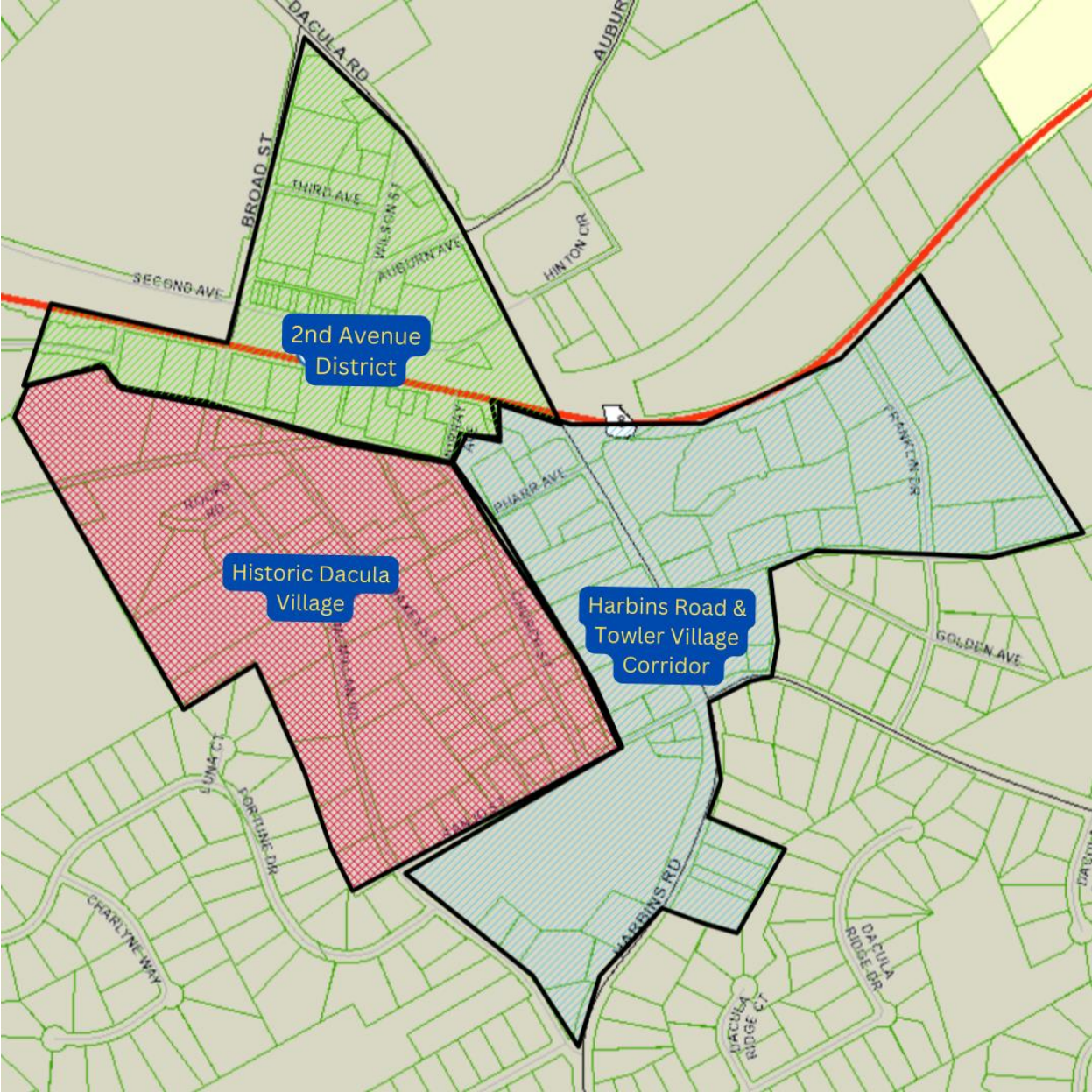
The Historic Dacula Village District includes properties north of the Harbins Road and McMillan Road intersection, extending to Winder Highway. The character area includes residential streets within a walkable or bikeable distance from both the 2<sup>nd</sup> Avenue District and the Harbins Road and Towler Village Commercial Corridor. It currently lacks the public spaces, multi-modal infrastructure, and the fully realized development pattern to connect residents to public and commercial resources.

### *Distress Parcels*

In addition to the aforementioned categories, the Urban Redevelopment Area includes vacant and underutilized parcels that do not meet the criterion of the Dacula Downtown Character Area Comprehensive Plan designation and have become visual blights to the community due to lack of maintenance or use.

The boundaries of the Urban Redevelopment Area are described as follows and shown in the map below:

The boundary of the urban redevelopment area begins at the southeast corner of Dacula Road at Broad Street intersection, follows southward until the Winder Highway and Broad Street intersection. Boundary continues westward along Winder Highway for 680 feet (+/-) and then continues southward. The boundary includes properties along McMillan Road until the McMillan Road and Harbins Road intersection. The boundary follows Harbins Road, includes Dacula City Hall, and continues until the Tanner Road intersection. The boundary continues northeast along Tanner Road for 235 feet (+/-) and then continues northward until it intersects with Freemans Mill Road. The boundary continues eastward along Freemans Mill Road for 1,192 feet (+/-). Then, the boundary continues northward until it intersects with Winder Highway. The boundary proceeds westward along Winder Highway until it intersects with Dacula Road where it continues northward until the boundary ends at the Dacula Road and Broad Street intersection.



**C. Consistency with the City’s Comprehensive Plan**

Dacula’s 2050 Comprehensive Plan is a long-range planning document that provides guard rails for the City’s development in the coming years and decades, painting a complete picture of the City’s future vision. This Urban Redevelopment Plan conforms to and incorporates the components of the Comprehensive Plan, ratified on February 1, 2024, to facilitate compliance with the City's vision.



The Comprehensive Plan outlines the need to identify physical boundaries for a “downtown” and provide recreational opportunities, encourage mixed-use facilities, and revitalize distressed/vacant properties along 2<sup>nd</sup> Avenue and Winder Highway. The Comprehensive Plan survey details that the lack of clearly identifiable City boundaries is felt by more than 40% of residents.

The Urban Redevelopment Area categories are designated as within the Dacula Downtown character area. The recommended strategies for the Downtown Dacula character area state that proposed projects aim for higher density, increased connectivity, modal options, and should balance land use to provide housing and employment opportunities through the creation of incentives for developers to integrate said objectives. This Urban Redevelopment Plan seeks to execute the Dacula Downtown character area objectives through the Comprehensive Plan land use strategies such as reviewing and updating zoning/development codes to create an architectural character and more pronounced Dacula Downtown identity.

#### **D. Property Acquisition, Disposition, and Relocation**

Any property acquired by the City will be actively developed according to the City’s comprehensive land use plan and as outlined in this Urban Redevelopment Plan. Said property would be rehabilitated, conserved, redeveloped, or a combination thereof, as necessary in the interest of the public health, safety, morals, or welfare of the residents of the City. Blighted structures could be demolished or rehabilitated and the land could be developed to facilitate revitalization for the community. This Urban Development Plan conforms with the City's current zoning resolution, comprehensive plan goals, and relevant building codes. Any exceptions will be subject to approval by the City Council. If occupied properties are publicly acquired and resident relocation is necessary, relocation assistance will be provided in accordance with federal and state law.

#### **E. The Urban Redevelopment Project**

The Urban Redevelopment Project includes the rehabilitation, conservation, and/or redevelopment of the redevelopment area by engaging in public and private improvements. Said improvements focus on using undeveloped property owned by the City of Dacula and the redevelopment of blighted property within the Urban Redevelopment Area. The Urban Redevelopment Project will provide needed community green space, commercial resources, and

municipal services for a city core project at the McMillan Road and Harbins Road intersection, consisting of approximately eleven acres that the City purchased in 2021 to revitalize blighted areas (the “City Core Property”). Additional properties may be acquired and structures may be relocated or demolished to facilitate proposed projects as necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

The City will form the Urban Redevelopment Agency of Dacula, Georgia (URA) to facilitate the execution of the Urban Redevelopment Project after the Urban Redevelopment Plan’s approval. The following are proposed improvements included in the Urban Redevelopment Project. The City will consider multiple funding sources to fit particular project needs. No particular funding source for any improvement described below has been secured and the timing of each such improvement has not been determined.

- 1. *Municipal Complex:*** Dacula City Hall on Harbins Road was completed in 1999 and an addition was completed in 2015. The facility houses the Human Resources Department, Planning and Development Department, Marshal’s Office, and Finance Department. City Hall’s council chamber serves as its planning commission chamber, municipal court, indoor public event space, and conference room. The City of Dacula has outgrown this existing City Hall and accordingly intends to build a new Municipal Complex on a portion of the City Core Property. The new Municipal Complex will allow the City to meet the increasing demand for City services and engage with its residents in a modern and integrated space that will become the anchor for a new downtown civic core and will help to accelerate redevelopment of the area.
- 2. *Entertainment Venue:*** The City intends to use a portion of the City Core Property to construct an entertainment venue as a complement to the Municipal Complex and related public and private improvements. More than 50% of Comprehensive Plan Survey respondents state that green space is a priority for future developments within the City. The entertainment venue could include an amphitheater, multifunctional community green space and public restrooms. The versatile green space could host community events, serve as additional space for the amphitheater, and be a central public area for the community to gather. The site’s proximity to Maple Creek Park and the proposed

Municipal Complex makes it the ideal location for outdoor entertainment, fairs, festivals, and other civic and cultural events.

- 3. *Downtown Parking Deck:*** The City intends to construct a central parking deck on a portion of the City Core Property for the new downtown civic core. The proposed parking deck will provide on-site parking for residents and visitors wishing to access the new Municipal Complex, attend events at the proposed amphitheater, or use the complex's commercial storefronts. The parking deck will reduce the land allocated for parking needs and allow additional land uses such as commercial, office, and civic for the community to utilize.
- 4. *Sanjo Street Office Front:*** The City intends to encourage the development of two-story office buildings or similar uses along Sanjo Street and McMillan Road within the City Core Property. Local business locations would provide nearby employment opportunities for Dacula residents and provide local access to services. The centralized location of the businesses could encourage foot-traffic and create demand for localized transportation modes.
- 5. *Harbins Road Multi-story Retail:*** The City intends to encourage the development of commercial storefronts along Harbins Road within the City Core Property, directly across from the existing City Hall. Local retail shops and restaurants would help facilitate the creation of a town center development pattern supported by the moderate-density housing in Dacula Village to the north of Sanjo Street. Commercial storefronts and restaurants in close proximity with existing residential and an entertainment venue could attract residents and visitors to a walkable communal area. Based on the topography, two to three-story retail buildings would be well suited for the area to bridge the elevation difference from Harbins Road to the interior of the site.
- 6. *Residential Infill Development*** The streets within the Historic Dacula Village and the 2<sup>nd</sup> Avenue Districts are some of the most historic in Dacula. Some of the properties need extensive repairs, rehabilitation, or redevelopment. Dacula Village is poised to develop into a livable, walkable downtown residential core that helps support the surrounding future mixed-use and commercial developments; however, the City's current zoning ordinances are not conducive to infill development. The primary barriers to infill

development are setback requirements, lot sizes, and sewer availability, which make it unrealistic for developers to redevelop blighted properties.

With the addition of sewer access along Harbins Road, Winder Highway and Maxey Street, the City has the infrastructure to potentially support a higher-density core. The URA is in a position to advise the City Council and staff to discuss potential amendments to the City's zoning resolution to make infill development legally and financially feasible for developers. A new zoning district or overlay that is specific to the downtown core, would provide the City with the opportunity to invest in financially sustainable and productive developments. As road infrastructure projects become harder to fund, and traffic increases, it is in the best interest of the City to diversify the types of developments within its limits. Facilitating the creation of a downtown core will preserve dwindling forests and large historic lots, yield more property taxes per acre, and reduce the time residents must spend in cars to access resources.

7. **City Monument Signs:** To better create a sense of place in Dacula, the City intends to construct City Monument Signs to delineate municipal boundaries and the City Core. More than 40% of respondents to the Comprehensive Plan survey stated that they did not have a definite sense of where Dacula begins and ends. The signs would provide markers to enhance awareness of the City's boundaries.
8. **Place-Making Projects:** The URA will be tasked to work with the City Council, staff, and community members to select placemaking projects to create a greater sense of connection residents have with their built environment. Residents have a prolific history of honoring veterans and maintaining a public space for such purpose. Monuments and other built structures could be installed to continue the City's tradition of honoring service members in a dedicated "Veterans Park." Additional project concepts include community information boards, stones painted by residents in parks, a brick map of Dacula in a town square, murals and other public works of art, painted or decorative trash receptacles, and/or colorful crosswalks within the Urban Redevelopment Area.
9. **Urban Redevelopment Area Connectivity:** The Urban Redevelopment Area is poised to become a communally functional, financially productive, and civically engaging area within the City. In light of the consistently heavy traffic along Harbins Road and the lack

of transportation alternatives to automobile travel within the City, the URA will be tasked with pursuing complete streets within its boundaries via pedestrian pathways, bike lanes, and physical traffic calming devices as appropriate. The aforementioned tools will connect the currently isolated areas within the Urban Redevelopment Area and connect the City to the proposed Piedmont Pathway outlined within the Gwinnett Trails plan.

#### **F. Ownership of Urban Redevelopment Project**

The URA will be the initial owner of certain public facilities included in the Urban Redevelopment Project, including the new municipal complex, entertainment venue, and parking deck, and will convey these facilities to the City after the completion.

#### **G. Public Infrastructure Needs to Support Redevelopment**

To support redevelopment of the area, the following public infrastructure should be provided and/or upgraded: transportation, electric, water, sewer, sidewalks, lighting, streetscapes, and public recreational space. The City's Capital Improvement Program has identified and prioritized projects that should be addressed.

#### **H. Zoning and Land Use**

This Urban Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Urban Redevelopment Area by private enterprise. The Urban Redevelopment Project will not initially require any zoning changes and will be accomplished in accordance with City's zoning ordinances, as applicable, unless exceptions are made in accordance with the law and the Comprehensive Plan as a component of the Urban Redevelopment Project. This Urban Redevelopment Plan conforms to the general plan of the City as a whole. The Urban Redevelopment Project will constitute an appropriate land use.

#### **I. Conclusion**

The redevelopment of the City of Dacula presents the opportunity to proactively and intentionally redevelop some of the most historied streets in Dacula. This Urban Redevelopment Plan was created for the purpose of aiding in the proactive redevelopment of the City in the Urban Redevelopment Area by identifying public and private improvements that will promote

these goals for the benefit and welfare of the residents of the City and transform and extend Dacula's historic downtown.

## RESOLUTION APPROVING URBAN REDEVELOPMENT PLAN

**WHEREAS**, pursuant to Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”), the City Council of the City of Dacula, Georgia (the “City”) held a public hearing on April 4, 2024, on a proposed urban redevelopment plan entitled “City of Dacula Urban Redevelopment Plan” (the “Urban Redevelopment Plan”), a copy of which is on file with the City; and

**WHEREAS**, public notice of such public hearing was published in the Gwinnett Daily Post, a newspaper having a general circulation in the area of operation of the City, on March 27, 2024, and proof of such publication is on file with the City; and

**WHEREAS**, the City has prepared and adopted a general plan for the physical development of the City as a whole (giving due regard to the environs and metropolitan surroundings) (the “General Plan”) pursuant to the Urban Redevelopment Law; and

**WHEREAS** no families will be displaced from the urban redevelopment area described in the Urban Redevelopment Plan, and therefore no method for relocation of such families need be provided; and

**WHEREAS**, the Urban Redevelopment Plan conforms to the General Plan; and

**WHEREAS**, the Urban Redevelopment 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 area described in the Urban Redevelopment Plan by private enterprise; and

**WHEREAS**, the Urban Redevelopment Plan constitutes an appropriate part of the City’s workable program 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; and

**WHEREAS**, after careful study and investigation, the City desires to approve the Urban Redevelopment Plan;

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DACULA, GEORGIA, AS FOLLOWS:**

1. All statements, findings, and recitations set forth in the above and foregoing preambles are hereby determined and declared to be true and correct.
2. The Urban Redevelopment Plan and the urban redevelopment project set forth therein are hereby approved.
3. Any and all resolutions in conflict with this resolution be and the same are hereby repealed.
4. This resolution shall be effective immediately upon its adoption by the City Council of the City.

**PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE** this 2nd day of May 2024.

**CITY OF DACULA, GEORGIA**

(SEAL)

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



**CITY CLERK'S CERTIFICATE**

I, **BRITTNI NIX**, the duly appointed, qualified, and acting City Clerk of the City of Dacula, Georgia (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on May 2, 2024, by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of \_\_\_\_ Yea and \_\_\_\_ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

**GIVEN** under my hand and the seal of the City, this 2nd day of May 2024.

(SEAL)

\_\_\_\_\_  
City Clerk

**AN ACTIVATING RESOLUTION TO AUTHORIZE THE URBAN REDEVELOPMENT AGENCY OF DACULA, GEORGIA TO TRANSACT BUSINESS AND EXERCISE POWERS UNDER THE PROVISIONS OF THE URBAN REDEVELOPMENT LAW; TO DETERMINE THE NUMBER AND TERMS OF OFFICE OF THE BOARD OF COMMISSIONERS OF THE URBAN REDEVELOPMENT AGENCY; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES**

**WHEREAS**, it has been determined by the City Council of the City of Dacula, Georgia (the “City”) that one or more pockets of blight exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

**WHEREAS**, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, known as the “Urban Redevelopment Law” (the “Urban Redevelopment Law”), creates in each municipality in the State of Georgia a public body corporate and politic to be known as the “urban redevelopment agency” of the municipality, for the purpose of exercising the “urban redevelopment project powers” defined in Section 36-61-17(b) of the Official Code of Georgia Annotated; and

**WHEREAS**, it has been determined by the City Council of the City that it is in the public interest for the Urban Redevelopment Agency of Dacula, Georgia to exercise the “urban redevelopment project powers” of the City; and

**WHEREAS**, the City Council of the City, after thorough investigation, has determined that it is desirable and necessary that the Urban Redevelopment Agency of Dacula, Georgia be activated immediately, pursuant to the Urban Redevelopment Law, in order to fulfill the needs expressed herein;

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DACULA, GEORGIA, AS FOLLOWS:**

1. There is hereby found, determined, and declared that one or more pockets of blight exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

2. It is in the public interest for the City’s urban redevelopment agency created by the Urban Redevelopment Law to exercise the City’s “urban redevelopment project powers” and hereby elects to have the City’s urban redevelopment agency created by the Urban Redevelopment Law exercise the City’s “urban redevelopment project powers.”

3. There is hereby activated in the City the public body corporate and politic known as the “Urban Redevelopment Agency of Dacula, Georgia,” which was created upon the enactment and approval of the Urban Redevelopment Law.

4. The Board of Commissioners of the Urban Redevelopment Agency shall consist of five (5) members who shall serve for staggered terms of office of four (4) years, except for the initial commissioners, who shall serve for the terms of office specified below.

5. The Mayor, by and with the advice and consent of the City Council, hereby appoints as members of the initial Board of Commissioners of the Urban Redevelopment Agency the following named persons for terms of office expiring as indicated below.

<u>Name</u>	<u>Date of Expiration of Initial Term of Office</u>
Denis W. Haynes, Jr.	December 31, 2025
Hugh D. King, III	December 31, 2025
Ann Mitchell	December 31, 2027
Daniel Spain	December 31, 2025
Sean Williams	December 31, 2027

6. The Board of Commissioners hereinbefore appointed shall organize itself, carry out its duties and responsibilities, and exercise its powers and prerogatives in accordance with the terms and provisions of the Urban Redevelopment Law as it now exists and as it might hereafter be amended or modified.

7. Any and all resolutions in conflict with this resolution be and the same are hereby repealed.

8. This resolution shall be effective immediately upon its adoption by the City Council of the City, and from and after such adoption the Urban Redevelopment Agency of Dacula, Georgia shall be deemed to be activated.

**PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE** this 2nd day of May 2024.

**CITY OF DACULA, GEORGIA**

By: \_\_\_\_\_  
Mayor

(SEAL)

Attest:

\_\_\_\_\_  
City Clerk

**CITY CLERK'S CERTIFICATE**

I, **BRITTNI NIX**, the duly appointed, qualified, and acting City Clerk of the City of Dacula, Georgia (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on May 2, 2024, by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of \_\_\_\_ Yea and \_\_\_\_ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

**GIVEN** under my hand and the seal of the City, this 2nd day of May 2024.

(SEAL)

\_\_\_\_\_  
City Clerk



## MEMO

TO: Mayor and City Council of the City of Dacula  
FROM: Brittni Nix, City Administrator  
DATE: April 25, 2024  
SUBJECT: Design proposal for Superior Drive Storm Drainage Replacement Project

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The City of Dacula staff requested a proposal from Bowman Consulting Group Ltd. to design and bid the replacement of storm water pipe along 3125 Superior Drive. The current pipe has been separated and is causing a massive sink hole. As such, the size of the sink hole has created health and wellness concerns for the residents. The provided proposal includes creating construction documents, bid management, and construction administration for \$32,100.

SPLOST funds would be utilized to fund the project. Staff requests approving Bowman's proposal in the amount of \$32,100 for the stated services as provided.



April 22, 2024

Mayor & Council  
**City of Dacula**  
P.O. Box 400  
Dacula, GA 30019

RE: Job #24-0406  
3125 Superior Drive Storm Drainage Replacement Project

Dear Mayor & Council:

Bowman Consulting Group (Bowman) is pleased to offer this Proposal/Agreement for Surveying and Engineering Services for 3125 Superior Drive Storm Drainage Replacement Project. Bowman will provide Surveying and Civil Engineering Design Services for the City of Dacula in order to survey, design, prepare Construction Drawings and Specifications, Bid Documents, and Construction Administration Services as described in the project referenced above.

Following discussion with City Staff we have prepared the following Scope of Services.

**I. Survey Phase .....\$ 4,100.00**

Bowman will field survey the proposed area for storm drainage replacement referenced above to provide the necessary topographic data for design.

- A. Survey and establish topographic elevations and existing storm drainage system data.
- B. Field locate visible utilities. No private locate services or Alta Survey Services are proposed.
- C. Research to provide right-of-way and lot lines as required.

**II. Design Phase .....\$ 12,000.00**

Bowman will design and prepare Construction Drawings and Specifications for 3125 Superior Drive Storm Drainage Replacement Project which includes:

- A. Demolition Plan.
- B. Site Layout Plan.
- C. Grading & Drainage Plan.
- D. Storm Drainage Profiles and Hydrology Calculations, as required.
- E. Soil & Erosion Control Plans & Details.
- F. Construction Details.
- G. Specifications.

**III. Bid Phase ..... \$ 8,000.00**

Bowman will prepare Bid Phase Documents and send to City, Advertisers, and Bidders for bidding the project out for construction. These services include:

- A. Prepare Contract Bid Documents.
- B. Send Drawings and Documents out to prospective bidders.
- C. Prepare advertisement for Bid and send to appropriate advertisers.
- D. Respond to Request for Information during the bid phase.
- E. Prepare addenda as required.
- F. Attend Bid Opening as the Owners Representative.
- G. Evaluate Bids.
- H. Award the Contract.

**IV. Easement Phase..... (hourly, as required)**

- A. Research, prepare, and secure easement agreements as required for each property in order to access and install storm drainage improvements. Properties that will be impacted and may require acquisition of easements include #3125 Superior Drive and 3115 Superior Drive.

**V. Construction Administration Phase ..... \$ 8,000.00**

Bowman will provide construction administration services throughout construction of the project to ensure that the project is being constructed per the contract documents. These services include:

- A. Daily/Weekly Site Visits as needed.
- B. Coordinate with Contractor on construction and/or questions.
- C. Review and respond to RFI's and/or Change Orders, as required.
- D. Review storm drainage and other submittals, as required.
- E. Review and approve Pay Applications.
- F. Coordinate Project Closeout. Prepare closeout documents and coordinate with Contractor to complete required items.

The Scope of Services of this Proposal/Agreement is limited to those items outlined above. Services of any nature beyond those outlined above shall be performed as an Additional Service on an hourly fee basis per the attached fee schedule, plus reimbursable expenses at cost plus 15%. Invoices are due and payable within thirty days from date of invoice. Bowman Standard Terms and Conditions are attached herewith and become part of this Contract.

If this proposal is acceptable, please sign in the space provided below and return a copy to our office. Upon your acceptance, this document shall serve as our Agreement for Basic Services and our Notice to Proceed. We appreciate the opportunity to serve you again and look forward

City of Dacula  
April 22, 2024  
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to working with you. If you have questions or require additional information, please call. We are at your service.

Sincerely,

**Bowman Consulting Group**

Kevin D. Whigham, P.E., M.ASCE  
Civil Engineering, Team Lead

KDW/mrf  
*P: 24-0406/Admin/24-0404\_3125 Superior Dr - Engineering Proposal 04-22-2024*

**Accepted and Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_





## MEMO

TO: Mayor and City Council of the City of Dacula  
FROM: Brittni Nix, City Administrator  
DATE: April 25, 2024  
SUBJECT: McMillan Rd FY-2024 LRA Application

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The Georgia Department of Transportation (GDOT) is now accepting applications for Local Road Assistance Administration funds (LRA) authorized by the Georgia amended fiscal year 2024 budget. Based on the FY 2024 LRA formula amounts, the City of Dacula is eligible for up to \$102,084.11.

Staff recommends submitting the McMillan Road Paving, Drainage, and Sidewalk Improvement Project for consideration to receive FY-2024 LRA monies. The improvement project includes 6" deep patch milling sections of asphalt failures, standard 2 1/2" asphalt milling, asphalt repaving, restriping, sidewalk, curb ramp and guardrail replacement, stormwater improvements, and redesigning the McMillan Road at Stanley Road/Church Street intersection. The listed corrections would serve to bridge insufficient subsurface soil conditions while correcting failures in the existing roadway. The OPCC (Opinion of Probable Construction Cost) with 15% contingency totals \$598,529.

Staff requests a motion from Council to authorize the Mayor to sign and submit the FY-2024 LRA Application to the Georgia Department of Transportation for their consideration.



April 19, 2024

Mr. Jeramy Durrence  
State Aid Coordinator  
Georgia Department of Transportation  
District 1 Office of Traffic Operations  
1475 Jesse Jewell Pkwy NE, Suite 100  
Gainesville, Georgia 30501

RE: 2024 Program Year LRA Grant Application  
City of Dacula – McMillan Road Paving, Drainage, and Sidewalk Improvements

Dear Mr. Durrence:

Please find attached the completed 2024 Local Road Assistance Administration Funding Application. The City of Dacula has identified McMillan Road that is in need of deep patch asphalt repair, asphalt milling, repaving, drainage structure repair, guardrails, and sidewalk replacement improvements.

The asphalt pavement improvements project as identified in the application; McMillan Road is 0.534 miles in length. Project will begin at intersection of McMillan Road and Harbins Road and end at intersection of McMillan Road and Stanley Road/Church Street intersection. The City plans to start engineering design in May of 2024 and construction around beginning of August 2024.

The status of previous funding for the City of Dacula includes:

- 1) 2021 LMIG Robin Ridge Drive, Tecca Court, and Joey Court Asphalt Paving Improvements / Sidewalk Project. Project is complete.
- 2) 2022 LMIG Brookton Station Subdivision Asphalt Milling and Repaving Improvements / Sidewalk Replacement Project. Project is complete.
- 3) 2023 LMIG Dacula Crossing Subdivision – Dacula Ridge Drive and Dacula Ridge Court. Project is complete.

If you have any questions, or require additional information, please call.

Sincerely,

Honorable Hugh D. King, III  
Mayor, City of Dacula

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT  
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2024 SUPPLEMENTAL  
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

I, Hugh D. King, III (Name), the Mayor (Title), on behalf of City of Dacula (Local Government), who being duly sworn do swear that the

information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government’s Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application (“Loss”). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department’s Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

\_\_\_\_\_  
(Signature)  
  
\_\_\_\_\_  
(Print)  
Mayor / Commission Chairperson  
  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
E-Verify Number

Sworn to and subscribed before me,  
  
This \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.  
In the presence of:

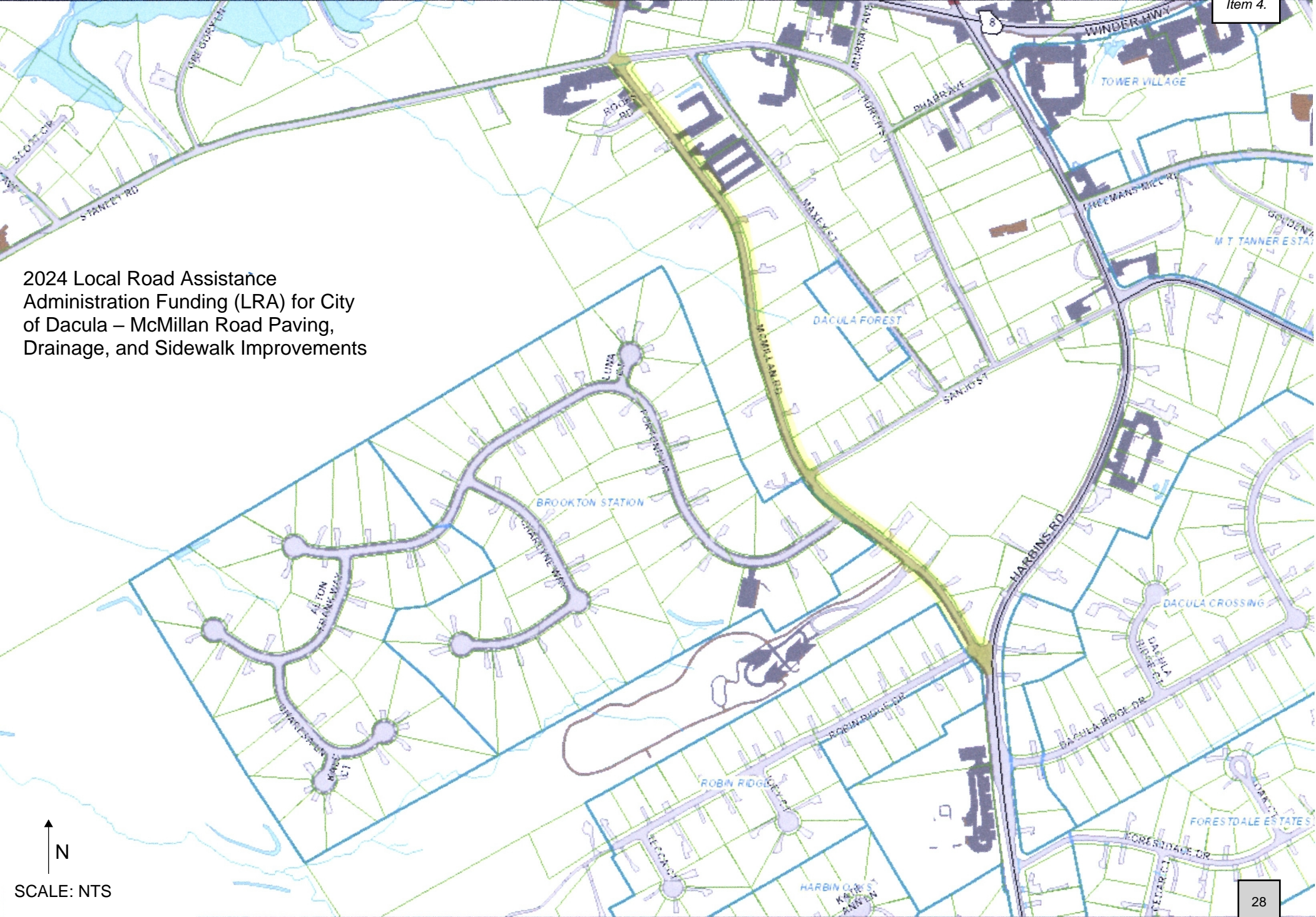
NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires:

**NOTARY PUBLIC SEAL:**

**LOCAL GOVERNMENT SEAL:**

2024 Local Road Assistance Administration Funding (LRA) for City of Dacula – McMillan Road Paving, Drainage, and Sidewalk Improvements



N  
SCALE: NTS

**Opinion of Probable Construction Cost** Date: **April 19, 2024**  
 2024 LRA Grant\_City of Dacula - McMillan Road Paving, Drainage, and Sidewalk Improvements

Activity		Unit	Labor \$ or LumpSum	Subtotal	Total	Misc Notes
<b>McMillan Road</b>					<b>\$ 498,360.00</b>	* McMillan Road - 24' wide ep/ep (2,820 L.F. +/-)
Bond and Traffic Control/Signage	1	Ls	25,000.00	\$ 25,000.00		
Traffic Control	1	Ls	10,000.00	\$ 10,000.00		
Demolish/Remove/Install Curb & Gutter	400	LF	50.00	\$ 20,000.00		
Demoilsh/Remove Trees near Sidewalk	3	Ea	2,000.00	\$ 6,000.00		
Sidewalk Replacement	4,000	Sf	12.50	\$ 50,000.00		
Concrete Handicap Ramps	10	Ea	1,000.00	\$ 10,000.00		
Concrete Driveway Apron Replacement	2,500	Sf	15.00	\$ 37,500.00		
Crosswalk Striping	300	Lf	10.00	\$ 3,000.00		
Traffic Stop Bar	60	Lf	10.00	\$ 600.00		
Double Yellow Centerline Striping	2,820	Lf	3.00	\$ 8,460.00		
Guardrail removal and replacement	200	Lf	55.00	\$ 11,000.00		
Asphalt Milling ( 2-1/2")	8,000	Sy	8.50	\$ 68,000.00		
Asphalt Tack Coat	16,000	Sy	0.80	\$ 12,800.00		
Asphalt 'D' Mix (1")	8,000	Sy	10.00	\$ 80,000.00		
Asphalt 'F' Mix Surface Course 9.5 mm (1-1/2")	8,000	Sy	12.00	\$ 96,000.00		
Asphalt Deep Patch Milling (4")	1,500	Sy	10.00	\$ 15,000.00		
Asphalt Deep Patch Filling (4") 19.5 mm	1,500	Sy	30.00	\$ 45,000.00		
<b>Storm Improvements</b>					<b>\$ 16,050.00</b>	
Concrete Headwalls	2	Lf	3,000.00	\$ 6,000.00		
RCP Pipe	20	Lf	65.00	\$ 1,300.00		
Concrete SWCB Top Replacement	3	Ea	2,000.00	\$ 6,000.00		
Rip Rap	50	Tn	55.00	\$ 2,750.00		
<b>Erosion Control</b>					<b>\$ 6,050.00</b>	
Inlet Protection (Sd2-F)	10	Ea	400.00	\$ 4,000.00		
Silt Fence (Sd1-C)	100	Lf	12.00	\$ 1,200.00		
Sod	1,000	Sf	0.85	\$ 850.00		
					<b>Cost: \$ 520,460.00</b>	
					<b>15% Contingency: \$ 78,069.00</b>	
					<b>Total Cost: \$ 598,529.00</b>	

\*Bowman Consulting Group makes no guarantee as to the accuracy or inaccuracy of the figures above. Rather these costs are for budgeting purposes only. All final costs are subject to change.  
 \* All quantities listed are preliminary and approximate and shall be verified by the Contractor during Bidding. Areas for repair are marked with paint by the City.  
 \* No Utility Modifications are not included in cost of OPCC.



## MEMO

TO: Mayor and City Council of the City of Dacula  
FROM: Brittni Nix, City Administrator  
DATE: April 25, 2024  
SUBJECT: Security cameras for Maple Creek Park

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There has been an increasing amount of vandalism at Maple Creek Park. Installing additional security cameras within Maple Creek Park would increase security, assist law enforcement with identification, and deter future offenses by reducing blind spots.

Staff researched installing security cameras and determined the electrical infrastructure at Maple Creek Park would require improvements to support the additional security camera system. As such, staff has procured a quote from Kellar Security to install three (3) PTZ cameras, and one (1) fixed camera for (\$6,220) and a quote from Electrical Pros to provide the required electrical infrastructure (\$14,843). The provided quotes are all inclusive. The total project cost is \$21,063.

2017 SPLOST Recreation funds would be utilized to fund the project. Staff recommends authorizing a not to exceed amount of \$21,063 for the security camera installation project to install the security camera equipment and electrical improvements as proposed.



# Kellar Security Services

PO Box 908041  
Gainesville, GA 30501 770-534-5947      kellarss@aol.com

Maple Creek Video Additions  
Amy White

Phone:      Quote #:  
Email:      Quote Date:

Item #	Description	Qty	Unit Price	Discount	Price
<b>Camera Additions</b>	Add cameras at lower park entrance. Two PTZ and one fixed				
	looking at entry gate. Add PTZ to front license plate camera.				
	Alibi 4MP PTZ Cameras	3	1,295.00		3,885.00
	Alibi PTZ Pole Mounts	3	85.00		255.00
	Alibi Varifocal 5MP Camera	1	395.00		395.00
	Ubiquiti PtP Wifi Transceiver	1	295.00		295.00
	Carlson NEMA Enclosure 12"x12"	1	95.00		95.00
	APC Battery backup	1	95.00		95.00
	Customer to supply 120v on pole installed and provided by others.				-
	Labor to Install	1	1,200.00		1,200.00
					-
<b>3/29/2024</b>					Quote Subtotal \$ 6,220.00
<b>Accepted By:</b>					
<b>Notes: Payment arrangements to be made before job begins.</b>					
Make all checks payable to Kellar Security Services.					
Overdue accounts subject to a service charge of 1.5% per month.					Deposit Received -
					<b>TOTAL \$ 6,220.00</b>

# Premium Option

City of Dacula | Maple Creek Park, 425 McMilian Road, , Dacula, GA 30019

#230-1 | 03/29/2024



Add wiring system and conduit from the electrical panel to a junction box on the rear of bathroom building. Contract to have Ground Penetrating radar scans done in the area which will be excavated to avoid damaging other underground pipes, wires or structures. Excavate from the bathroom building to pole on the grassy hill near the back entrance had one near the bushes to see the back area of the park. Contract horizontal boring company to cross the road two times. Core into ground and construct concrete bases for poles. Install threaded bases and conduits. Install two 12 foot bronze in color metal poles for cameras. Install junction boxes and wiring for cameras. Install larger, and extra wire to compensate for voltage drop and potential future needs.

Services	Quantity	Unit price	Amount
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Premium Option (One camera at back gate and one to show back of park)	1	\$14,843.00	\$14,843.00
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Add wiring system and conduit from the electrical panel to a junction box on the rear of bathroom building. Contract to have Ground Penetrating radar scans done in the area which will be excavated to avoid damaging other underground pipes, wires or structures. Excavate from the bathroom building to pole on the grassy hill near the back entrance had one near the bushes to see the back area of the park. Contract horizontal boring company to cross the road two times. Core into ground and construct concrete bases for poles. Install threaded bases and conduits. Install two 12 foot bronze in color metal poles for cameras. Install junction boxes and wiring for cameras. Install larger, and extra wire to compensate for voltage drop and potential future needs.

<b>Electrical Pros</b>	Subtotal	\$14,843.00
(770) 873-9239	<b>Total payment</b>	<b>\$14,843.00</b>
info@electricalpros.com		
6562 Ga 53, Ste. A, Braselton		
BRASELTON, GA 30517		

Thank you for choosing Electrical Pros to assist you today! We strive for excellent customer service, and we appreciate your business!