



CITY OF
WATKINSVILLE

AGENDA
CITY OF WATKINSVILLE

October 18, 2023

6:30 PM

WELCOME

CALL TO ORDER

QUORUM CHECK

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. September 20, 2023 Regular Meeting

APPROVAL OF AGENDA

ADMINISTRATION

Members of the public wishing to address Mayor and Council may do so at the noted times on the agenda or on request and at discretion of Council. Sec. 2-26(d): Comments shall be only directly relating to agenda items. Speak from the podium. Four minutes per person. Refrain from debate, argument, personal attacks, or irrelevant discussion. Address only the merits of the pending matter, and address remarks directly to council. Council can't speak to potential litigation, attorney client, or personnel matters.

2. Financial Reports – General, Fund Reserve, SPLOST II and III, TSPLOST, and ARPA funds
3. Economic Development Reports – Business Licenses, Building Permits
4. Downtown Development Authority Update
5. Police Department Report

CONSENT AGENDA

6. RESOLUTION: Approve submittal of 2023-2024 Georgia Recreational Trail Program (RTP) Pre-Application for the Thomas Farm property
7. Appropriate \$14,000 from SPLOST III Fund: Recreation & Parks - Greenspace for Community Engagement and Design Services
8. Sidewalk Permit Indemnification Agreement
9. Trove Donation Deed of Acceptance and Donation Agreement

PUBLIC HEARING

10-minutes/side per Zoning Procedures Law. Sec. 2-26(d): Comments shall be only directly relating to agenda items. Speak from the podium. Four minutes per person. Refrain from debate, argument, personal attacks, or irrelevant discussion. Address only the merits of the pending matter, and address remarks directly to council. Council can't speak to potential litigation, attorney client, or personnel matters.

10. Public Hearing: 1080 Experiment Station Road/Tax Parcel #W 03 001 (A&B Holdco, LLC) – Rezone from Public Institutional (PI) to Downtown (DT)
11. Vote: 1080 Experiment Station Road/Tax Parcel #W 03 001 (A&B Holdco, LLC) – Rezone from Public Institutional (PI) to Downtown (DT) and Amend Zoning Map

APPEARANCES

OLD BUSINESS

12. GDOT Transportation Alternatives Program (TAP) Grant

AGENDA
CITY OF WATKINSVILLE
October 18, 2023
6:30 PM

NEW BUSINESS

PUBLIC COMMENTS

Sec. 2-26(d): Comments shall be only directly relating to agenda items. Speak from the podium. Four minutes per person. Refrain from debate, argument, personal attacks, or irrelevant discussion. Address only the merits of the pending matter, and address remarks directly to council. Council can't speak to potential litigation, attorney client, or personnel matters.

MAYOR'S REPORT

COUNCIL REPORTS

Chuck Garrett - Post 1

Connie Massey – Post 2

Brett Thomas – Post 3

Christine Tucker – Post 4

Jeff Campbell – Post 5

EXECUTIVE SESSION

1. Personnel / 2. Real Estate / 3. Threatened Litigation

ADJOURN

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 706-769-5161 promptly to allow the City to make reasonable accommodations for those persons.

MINUTES OF MAYOR AND COUNCIL, CITY OF WATKINSVILLE

September 20, 2023, 6:30 PM

These summarize the action at the meeting. A full recording is at www.cityofwatkinsville.com.

PRESENT: Mayor Brodrick, Councilmembers Massey, Campbell, Tucker, Thomas, Attorney Reitman, Manager Dickerson, Engineer Campbell, Interim Chief Tetterton, Clerk Klein, Finance Director Black, Officer Goodson.

WELCOME: Mayor welcomed Councilman Thomas back from deployment and expressed sincere gratitude for Thomas's service to our country and our community. Thomas stated he was thankful to be home.

QUORUM CHECK: Mayor acknowledged a quorum was present.

PLEDGE OF ALLEGIANCE: Councilman Thomas led Pledge of Allegiance.

APPROVAL OF MINUTES

1. August 16, 2023, Regular Meeting

2. August 30, 2023, Special Called Meeting

Tucker moved to approve both minutes. Campbell second. *Opportunity for discussion.* Motion carried 5 to 0.

APPROVAL OF AGENDA

Campbell moved to approve Agenda. Tucker second. *Opportunity for discussion.* Motion carried 5 to 0.

ADMINISTRATION

Public Input: Mayor explained if anyone wished to address Council, they could do so as noted on the agenda or at the discretion of Council. Per Code 2-26(d), comments shall be related to items on the agenda, speak from the podium, with no more than 4 minutes/person, no debate, argument, personal attacks, or irrelevant discussion.

3. Financial Reports – General, Fund Reserve, SPLOST II and III, TSPLOST, and ARPA funds:

Dickerson provided monthly financial reports including balances for each fund.

4. Economic Development Reports – Business Licenses, Building Permits:

Dickerson reported \$849 in Occupation Taxes and \$445 in building permit fees in August and \$5,607.06 this year from Alcohol Taxes and Hotel/Motel Excise Taxes.

5. Downtown Development Authority Update:

Mayor Pro Tem Tucker report: October 14, 2023, Rocket Field Rock 'N Art event, made possible from a Creative Placemaking grant from Georgia Downtowns. Chops & Hops, South Main Brewing, Doughbys, Mama Ning's, and possibly members from Farmer's Market will be there. Funds raised will be for downtown beautification, including a new pocket park across from Doughbys. Four new businesses downtown in the next few months: Oconee Outfitters, a Cat Café, a coffee roaster, and a home boutique store. DDA recommended approval of Council's items 10, 11, and 12 (below). The City is fortunate to have a dedicated DDA Board, of local business owners. Mayor thanked Tucker and DDA Director Patterson for all their work.

6. Police Department Report:

Interim Chief Tetterton provided the monthly report which included police activities, citations, officer training, data from traffic calming signs, and upcoming events.

CONSENT AGENDA

7. RESOLUTION: Update Comprehensive Fee Schedule to ratify Rocket Field Fees.

Campbell moved to approve as presented. Thomas second. *Opportunity for discussion.* Motion carried 5 to 0.

PUBLIC HEARINGS

None.

APPEARANCES

8. 64 White Street Parcel #W 05 079 (Third Thrasher Properties, LLC) – Demolition Permit

Engineer Campbell provided staff report. He noted applicant had provided the asbestos report - none was shown.

Tucker moved to approve demolition permit for 64 White Street with following conditions: 1) Applicant shall install appropriate Best Management Practices to prevent erosion, sedimentation, and pollution from leaving the project site and entering adjacent parcels or roadways, and 2) shall not allow any heavy trucks to use recently paved Bunny Hop Trail for 90 days. Thomas second. *Opportunity for discussion.* Motion carried 5 to 0.

OLD BUSINESS

None.

NEW BUSINESS

9. Approve Contractor for Water Street Drainpipe Upgrade, Appropriation of Funds

Dickerson provided report. She summarized price proposals for Water Street Drainpipe upgrade project. Tucker moved to approve: Contractor to perform emergency work to upgrade drainpipe on Water Street and appropriate up to an additional \$16,750 for the project using the balance of \$6,750 in FY23 LMIG Funds and \$10,000 from 2021 SPLOST III: Roads, Streets, Bridges – Stormwater Improvements, and Authorize:

A. Manager and Engineer negotiate with the contractor who provided the lowest price and determine if the contractor can be the most responsive regarding initiating work and completing it timely.

B. Mayor and Clerk to sign all relevant documents, including any easements required, and

C. Manager and Engineer to negotiate an add alternate with the contractor for work on Jackson Street and Industrial Boulevard and approve appropriation of \$30,000 from 2021 SPLOST III: Roads, Streets, Bridges. Campbell second. *Opportunity for discussion.* Motion carried 5 to 0.

10. ORDINANCE: Amendment to Chapter 32, for Sidewalk Permits for Businesses.

Mayor provided context regarding the need for permit requirements. Dickerson and Reitman discussed the Amendment. Tucker moved to approve, with another addition, new Section 32-189(I): “Upon request of the City, planters and/or displays may be temporarily removed for short duration for special events periodically”. Campbell second. *Opportunity for discussion.* Motion carried 5 to 0.

11. RESOLUTION: update Fee Schedule, to Adopt Fees for Sidewalk Permits.

Dickerson recommended a \$10 flat fee, due annually, for Sidewalk Permits. Thomas moved to approve \$10 as presented. Garrett second. *Opportunity for discussion.* Motion carried 5 to 0.

12. Approve appropriation from SPLOST III for Downtown Streetscape Improvements.

Dickerson summarized requested appropriation for Downtown Streetscape. Tucker moved to appropriate \$10,000 from SPLOST III to Streetscape for Downtown Improvements and to appropriate \$15,000 from SPLOST III for Rocket Field, Greenspace, and Watkinsville Woods signage. Campbell second. *Opportunity for discussion.* Motion carried 5 to 0.

PUBLIC COMMENTS

None.

MAYOR’S REPORT

Mayor reported on New High Shoals Road sidewalk, and updated on construction at Rocket Field, noting it should be wrapping up in a couple of weeks. Dickerson shared that the scoreboard and net climber should be installed after Fall Festival before Thanksgiving. Mayor noted the maintenance agreement with The Yard is working well. Dickerson added that she was working to create a QR Code at Rocket Field to link to a calendar to show when the field had events and when it was open to the public. Tucker suggested signage around Rocket Field notifying the field was still not yet open for dogs. Mayor announced a Watkinsville Woods + Harris Shoals Park Workday September 30th at 9AM. He expressed appreciation to Public Works for their work on the Pocket Park on Main Street in front of the Blind Pig. He updated on construction of the Oconee Library at Wire Park,

noting the brick façade was done, and all windows installed. On August 17th the first steering committee meeting was held for Thomas Farm Park and the next meeting would be a site visit on Monday, September 25th. He noted two public input sessions, October 4th and 11th at 5:30 PM in City Hall.

13. Chuck Garrett: attended a webinar on Historic Preservation and based on what he heard; the City is on the right track with its efforts to establish a Historic Preservation Ordinance.

14. Connie Massey: she and Garrett attended the Constitution Week event, and the DAR did a good job.

15. Brett Thomas: glad to be back and in person at the Council meeting. He spent his first day back riding around Watkinsville and was very pleased with all the work over the last year.

16. Christine Tucker: Stated she was thankful to be part of the community and Oconee County, noting there is a sense of collaboration and positivity.

17. Jeff Campbell: No report.

ADJOURN

At 7:31 PM, Tucker moved to adjourn. Campbell second. *Opportunity for discussion.* Motion carried 5 to 0.

RESPECTFULLY SUBMITTED,

JULIE A. KLEIN, CMC

CITY OF WATKINSVILLE - GENERAL FUND

Balance Sheet

As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
11 · CASH & CASH EQUIVALENTS	
11.110 · Cash in Bank-Operating	155,766.40
11.111 · Harris Shoals Park Acct	-50.00
11.112 · Capital Improvement Account	283,455.25
11.114 · Confiscated Assets Fund	9,225.76
11.116 · Petty Cash	50.00
11.134 · Money Market - OSB	2,357,756.29
11.135 · Sweep Account	1,035,543.90
11 · CASH & CASH EQUIVALENTS - Other	-29.85
Total 11 · CASH & CASH EQUIVALENTS	3,841,717.75
Total Checking/Savings	3,841,717.75
Other Current Assets	
11.190 · Accounts receivable	59,224.22
11.310 · Due from Other Funds	-15,000.00
11.316 · Due from Cemetery Fund	11,400.00
11.317 · Due from Municipal Court Fund	8,912.63
11.323 · Due from SPLOST II	-10,395.00
11.500 · Property Taxes Rec-Curr	8,826.35
11.510 · Allow. Doubtful Accts -Prop Tax	-1,547.69
12.201 · Local Option Sales Tax Re	-69,225.75
2120 · Payroll Asset	12.55
Total Other Current Assets	-7,792.69
Total Current Assets	3,833,925.06
TOTAL ASSETS	3,833,925.06
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
12.110 · Accounts Payable .	8,028.30
20000 · *Accounts Payable	-14,090.10
Total Accounts Payable	-6,061.80
Other Current Liabilities	
12 · ACCRUED WAGES PAYABLE	
12.130 · FICA Taxes Payable	-594.79
12.131 · Federal Withholding	-429.00
12.132 · State Withholding	3,649.19
12.133 · Emp. Garnish Withholding	-268.66
12.134 · Employee Retirement	3,148.15
12.135 · Employee Life Insurance	16,549.50
12.138 · Dental Insurance	4,145.24
12.139 · Vision Insurance	688.50
12 · ACCRUED WAGES PAYABLE - Other	-104.64
Total 12 · ACCRUED WAGES PAYABLE	26,783.49
12.000 · Accounts Payable	14,950.09
12.189 · Due from SPLOST II Fund	-75.00
12.200 · Due to Oconee County	23,570.00
12.240 · Other Payroll Liabilities	
12.241 · Other Payroll Liabilities	726.77
12.240 · Other Payroll Liabilities - Other	33,989.05
Total 12.240 · Other Payroll Liabilities	34,715.82
12.255 · Unavailable Property Taxes	6,494.67
24000 · Payroll Liabilities	14,600.73
Total Other Current Liabilities	121,039.80
Total Current Liabilities	114,978.00
Total Liabilities	114,978.00
Equity	
13.220 · Unreserved/Undesignated	1,220,453.24
13.233 · Assigned - Capital Projects	369,006.00
13.234 · Assigned - Subsequent Budget	133,859.00
13.320 · Retained Earnings.	22,555.13
13.520 · Fund balance - restricted	500,000.00
30000 · Opening Balance Equity	43,901.33
32000 · Retained Earnings	1,464,804.94
Net Income	-35,632.58
Total Equity	3,718,947.06
TOTAL LIABILITIES & EQUITY	3,833,925.06

5:30 PM

10/16/23

Accrual Basis

CITY OF WATKINSVILLE - GENERAL FUND
Profit & Loss Budget vs. Actual - EXPENSES
July through September 2023

	Jul - Sep 23	Budget	\$ Over Budget	% of Bud...
OTHER FINANCING USES				
9000- CARES Act Funds	0.00			
OTHER FINANCING USES - Other	0.00			
Total OTHER FINANCING USES	0.00			
CEMETERY				
4950-Cemetery	0.00	7,500.00	-7,500.00	0.0%
CEMETERY - Other	0.00			
Total CEMETERY	0.00	7,500.00	-7,500.00	0.0%
CODE ENFORCEMENT				
7451. Code Enforcement CAP	0.00			
7450 - Code Enforcement	21,463.88	89,778.00	-68,314.12	23.9%
CODE ENFORCEMENT - Other	0.00			
Total CODE ENFORCEMENT	21,463.88	89,778.00	-68,314.12	23.9%
CULTURE & RECREATION				
6122-Recreation Centers	0.00			
6172 - Eagle Tavern Museum	0.00			
6173 - OCAF	0.00	5,000.00	-5,000.00	0.0%
6200-Parks	23,747.32	269,299.00	-245,551.68	8.8%
6500 - Library	0.00	33,471.00	-33,471.00	0.0%
CULTURE & RECREATION - Other	0.00			
Total CULTURE & RECREATION	23,747.32	307,770.00	-284,022.68	7.7%
GENERAL GOVERNMENT				
1501. CAP IMP GENERAL GOV	0.00			
1110-Governing Body	3,394.58	12,600.00	-9,205.42	26.9%
1310-Mayor	402.38	1,500.00	-1,097.62	26.8%
1400-Elections	0.00			
1500-General Administration				
1565 - Administration Buildings	5,634.39	22,527.00	-16,892.61	25.0%
1500-General Administration - Other	124,122.07	515,051.00	-390,928.93	24.1%
Total 1500-General Administration	129,756.46	537,578.00	-407,821.54	24.1%
GENERAL GOVERNMENT - Other	0.00			
Total GENERAL GOVERNMENT	133,553.42	551,678.00	-418,124.58	24.2%
HOUSING & DEVELOPMENT				
7220-Building Inspector	0.00	104,247.00	-104,247.00	0.0%
HOUSING & DEVELOPMENT - Other	4,430.00	23,200.00	-18,770.00	19.1%
Total HOUSING & DEVELOPMENT	4,430.00	127,447.00	-123,017.00	3.5%
ECONOMIC DEVELOPMENT AND ASSIST				
7540 - Tourism	25,123.64	120,589.00	-95,465.36	20.8%
ECONOMIC DEVELOPMENT AND ASSIST - Other	0.00			
Total ECONOMIC DEVELOPMENT AND ASSIST	25,123.64	120,589.00	-95,465.36	20.8%
JUDICIAL				
2650-Municipal Court	37,677.91	171,362.00	-133,684.09	22.0%
JUDICIAL - Other	0.00			
Total JUDICIAL	37,677.91	171,362.00	-133,684.09	22.0%
PUBLIC SAFETY				
3201. CAP IMPROV POLICE	0.00			
3200-Police	193,838.24	838,799.00	-644,960.76	23.1%
3500-Fire	14,000.00	14,000.00	0.00	100.0%
PUBLIC SAFETY - Other	0.00			
Total PUBLIC SAFETY	207,838.24	852,799.00	-644,960.76	24.4%
PUBLIC WORKS				
4201. CAP IMPROV PUBLIC WORKS	0.00			
4200-Highways & Streets	91,876.67	579,554.00	-487,677.33	15.9%
4260-Street Lighting	10,436.22	50,400.00	-39,963.78	20.7%
PUBLIC WORKS - Other	0.00			
Total PUBLIC WORKS	102,312.89	629,954.00	-527,641.11	16.2%
Unclassified	0.00	0.00	0.00	0.0%
TOTAL	556,147.30	2,858,877.00	-2,302,729.70	19.5%

CITY OF WATKINSVILLE - GENERAL FUND
Profit & Loss Budget vs. Actual - REVENUES
July through September 2023

	Jul - Sep 23	Budget	\$ Over Budget	% of Bu...
Ordinary Income/Expense				
Income				
31 · TAXES				
31.000 · Property Taxes	3,668.97	671,860.00	-668,191.03	0.5%
31.131 · Motor Vehicle Tax	55,958.95	76,000.00	-20,041.05	73.6%
31.160 · Real Estate Trans	7,126.97	13,819.00	-6,692.03	51.6%
31.171 · Electric Franchise Fee	0.00	180,000.00	-180,000.00	0.0%
31.173 · Gas Franchise Fee	5,999.51	20,000.00	-14,000.49	30.0%
31.175 · Cable Franchise Fee	10,311.34	38,000.00	-27,688.66	27.1%
31.176 · Telephone Franchise Fee	1,735.53	5,000.00	-3,264.47	34.7%
31.310 · Local Option Sales & Use Tax	231,005.24	954,564.00	-723,558.76	24.2%
31.410 · Hotel/Motel Excise Tax	5,469.51			
31.420 · Alcoholic Beverage	17,644.26	44,304.00	-26,659.74	39.8%
31.610 · Business & Occupational	1,964.00	79,500.00	-77,536.00	2.5%
31.620 · Insurance Premium Tax	0.00	245,820.00	-245,820.00	0.0%
Total 31 · TAXES	340,884.28	2,328,867.00	-1,987,982.72	14.6%
32 · LICENSES AND PERMITS				
32.210 · Building Permits	4,948.10	166,656.00	-161,707.90	3.0%
Total 32 · LICENSES AND PERMITS	4,948.10	166,656.00	-161,707.90	3.0%
34 · CHARGES FOR SERVICES				
34.117 · FireHouse Subs Grant	0.00	0.00	0.00	0.0%
34.118 · AAA Public Safety Grant	0.00	0.00	0.00	0.0%
34.119 · GMA Grant	0.00	0.00	0.00	0.0%
34.132 · Inspection Fee	0.00	0.00	0.00	0.0%
34.212 · Accident Reports	13.27	0.00	13.27	100.0%
34.420 · Water/Sewerage	-191.46	0.00	-191.46	100.0%
Total 34 · CHARGES FOR SERVICES	-178.19	0.00	-178.19	100.0%
35 · FINE AND FORFEITS				
35.116 · Municipal Fines	115,889.62	213,616.00	-97,726.38	54.3%
35.117 · Municipal Fines.Municipal Co...	0.00	2,000.00	-2,000.00	0.0%
Total 35 · FINE AND FORFEITS	115,889.62	215,616.00	-99,726.38	53.7%
36.100 · Interest Earned	51,920.19	84,000.00	-32,079.81	61.8%
38 · RENTS & ROYALTIES				
38.210 · Harris Shoals Park Rent	920.00	3,500.00	-2,580.00	26.3%
38.211 · Rocket Field Park Rental	425.00			
38.900 · Miscellaneous Revenue	47,002.50	16,000.00	31,002.50	293.8%
Total 38 · RENTS & ROYALTIES	48,347.50	19,500.00	28,847.50	247.9%
Total Income	561,811.50	2,814,639.00	-2,252,827.50	20.0%
Gross Profit	561,811.50	2,814,639.00	-2,252,827.50	20.0%
Net Ordinary Income	561,811.50	2,814,639.00	-2,252,827.50	20.0%
Other Income/Expense				
Other Income				
39 · OTHER FINANCING SOURCES				
39.101 · Transfer In - Cemetery Fund	0.00	0.00	0.00	0.0%
39.200 · Transfer in - Fund Balance	0.00	44,238.00	-44,238.00	0.0%
39.210 · Sale of General Fixed Assets	0.00	0.00	0.00	0.0%
39.500 · Transfer In - ARP Fund	0.00	0.00	0.00	0.0%
Total 39 · OTHER FINANCING SOURCES	0.00	44,238.00	-44,238.00	0.0%
Total Other Income	0.00	44,238.00	-44,238.00	0.0%
Net Other Income	0.00	44,238.00	-44,238.00	0.0%
Net Income	561,811.50	2,858,877.00	-2,297,065.50	19.7%

Revised 9/30/2023

City of Watkinsville SPLOST II Project List	SPLOST II Referendum Funds (Approved)	SPLOST II Referendum Funds (Projected @ 83%) ¹	SPLOST II Funds Required (Expended)	SPLOST II Funds (Encumbered Expenditures)	TOTAL SPLOST II Funds (Expended & Encumbered)	Balance of Funds Available (Based on Projected)
Public Safety Facilities & Equipment	\$ 675,000.00	\$ 562,950.00	\$ 551,305.22	\$ (0.00)	\$ 551,305.22	\$ 11,989.10
Recreational, Park & Greenspace	\$ 900,000.00	\$ 752,400.00	\$ 551,062.42	\$ -	\$ 551,062.42	\$ 209,551.38
Roads, Streets, & Bridges	\$ 2,200,000.00	\$ 1,834,800.00	\$ 2,017,843.85	\$ -	\$ 2,017,843.85	\$ (183,043.85)
Water & Sewer Facilities ²	\$ 971,500.00	\$ 810,231.00	\$ 971,500.00	\$ -	\$ 971,500.00	\$ (161,269.00)
Totals	\$ 4,746,500.00	\$ 3,960,381.00	\$ 4,091,711.49	\$ (0.00)	\$ 4,091,711.49	\$ (122,772.37)

¹ Revenue projection of 83.4% of referendum was \$54,980.29 per month. Actual revenues received over the final 24 months of referendum was \$59,933.33.

² Council approved designating a 15% contingency (\$210,000) from Fund Balance for the completion of Sewer Line A construction.

³ Actual SPLOST II revenues received to date (minus LMIG & GTIB) are \$4,088,469.99. This results in an estimated overage of \$34,657.58 in SPLOST II funds available to complete projects approved. Note: *This does not include the Fund Balance contingency which was set aside and approved by M&C of \$210,000 for Sewer Line A, if needed.*

SPLOST II Revenues (Received to Date)	SPLOST II Revenues (Anticipated over final month)	TOTAL Estimated SPLOST II Revenues (Actual)	Balance of Funds (Actual)
\$ 4,093,695.63	\$ -	\$ 4,093,695.63	\$ 1,984.14

Revised 9/30/2023

City of Watkinsville SPLOST III Project Categories	SPLOST III Referendum Funds (Approved)	SPLOST III Referendum Funds (Total revenues projected @ 83%) ¹	SPLOST III Funds Required (Expended)	SPLOST III Funds (Encumbered Expenditures)	TOTAL SPLOST III Funds (Expended & Encumbered)	Balance of Funds Available (Based on Projected Revenues & Actual Expenses & Encumbrances)
Public Safety Facilities & Equipment	\$ 540,000.00	\$ 540,000	\$ 156,116.73	\$ 186,129.75	\$ 342,246.48	\$ 197,753.52
Recreational, Park & Greenspace	\$ 1,356,000.00	\$ 1,356,000	\$ 731,738.90	\$ 737,354.00	\$ 1,469,092.90	\$ (113,092.90)
Roads, Streets, & Bridges	\$ 3,299,144.00	\$ 2,361,743	\$ 290,439.33	\$ 305,000.00	\$ 595,439.33	\$ 1,766,303.67
Multi-Purpose Government Facilities, Signage, and/or Equipment	\$ 384,000.00	\$ 384,000	\$ 82,015.07	\$ 81,339.00	\$ 163,354.07	\$ 220,645.93
Totals	\$ 5,579,144.00	\$ 4,641,743.00	\$ 1,260,310.03	\$ 1,309,822.75	\$ 2,570,132.78	\$ 2,071,610.22

¹ Revenue projection of 83% of referendum is \$64,469 per month. Actual average monthly revenues received to date is \$79,397.51.

SPLOST III Revenues (Received to Date)	SPLOST III Revenues (Anticipated over next 50 months based on 83% projected)	TOTAL Estimated SPLOST III Revenues (Anticipated)	Balance of Funds (Anticipated)	Difference between Projected and Anticipated (To date)
\$ 1,870,662.07	\$ 3,223,432.64	\$ 5,094,094.71	\$ 2,523,961.93	\$ 452,351.71

City of Watkinsville, Georgia
2021 Special Purpose Local Option Sales Tax (SPLOST) III Comparison

Project begins: Oct. 1, 2021 (FY22) and ends September 30, 2027 (FY28)

8.63% per IGA with Oconee County (Dated: June 25, 2020)

	FY2022	FY2023	FY2024	FY24 vs. FY23 % change
July		\$ 74,424.62	\$ 85,280.77	14.59%
August		\$ 77,913.33	\$ 87,624.56	12.46%
September		\$ 80,772.95		
October	\$ 68,680.05	\$ 82,330.58		
November	\$ 75,312.79	\$ 87,173.33		
December	\$ 83,869.19	\$ 104,910.42		
January	\$ 65,579.43	\$ 81,899.84		
February	\$ 64,517.17	\$ 77,822.37		
March	\$ 72,601.34	\$ 85,431.58		
April	\$ 72,503.02	\$ 82,119.94		
May	\$ 73,438.17	\$ 84,427.09		
June	\$ 74,294.64	\$ 83,215.53		
Total	\$ 650,795.80	\$ 1,002,441.58	\$ 172,905.33	
Monthly Average	\$ 72,310.64	\$ 83,536.80	\$ 86,452.67	15.52%

SPLOST III Revenues to Date	\$ 1,826,142.71
LMIG Grant Funds	\$ 86,992.12
Interest to Date	\$ 44,519.36
Check not cleared	\$ 125.00
Expenses to Date	\$ 1,260,310.03
	<u>\$ 697,469.16</u>

9.30.2023 Bank Balance \$ 697,469.16

9/30/2023

City of Watkinsville TSPLOST Project Categories	T-SPLOST Referendum Funds (BALLOT AMOUNT)	TSPLOST Referendum Funds (Total revenues projected @ 85%) ¹	TSPLOST Funds Required (Expended)	TSPLOST Funds (Encumbered Expenditures)	TOTAL TSPLOST Funds (Expended & Encumbered)	Balance of Funds Available (Based on Projected Revenues & Actual Expenses & Encumbrances)
Sidewalk construction and repairs, Multi-Use Trails, Side Paths, Greenways, High Visibility Crossings	\$ 2,482,515	\$ 2,112,126	\$ 141,054.00	\$ 220,000.00	\$ 361,054.00	\$ 1,751,072
Traffic Efficiency Improvements	\$ 1,379,175	\$ 1,173,403	\$ -	\$ -	\$ -	\$ 1,173,403
Road resurfacing and rehabilitation and Investment in roadway infrastructure	\$ 1,655,010	\$ 1,408,084	\$ 55,033.00	\$ 51,000.00	\$ 106,033.00	\$ 1,302,051
Totals	\$ 5,516,700	\$ 4,693,614	\$ 196,087.00	\$ 271,000.00	\$ 467,087.00	\$ 4,226,527

¹ Revenue projection of 85% of referendum is \$78,226.90 per month over the course of the 60-month period. Actual average monthly revenues received to date is \$69,410.96.

TSPLOST Revenues (Received to Date)	TSPLOST Revenues (Anticipated over next 55 months based on 85% projected)	TOTAL Estimated TSPLOST Revenues (Anticipated)	Balance of Funds (Anticipated)	Difference between Projected and Anticipated (To date)
\$ 348,856.35	\$ 4,302,479.39	\$ 4,651,335.74	\$ 4,184,248.74	\$ (42,278.14)

City of Watkinsville, Georgia
2022 Transportation Special Purpose Local Option Sales Tax (TSPLOST) Comparison

Project begins: April 1, 2023 (FY23) and ends March 31, 2028 (FY28)

7.77% per IGA with Oconee County (Dated: July 13, 2022)

	FY2023	FY2024	FY24 vs. FY23 % change
July		\$ 68,848.60	
August		\$ 72,800.33	
September			
October			
November			
December			
January			
February			
March			
April	\$ 66,772.51		
May	\$ 68,813.88		
June	\$ 69,819.46		
Total	\$ 205,405.85	\$ 141,648.93	
Monthly Average	\$ 68,468.62	\$ 70,824.47	3.44%

TSPLOST Revenues to Date \$ 347,054.78

Interest to Date \$ 1,801.57

Checks not cleared \$ -

Expenses to Date \$ 196,087.00

\$ 152,769.35

9.30.2023 Bank Balance \$ 152,769.35

City of Watkinsville
American Rescue Plan (ARP) Act Funds
30-Sep-23

	Description	Revenues	Fiscal Year Received
	Contingency - Standard Allowance: Revenue Replacement/Lost Revenue (Tranche #1) 7.08.2021	\$ 548,204.50	FY22
	Contingency - Standard Allowance: Revenue Replacement/Lost Revenue (Tranche #2) 7.15.2022	\$ 548,204.50	FY23
	Georgia SFRF First Responders Supplement	\$ 7,535.50	FY22 - Pass thru
	Interest Paid to Date	\$ 1,788.72	FY22
	Interest Paid to Date	\$ 29,128.66	FY23
	Interest Paid to Date	\$ 9,434.07	FY24
	Total Revenues	\$ 1,144,295.95	

NOTE: On April 20, 2022, City Council voted affirmatively to select the Standard Allowance of up to \$10 million for "government services" under the eligible category of Revenue Replacement/Lost Revenue. So although each of the following expenses reference an "Eligible Use," funds are not required to be spent in these categories and are simply being used for internal tracking purposes.

	Description	Expenses	Fiscal Year Incurred
	Check order	\$ 372.36	FY22
	City Employee Essential Worker Pay & Retention Bonus (12/15/21) (Eligible Use #2: Essential Worker)	\$ 17,244.16	FY22
	Stormwater Improvements Harden Hill Road (Eligible Use #4: Water/Stormwater)	\$ 152,554.20	FY22
	Public Safety Premium Pay Retention Initiative (Eligible Use #2: Essential Worker)	\$ 41,250.00	FY22
	Public Safety Personnel (Eligible Use #2: Essential Worker)	\$ 87,500.00	FY22
	Christmas Pole Lighted Decorations (Eligible Use #3: Lost Revenue)	\$ 7,000.00	FY22
	Georgia SFRF First Responders Supplement	\$ 7,000.00	FY22 - Pass thru
	Georgia SFRF First Responders Supplement (Grossed Up Taxes) transfer to GF for reimbursement	\$ 535.50	FY22 - Pass thru
	100-Acre Thomas Family Farm Purchase (Eligible Use #3: Lost Revenue)	\$ 710,000.00	FY24
	<i>Appropriated</i> Public Safety Premium Pay Retention Initiative (Eligible Use #2: Essential Worker)	\$ 28,750.00	FY22

	Total Expended (Thru 9.30.2023)	\$ 1,023,456.22
	Total Encumbered (Thru 9.30.2023)	\$ 28,750.00
	Non-Appropriated (Thru 9.30.2023)	\$ 92,089.73

9.30.2023 Balance \$ 120,839.73

**Watkinsville Building Permits Issued
Sep-23**

DATE APPLIED FOR PERMIT	COMPANY OR INDIVIDUAL NAME	ADDRESS	DESCRIPTION	VALUATION	PERMIT #	PLAN REVIEW FEE	PERMIT FEE	TRADE PERMIT	OTHER PERMIT	SUB TOTAL FEE SPLIT 67%/33%	CITY	BV
September 8, 2023	AKO Signs	1081 Industrial Drive	Wall Sign	\$1,000.00	23-0094	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00	\$16.50	\$33.50
September 8, 2023	AKO Signs	1081 Industrial Drive	Pylon Sign	\$3,539.00	23-0095	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00	\$16.50	\$33.50
September 14, 2023	Carolyn/Paul Maultsby	1050 Taylors Drive	Deck	\$8,000.00	23-0096	\$0.00	\$79.00	\$0.00	\$0.00	\$79.00	\$26.07	\$52.93
September 14, 2023	Gibbs Capital Construction	1725 Electric Ave Ste 126	Commercial Remodel - Lotus Yoga	\$300,000.00	23-0097	\$0.00	\$935.00	\$0.00	\$0.00	\$935.00	\$308.55	\$626.45
September 15, 2023	Envirospark Energy Solutions	9 Waters Street	EV Charger	\$8,200.50	23-0098	\$0.00	\$79.60	\$0.00	\$0.00	\$79.60	\$26.27	\$53.33
September 20, 2023	High Shoals Electric	58 Harden Hill	Electric Repair	\$3,000.00	23-0099	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00	\$23.10	\$46.90
September 25, 2023		64 White Street	Demolition	\$0.00	23-0100	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
September 25, 2023	Green River Builders	1455 Silo Bend	NSFR	\$275,000.00	23-0036	\$0.00	\$1,679.00	\$301.00	\$0.00	\$1,980.00	\$653.40	\$1,326.60
September 25, 2023	Green River Builders	1505 Silo Bend	NSFR	\$275,000.00	23-0037	\$0.00	\$1,679.00	\$301.00	\$0.00	\$1,980.00	\$653.40	\$1,326.60
September 25, 2023	Green River Builders	1555 Silo Bend	NSFR	\$275,000.00	23-0038	\$0.00	\$1,679.00	\$301.00	\$0.00	\$1,980.00	\$653.40	\$1,326.60
September 29, 2023	Jordan Air Inc	255 Concord Drive	HVAC	\$3,000.00	23-0101	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00	\$23.10	\$46.90
Spetember 29, 2023	Jordan Air Inc	125 Colham Ferry Rd	HVAC	\$3,000.00	23-0102	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00	\$23.10	\$46.90
						\$0.00	\$6,230.60	\$1,113.00	\$0.00	\$7,343.60	\$2,423.39	\$4,920.21

Occupation Taxes Received		SEPTEMBER 2023	
Business Name	Tax Amount	Date Paid	Paid w/ Check #
CBW Unlimited LLC	\$ 65.00	9/6/2023	1087
CBW Unlimited LLC (Special Event Facility)	\$ 500	9/6/2023	1087
Total Occupation Tax	\$ 565		
Insurance Payments (full report available)	\$ -		
Alcohol License Payments	\$ -		
Licensing Monthly Total	\$ 565		

FY 2024 EXCISE TAXES

ALCOHOL	
	Excise Tax Paid
July	2,491.42
August	2,131.79
September	382.03
October	-
November	-
December	-
January	-
February	-
March	-
April	-
May	-
June	-
Total	5,005.24

ALL STVR . HOTEL/MOTEL	
	Excise Tax Paid
July	2,078.62
August	2,360.16
September	556.66
October	-
November	-
December	-
January	-
February	-
March	-
April	-
May	-
June	-
Total	4,995.44

Total Excise Taxes for 2024	\$ 10,000.68
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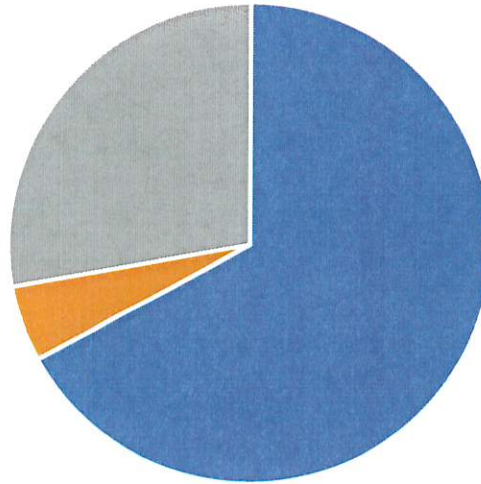
City of Watkinsville
Police Department
191 VFW Drive
Watkinsville, GA 30677
Office: (706) 769-5161
Fax: (706) 769-4760
cityofwatkinsville.com



T. C. Tetterton
Interim Chief of Police

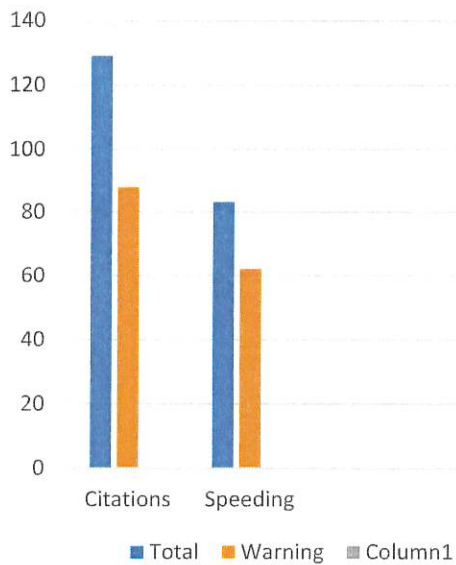
WPD AT A GLANCE OCT 2023

OFFICER ACTIVITY

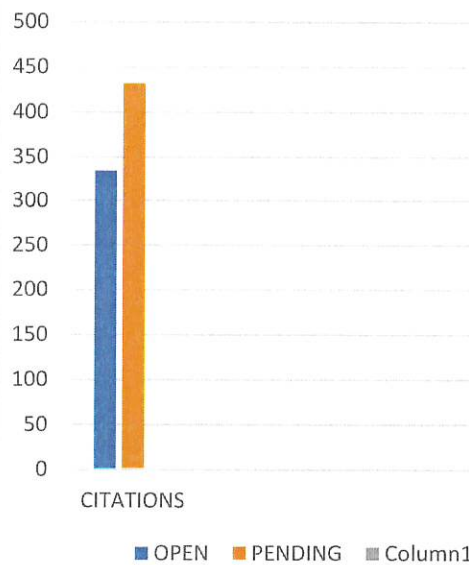


■ CALLS FOR SERVICE ■ CITATIONS ■ SECURITY CHECKS ■

TRAFFIC ACTIVITY



FIXED LPR CAMERA ACTIVITY





City of Watkinsville

Police Department

191 VFW Drive
Watkinsville, GA 30677
Office: (706) 769-5161
Fax: (706) 769-4760
cityofwatkinsville.com



T. C. Tetterton
Interim Chief of Police

October Council Report

ARRESTS

4

1. CRIMINAL – FINANCIAL TRANSACTION CARD FRAUD
2. CRIMINAL – DISORDERLY CONDUCT, FIGHTING, POSS ALCOHOL BY MINOR
3. TRAFFIC OFFENSE – DUI
4. TRAFFIC OFFENSE – NO VALID LICENSE, FAIL TO MAINTAIN LANE

TRAFFIC STOPS

129

SECURITY CHECKS

1091

CALLS FOR SERVICE

1666



City of Watkinsville

Police Department

191 VFW Drive
Watkinsville, GA 30677
Office: (706) 769-5161
Fax: (706) 769-4760
cityofwatkinsville.com



T. C. Tetterton
Interim Chief of Police

WPD AT A GLANCE OCTOBER 2023

Community Events:

Attended 7th Annual First Responder 5k and Festival

Patrol Car and Equipment Display, Fatal Vision DUI Simulation Event, Chili Cookoff, and Roll Over Simulator

Attended the Watkinsville Woods Volunteer Clean Up Day

Attended the PATEN Traffic Safety Event at Clarke County Sheriff's Office – installed child safety seats.

Attended award Banquet from the Run for Responders event, Oct. 16th

Planning for our PATEN DUI/Safety Belt Check Point, Greensboro Hwy. Oct. 27th

Planning for Trick or Treat on Main Street, Oct. 31st

Planning for Watkinsville Cemetery Clean Up Day, Nov. 4th

Planning for Watkinsville Cemetery Veteran Flag Placement, Nov. 10th

Planning for "Cops & Cones" event at Scoops Ice Cream Nov. 18th

Officer Training:

- (1) Sgt. Wade, Ofc. Anglin, ChiefTetterton- DUI Case Law, Case Preparation and Prosecution, Athens.
- (2) Sgt. Hibler, Sgt. Wade, ChiefTetterton - GMA/GIRMA Agency Risk Reduction, Athens.

Special Events:

Many events attended or in the planning stages, please see above.

Interesting Case of the Month: (Anglin)

On October 8th, 2023, at approximately 9:40 p.m. at night, Ofc. Ryan Anglin was dispatched to the Blind Pig Tavern located in Watkinsville in reference to a "domestic disturbance" in progress. Upon arrival Ofc. Anglin was directed to two witnesses who advised him that they had observed a young man striking/shoving a young woman and when the witness attempted to intervene the young man became belligerent and was shouting obscenities at them and acting aggressive physically toward them. The witnesses were an older husband and wife. Ofc. Anglin contacted the young man and determined he was under the influence of alcohol which he had been consuming at the Blind Pig. Upon further investigation Ofc. Anglin determined that the young man was under the age to be legally drinking alcoholic beverages. The young lady (victim) was determined to be the young man's "girlfriend".

Based on witness statements and statements made by both the victim and suspect the young man was placed under arrest for Disorderly Conduct, Fighting and Possession of Alcohol by a minor. The young man had "borrowed" his fathers Concealed Weapons Permit and presented it to the server for ID to purchase the drinks, the young man had also "borrowed" some credit cards from his mother's purse to pay for his bar tab. The young man was transported to the Oconee County Jail without incident, where he remained until about 4:00 a.m. when his parents posted his bond (\$2800.00) so that he could be released. The young man's parents were unaware of the missing Weapons Permit and Credit Cards at the time of the incident.

WATKINSVILLE RESOLUTION TO APPROVE SUBMITTAL OF GRANT APPLICATION FOR FUNDING FROM RECREATIONAL TRAIL PROGRAM

IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF WATKINSVILLE, GEORGIA AS FOLLOWS:

A Resolution of the Watkinsville Mayor and Council (“City”) to approve submittal of a grant pre-application for funding from the Georgia Recreational Trail Program (RTP).

WHEREAS, City desires to submit a preapplication for funding from the RTP;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Watkinsville, that the City hereby approves submittal of a grant pre-application for funding from the RTP; and the City has the ability and intention to finance all project elements submitted for reimbursement and the 20% project match; and the City will move forward with due diligence to prepare appropriate documentation required for a second-level RTP application.

This Resolution is severable, and if any part shall be determined invalid, the remainder shall stand. All Resolutions and parts thereof in conflict herewith are repealed.

IT IS SO RESOLVED this October 18, 2023.

CITY OF WATKINSVILLE, GEORGIA

By:_____

Brian Brodrick, Mayor

Attest:_____

City Clerk

City of Watkinsville SPLOST III Project List	SPLOST III Referendum Funds (Approved)	SPLOST III Referendum Funds (Projected @ 100% with Feb 2023 Amendment)	Project Cost (Estimated)	SPLOST III Funds Required (Encumbered)	Actual Project Cost (Expended)	SPLOST III Funds Remaining	Notes
Recreational, Park & Greenspace	\$ 1,356,000.00	\$ 1,356,000.00					
\$2 million GOSP Grant 25% match (HSP Master Plan: Phase II)			\$ 500,000			\$ 500,000.00	As of February 2023, GOSP is a "no go." HOLD for other grant match or use on improvements
Harris Shoals Master Plan components			\$ 100,000			\$ 30,701.23	
APPROPRIATED \$100,000 Phase I Improvements				\$ 100,000.00	\$ 69,298.77		Planned \$91,040: HSP Phase 1: Refurbish/Renovate old Wooden Playground; \$24,600 Public Art Project with OCAF (plus \$7500 from FY23 Budget to OCAF); \$1,500 Relocating metal playground and Ivie swing from behind city hall to other side of creek (Delatorre), \$1,550 Temporary construction signage (The SignBros - 3, 48"x46" signs), \$29k Purchase and install new bathroom stalls and fixtures/replace outside doors/stain cement floors/paint walls, \$900 to paint restroom building, \$5k site demolition, and \$30,400 (spent ~\$27,000) for Engineering & Survey Work related to stormwater and parking improvements
Reimagination of Rocket Field			\$ 300,000			\$ 20,826.42	
APPROPRIATED electrical improvements to old concession stand				\$ 2,354.00	\$ 2,354.00		\$2,354 for updating electrical in concession stand (Aug 2022)
2/15/23 APPROPRIATE funds needed for Rocket Field Improvements				\$ 295,000.00	\$ 276,819.58		\$290k for field lighting, electrical, street trees, climber, and stage; \$1,700 Temporary construction signage
Acquire additional greenspace			\$ 456,000			\$ 72,733.45	FEB 2023 - COUNCIL INCREASED BY\$226K
Appropriated 100-Acre Thomas Farm purchase				\$ 340,000.00	\$ 383,266.55		Sept 20, 2023 - Council approved increasing appropriation to cover land purchase (\$205k), loan fees (\$44,375), closing costs (\$4k), and initial site work (\$50k).
Total Balance		\$ -	\$ 1,356,000.00	\$ 737,354.00	\$ 731,738.90	\$ 624,261.10	PROPOSED APPROPRIATION of \$14,000 for Community Engagement and Design Services

SIDEWALK PERMIT INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This is entered _____, 2023, by WATKINSVILLE and _____
_____ "Applicant". For valuable consideration the parties agree:

1. Applicant and anyone who might sue on its/my/our behalf, (collectively, "Applicant") agree to defend, indemnify and hold harmless Watkinsville and its agencies and instrumentalities, and all their respective officers, members, employees and directors (collectively "City") from and against any and all claims, demands, liabilities, losses, costs or expenses (including attorneys' fees), and from payment of any money to any persons (including third persons; or subcontractors, employees or agents of Applicant or City), for any loss due to personal injury, bodily injury, death, or property damage arising out of, attributable to or resulting from Applicant's use of the City Sidewalk or any other City property ("Property"); or due to any violation by Applicant of City approval or due to violation of any law, rule or regulation. Applicant releases and discharges City from and against any and all claims related to use of the Property ("Claims"), even if due to City negligence (except willful or wanton negligence or misconduct); City shall not be liable for Claims. Applicant acknowledges City makes no warranty, express or implied, concerning adequacy or safety of the Property or other considerations in approving the application. Applicant acknowledges City has relied on representations made by Applicant in requesting approval for use of Property. This indemnification shall also apply where the City may be partially responsible for the claim. Applicant knows there are obvious and hidden risks and dangers on any property of this type and on this Property, and weather and use change the conditions and dangers on the Property; sometimes other people may violate safe practices; some activities may cause death, serious injury, or property loss. Applicant voluntarily assumes all such risks. City makes no warranty, express or implied. If unsafe conditions arise, Applicant will immediately advise City. Applicant assumes full responsibility for it/me/us for the risk of injury, death, disability, or property damage and for any Claims. In exchange for use of the Property, Applicant covenants not to sue or assist in pursuit against City regarding any Claims, regardless of who caused Claims, including without limit fault or negligence of City (except willful or wanton negligence or misconduct of City). Applicant will pay our own and City' attorneys fees and expenses relating in any way to Applicant's breach or failure to abide by any part of this Agreement. This applies even if City is partially responsible for the claim. If and to the extent damage or loss is paid by City or City insurance or GIRMA, Applicant shall reimburse payor for such.

2. All communications to be given shall be in writing to each party at the addresses below. Rejection or other refusal to accept or inability to deliver because of changed address of which proper notice was not given shall be deemed to be receipt of the communication. Watkinsville Mayor and Manager, 191 VFW Drive, Watkinsville, GA 30677, cc city attorney JR@LRALaw.com. Applicant, c/o _____.

3. The parties may not assign or transfer their interest in and responsibilities hereunder without prior written approval of all parties. If any part hereof is held illegal, invalid, or unenforceable, such shall be fully severable. Furthermore, in lieu of such part, there shall be added automatically such language that is as similar as possible and still be legal, valid and enforceable. On and after date hereof, both parties shall, at the request of the other, make, execute and deliver or obtain and deliver all instruments and documents and do or cause to be done all such things either party may reasonably require to effectuate the provisions and intentions hereof this Agreement. Applicant, and all members thereof, shall sign this.

4. The parties signing have the authority to bind any entity on whose behalf they are signing. This Agreement is binding on the parties, their heirs, administrators, executors, successors and assigns. Except as expressly limited by the terms of this Agreement, all rights, powers and privileges conferred hereunder shall be cumulative and not restrictive of those provided at law or in equity. This supersedes all prior discussions and agreements between the parties and contains the sole and entire understanding between the parties with respect to transactions contemplated hereby. All promises, inducements, offers, solicitations, agreements, representations and warranties heretofore made, if any, are superseded by this

Agreement. This Agreement shall not be modified or amended except by written instrument executed by or on behalf of the parties in the same manner in which this Agreement is executed.

5. No failure to exercise any power hereunder or to insist on strict compliance with any obligation herein and no custom or practice at variance herewith, shall constitute a waiver of a party's right to demand exact compliance herewith. The laws of Georgia govern the validity of this Agreement, the construction of its terms and the interpretations of the rights and duties of the parties. Except as expressly limited by the terms of this Agreement, all rights, powers and privileges conferred hereunder shall be cumulative and not restrictive of those provided at law or in equity. Time is of the essence. Each provision shall be construed as though all the parties participated equally in its drafting. No course of previous dealings between the parties and no usage of trade shall be relevant or admissible to supplement, explain or vary any of its terms.

Applicant: _____ [SEAL]

_____ (print name)

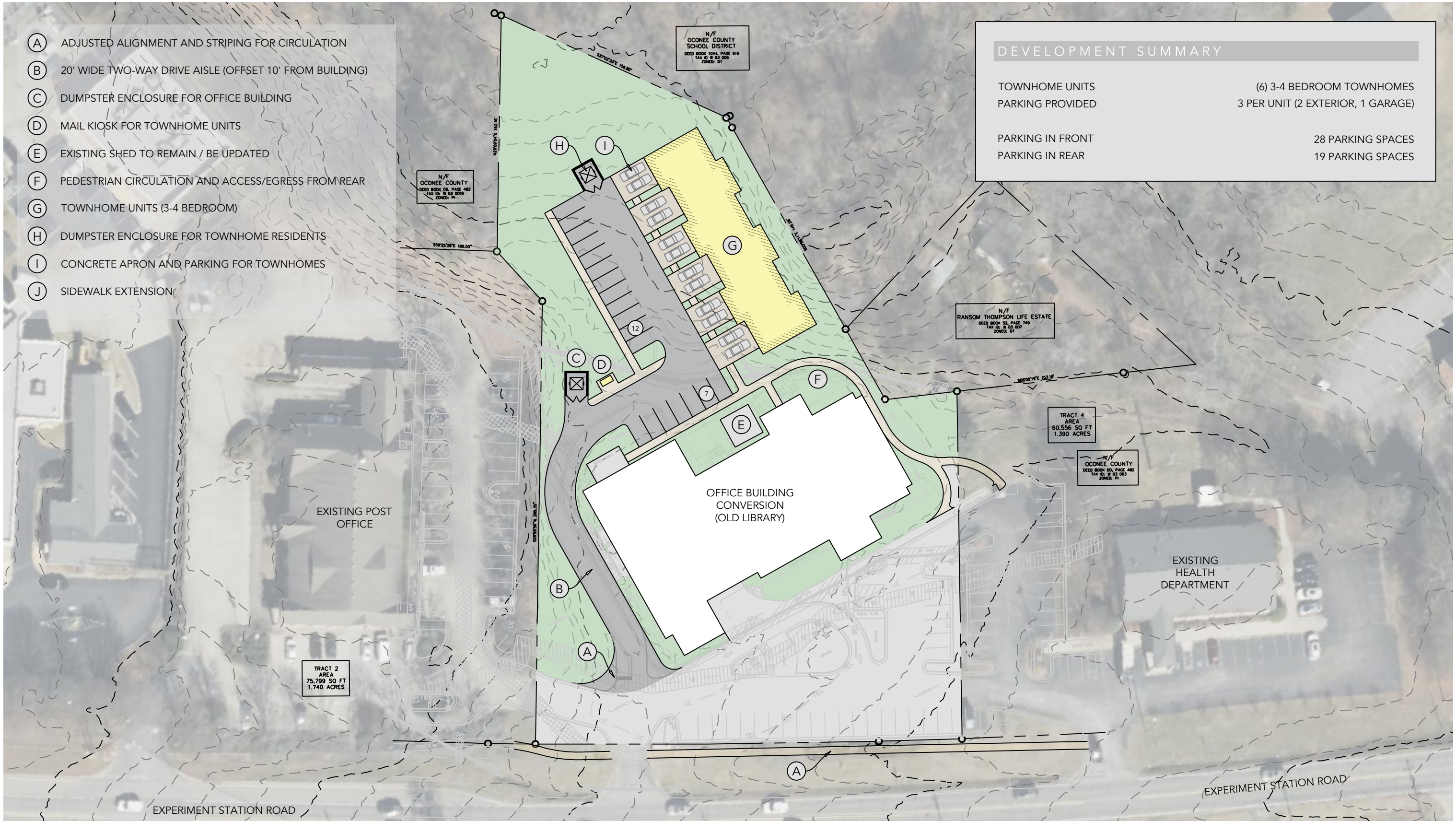
CITY OF WATKINSVILLE, GEORGIA (SEAL)

By: _____ [SEAL]

Brian Brodrick, Mayor

Attest: _____ [SEAL]

Julie A. Klein, City Clerk

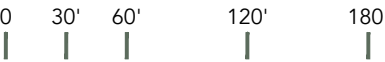


Concept 1

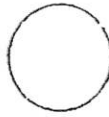
WATKINSVILLE LIBRARY CONVERSION

1080 EXPERIMENT STATION ROAD - WATKINSVILLE, GA 30677

September 5, 2023



SCALE: 1" = 60'



CITY OF
WATKINSVILLE

PETITION FOR AMENDMENT

Date: 9/3/23 Tax Map and Parcel Number(s) W 03 001

PROPERTY ADDRESS 1080 Experiment Station Road, Watkinsville, GA 30677

USE REQUESTED: Rezoning of property from Public Institutional (PI) to Downtown (DT)

Parts 1 and/or Part 2 below must be signed and notarized when petition is submitted.

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. The undersigned states under oath that he/she is the owner of the property and the application is true and complete. The owner also states under oath that the petitioner below is authorized to act on their behalf in the filing of this application.

PRINT NAME John Daniell, on behalf of Oconee County

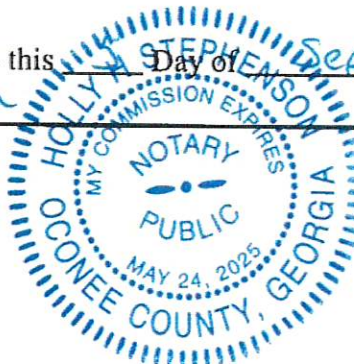
ADDRESS 23 N Main Street, Watkinsville, GA 30677

PHONE 706-769-5120

SIGNATURE John Daniell

Sworn to and subscribed before me this 3rd Day of Sept 2023

NOTARY PUBLIC



CITY OF
WATKINSVILLE

Part 2. The undersigned states under oath that he/she is the petitioner and is authorized to act on the owner's behalf in the filing of this application and the application is true and complete.

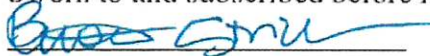
PRINT NAME Andy Barrs for A&B Holdco, LLC

ADDRESS 1971 Hog Mountain Road, Suite 200, Watkinsville, GA 30677

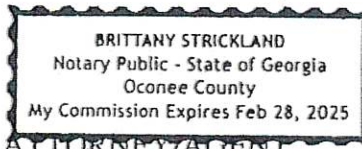
PHONE 478-955-8231

SIGNATURE 

Sworn to and subscribed before me this 1st Day of September 2023



NOTARY PUBLIC



ATTORNEY/AGENT

Check One: ☐ Attorney ☒ Agent
Andy Barrs

TYPE OR PRINT ATTORNEY / AGENT NAME

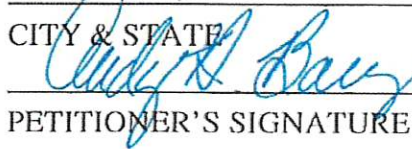
SIGNATURE OF ATTORNEY / AGENT

1971 Hog Mountain Road, Suite 200

ADDRESS

Watkinsville, GA 30677

CITY & STATE ZIP CODE


PETITIONER'S SIGNATURE

478-955-8231
PHONE NUMBER

Certification of Ownership

I certify that **Oconee County** owns a 100% interest in the property known as the Oconee County Library and located at 1080 Experiment Station Road, Watkinsville, GA 30677.

As evidenced by the recorded Memorandum of Purchase Agreement (Book 1744, Page 208-211), **Oconee County** has agreed to sell this property to **A&B Holdco, LLC**. This transaction is scheduled to be consummated on or before March 31, 2024.

Prior to closing, I authorize **A&B Holdco, LLC** to act as Applicant and represent the Owner in the rezoning of the property located at 1080 Experiment Station Road.

Owner: Oconee County



John Daniell, Chair, Board of Commissioners

Date: 09-05-2023



CITY OF
WATKINSVILLE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

APPLICANT

Andy Barrs

ADDRESS

1971 Hog Mountain Road, Suite 200

Watkinsville, GA 30677

478-955-8231

PHONE NUMBER

A&B Holdco, LLC

BUSINESS REPRESENTED

Check one of the following:

☒ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250 or more to any local government official of Watkinsville, Georgia, as defined by O.C.G.A. 36-67A-1(5).

☐ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Watkinsville, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

Describe in detail any gifts listed above (example: quantity and nature, etc.):



CITY OF
WATKINSVILLE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

APPLICANT

Michael Azzolin

Michael Azzolin

ADDRESS

1971 Hog Mountain Road, Suite 200

Watkinsville, GA 30677

706-224-3881

PHONE NUMBER

A&B Holdco, LLC

BUSINESS REPRESENTED

Check one of the following:

☒ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250 or more to any local government official of Watkinsville, Georgia, as defined by O.C.G.A. 36-67A-1(5).

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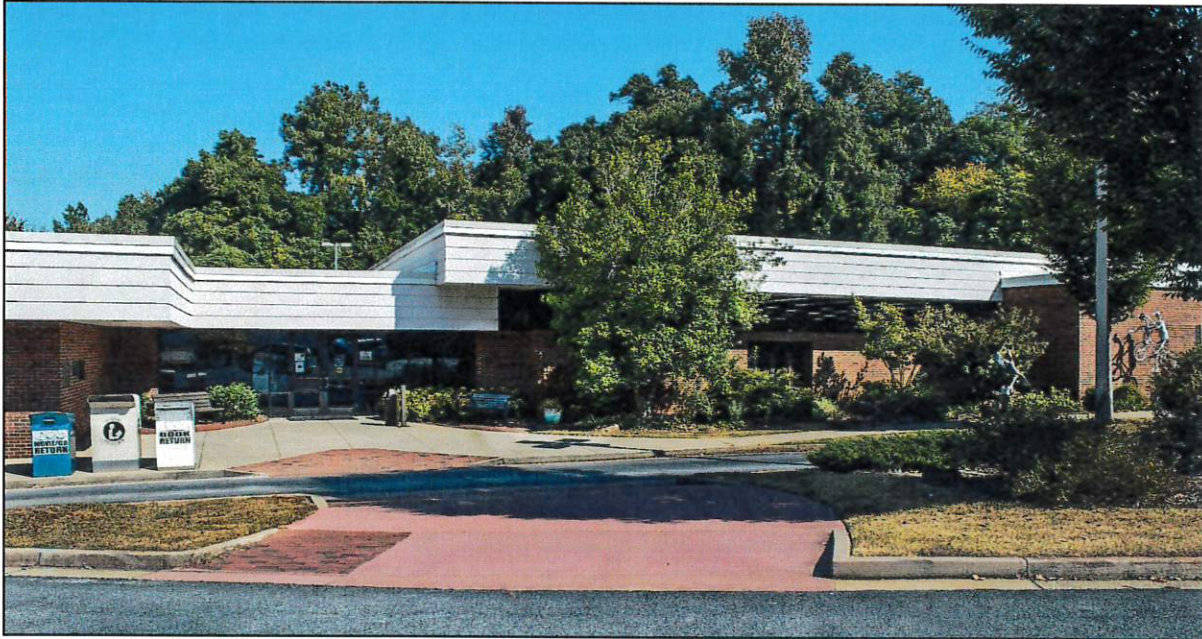
Describe in detail any gifts listed above (example: quantity and nature, etc.):

REZONE NARRATIVE

August 31, 2023

1080 Experiment Station Road

Watkinsville, GA



SITE DESCRIPTION AND CURRENT USE

1080 Experiment Station Road is currently home to the Oconee County Library. Located just west of the intersection of Experiment Station Road and North Main Street, the property consists of a single-story building of 17,480 square feet and a total lot area of 2.252 acres. It was formerly one parcel along with the Oconee County Post Office, but was separated out when the Post Office building was sold in early 2023. The parcel also contains parking lots in both the front and rear of the building with 35 total spaces as well as a “book drop”/drive-thru area within the parking lot.

ZONING

The property is currently zoned as Public Institutional (PI). The City of Watkinsville defines this district as areas that “represent the various civic function scattered throughout the city...including county and city government offices, library, school, law enforcement, emergency services, churches, and other areas owned or operated by city or county government.”

With the library relocating to Wire Park, the county solicited bids for the property earlier this year and an agreement was entered into to close on the property with the new owners by March 31, 2024 or whenever the library is able to move into their new location, whichever shall occur first. Given that the property will no longer be owned or operated by the County, the Public Institutional zoning is no longer

appropriate, and the property will need to be rezoned to a use more compatible and consistent with the proposed use going forward.

The proposed design calls for the adaptive re-use of the existing building structure to house a variety of uses. At this stage, those proposed uses include the corporate offices for a local healthcare company, a retail pharmacy, and additional professional or medical office space. There is also consideration for the construction of up to six attached residential units that would be located on the additional land behind the current building footprint.

Given these potential uses and the existing uses/zoning classifications of the surrounding properties, the proposed zoning classification for this property is **Downtown (DT)**. The Downtown zoning district is "intended to be the civic and commercial heart of Watkinsville with a focus on retail and services to provide for local needs." In addition to the retail and services, offices and residential uses are also incorporated into this district.

FUTURE DEVELOPMENT MAP

The 2040 Character Map for the City of Watkinsville designates the subject property as Public Institutional. It was unlikely that the future plans accounted for the relocation of the library and the county's disposition of this property. The non-PI zoned areas adjacent to this property are shown as Downtown on the 2040 Character Map. Given the change in ownership of the property, the proposed zoning to Downtown is not at all in conflict with the current and future plans as outlined by the City of Watkinsville.

PROPOSED USE

The plan for the site is focused around the adaptive re-use of the existing 17,480 square foot building. The current designs propose three unique uses for the building:

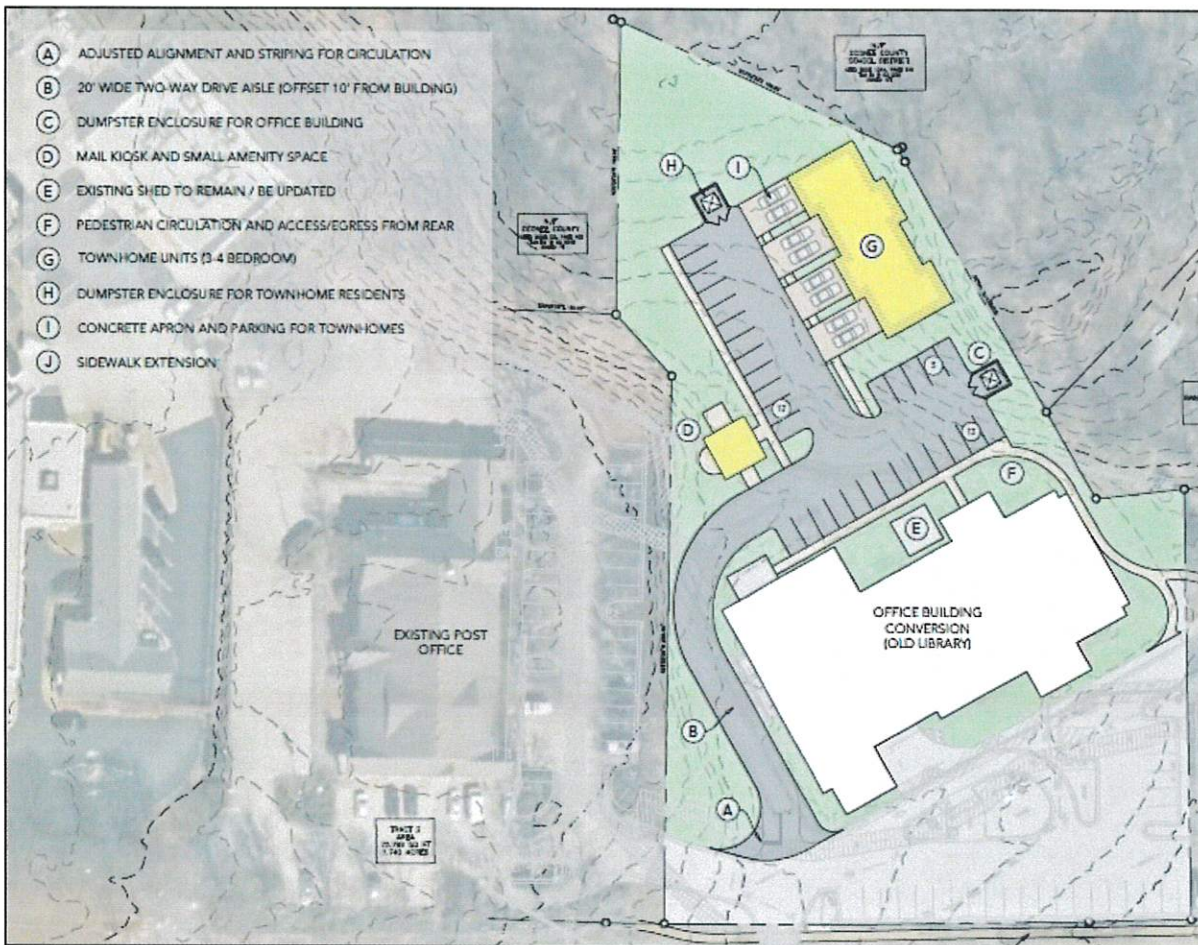
Corporate offices for local healthcare company – Approximately 8,000-10,000 square feet of the existing building will be repurposed as corporate offices. The code defines this as "an establishment primarily providing internal office administration services as opposed to customer service." The majority of the traffic will come from employees and not the general public.

Retail pharmacy – Approximately 2,000 square feet of the building will be repurposed as a retail pharmacy. In keeping with the stated goals of the Downtown district, a retail pharmacy provides for the local needs of the citizens of Watkinsville. The proposed pharmacy will also repurpose the existing "book drop" infrastructure in the parking lot in order to have a drive-thru window for convenience and ultimately reduce the demands on the limited amount of parking available.

Additional professional office space – The remainder of the building is proposed to be leased as additional professional office space. Per the code, this could include anything from architectural, engineering, planning, law, accounting, insurance, real estate, medical, dental, optical, or other similar professions.

Attached Residential – With the additional, currently unused acreage on the property, up to six Attached Residential units (townhomes) are being proposed. The attached residential units are an allowable use per code in the Downtown district and specifically on the edges of the Downtown district, which is

where this property is located. The units would be built of a quality that is commensurate with the area and the existing building, but would strive to be a more affordable housing option.



ARCHITECTURE

The existing building has a distinct architectural style that the proposed uses would continue to honor. Any aesthetic changes would be fairly minor and would be in keeping with the ways that many other older buildings in the city have been updated or modernized in recent years.

The proposed attached residential units will be complementary to the existing building and have exteriors of brick and fiber cement siding.

VEHICULAR ACCESS AND PARKING

The primary access to the property will continue to be the main entrance off Experiment Station Road. The property can be accessed from the adjacent parcels due to the interconnected parking lots, but instances of that should be minimal.

In order to accommodate the attached residential units, the drive connecting the front and back parking lots will be widened to allow for safe, two-way traffic, and an additional twelve parking spaces are proposed to be constructed. While the 35 existing parking spaces are sufficient to comply with code

requirements, the additional parking space would create a more optimal situation for the proposed uses of the property.

LANDSCAPING AND BUFFERING

Most of the existing landscape will stay in place or be improved. Any additional landscaping or required buffers will be installed in accordance with Article 9 of the City of Watkinsville Zoning Ordinance.

TRAFFIC GENERATION

Given the existing use of the property as a public library with robust, consistent traffic, it is not anticipated that the new proposed uses would have a meaningful impact on the amount of traffic coming in and out of the property on a daily basis. Therefore, it's unlikely that there would be any additional burden placed on the local infrastructure based on the proposed new use.

PHASING

This first phase of this project will consist of the adaptive re-use of the existing building to the three proposed uses outlined in this narrative. The attached residential units would be part of a second phase and timing will be dictated by market demand.

UTILITIES AND SERVICES

It's not expected that the new proposed uses would require any utilities or services that are not already being provided to the existing uses on the property.

STORMWATER MANAGEMENT & WATER QUALITY

Stormwater management is currently being provided by a shared pond located on an adjacent property and is understood to be sufficient for the existing use and development. Any future development and additional stormwater capacity that is needed will be accommodated through the installation of underground detention. All storm drainage facilities will be in conformance with Article 9 of the City of Watkinsville Zoning Ordinance.



IMPACT ANALYSIS

1. **Map and Parcel #:** W 03 001
2. **Road Name:** Experiment Station Road
3. **Use Request:** Proposed Zoning of Downtown (DT)
4. **Petitioner's Name:** Andy Barrs
Address: 1971 Hog Mountain Road, Suite 200, Watkinsville, GA 30677
Phone: (478) 955-8231

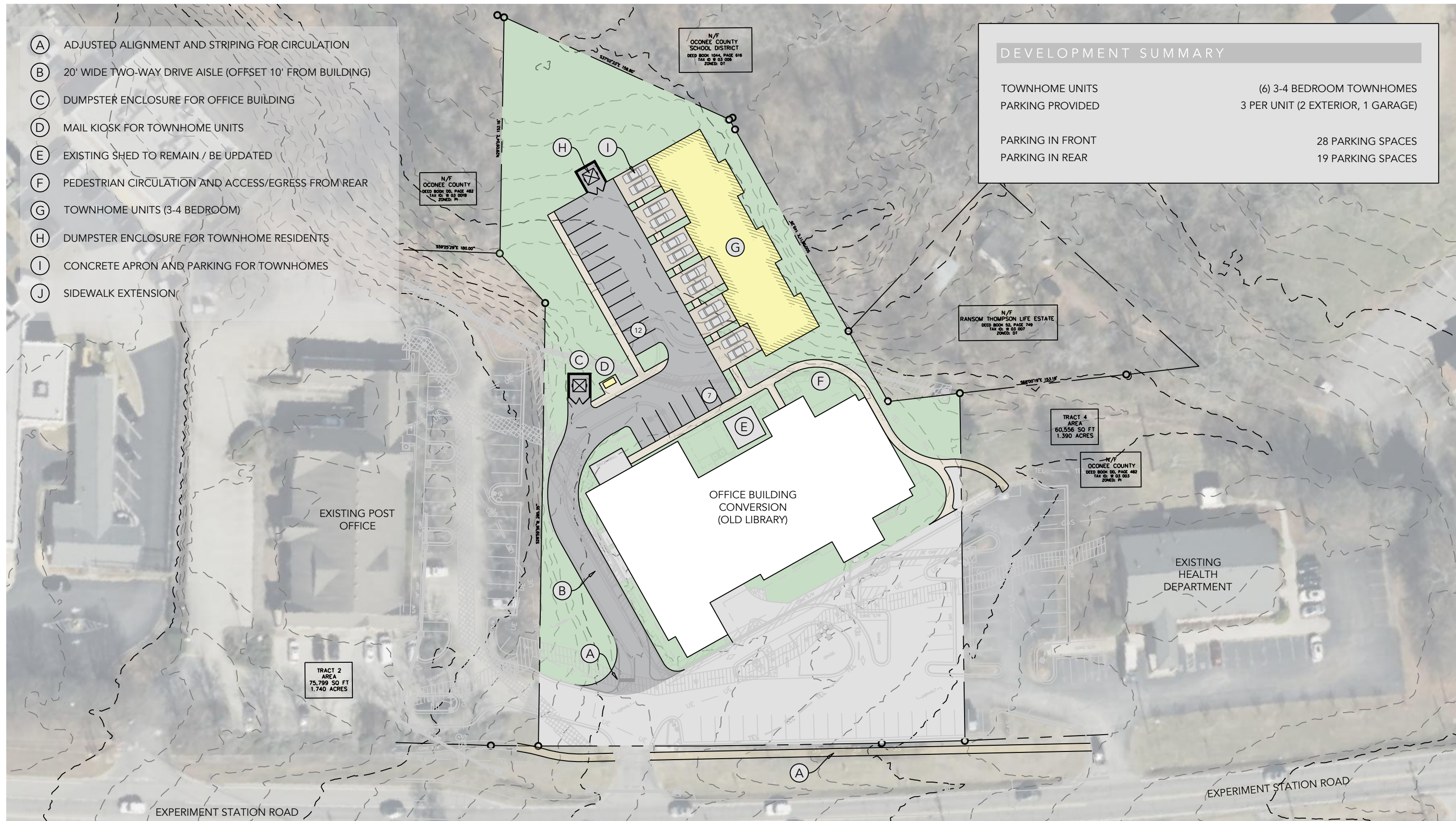
Analyze the impact of the requested use and answer the following questions:

The following standards governing the exercise of the City's zoning power are to be considered by the Mayor and Council in balancing the interest of the public health, safety, morality and/or general welfare against the unrestricted use of property:

1. **Is the request consistent with the existing land use pattern?** Yes. While the existing building use is more civic in nature, the character of the property and the surrounding property is consistent with other commercial uses.
2. **Does the request create an isolated district unrelated to adjacent and nearby districts?** No. The request for Downtown (DT) zoning would be compatible with adjacent and nearby parcels that are also zoned DT.
3. **Does the request create a possible increase or over-taxing of the load on public facilities including, but not limited to, school, utilities, and streets?** No. Existing infrastructure should be sufficient to meet the demand of the proposed development. It is not anticipated that the new use would be substantially more intensive than the current use.
4. **Does the request create costs to the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, law enforcement, fire protection and other public services?** No. It is not expected that there would be any additional costs to the City or other governmental entities, but tax revenue generated by the proposed use should more than offset any costs should they arise.
5. **Does the request impact the environment including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality?** No. The proposed use change would not necessarily require changes or modifications that would have any adverse environmental effects. Any new development or construction within the requested use would only improve conditions by ensuring water quality and detention measures are up to current standards.

6. **Does the request allow uses which will be a detriment to the value of adjacent property in accordance with existing regulations?** No. The uses proposed are in keeping with the uses of adjacent property and should only serve to enhance adjacent property values through additional, quality investments in the adaptive reuse of the property.
7. **Are there substantial reasons why the property cannot be used and developed in accordance with existing regulations?** Yes. The current zoning of Public Institutional (PI) is not compatible with private ownership and general commercial use of the property.
8. **What is the aesthetic effect of the existing and proposed use of the property as it relates to the surrounding area?** The current building on the property is already of a high quality and architecturally interesting, and any modifications or improvements to the property will only enhance the aesthetics of the property and the surrounding area.
9. **Is the proposed zoning amendment consistent with the comprehensive land use plan?** No. The land use plan shows this property continuing under the Public Institutional use, but this was likely designated prior to the County's decision to sell the property. The adjacent property on the comprehensive land use plan is designated as part of the Downtown character area, so that would be consistent with the proposed zoning change.
10. **What are the possible effects of the proposed zoning amendment on the character of the zoning district, a particular piece of property, neighborhood, a particular area, or the community as a whole?** The proposed zoning will be required for any new, non-public/institutional use of the property once the library moves out. The Downtown zoning will allow for the property to be redeveloped in such a way that can bring businesses that provide additional services to the residents of Watkinsville and further extend and improve the downtown corridor of Watkinsville consistent with the goals of the Downtown Development Authority.
11. **Is the proposed zoning amendment consistent with the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed zoning change will carry out the purpose of these zoning regulations?** Yes.
12. **Does a site-specific request include a specific site plan?** Yes.
13. **The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry a great weight. Does the request affect residential neighborhoods?** There are no immediate adjacent residential neighborhoods to the property, but the proposed change would not have any adverse impacts on nearby residential neighborhoods.
14. **If property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation in the residential neighborhood shall be considered to carry great weight. Does the request affect residential neighborhoods?** No.

15. **Does the property affected by the zoning decision have a reasonable economic use as currently zoned?** No. If the property is no longer owned or occupied by a government or other public/institutional use, then the current zoning would not leave property with a reasonable economic use.
16. **Are there other conditions that exist that affect the use and development of the property in question and support either approval or denial of the zoning action?** As described in questions 7 and 15, the current PI use of the property will not be compatible with private ownership of the property or any other commercial use. Therefore, it will be required for this property to be rezoned. The proposed Downtown zoning is in keeping with the character of the area and the stated goals of the City of Watkinsville and the Downtown Development Authority.



Concept 1

WATKINSVILLE LIBRARY CONVERSION

1080 EXPERIMENT STATION ROAD - WATKINSVILLE, GA 30677

September 5, 2023

0 30' 60' 120' 180'



SCALE: 1" = 60'

CITY OF WATKINSVILLE

STAFF REPORT

MEETING DATE: OCTOBER 18, 2023 CITY COUNCIL MEETING

GENERAL INFORMATION

Applicant: A&B Holdco, LLC A – Andy Barrs

Agenda Item: Rezone from Public Institutional (PI) to Downtown (DT)

Owner: Oconee County

Project Location: 1080 Experiment Station Rd Tax Parcel W 03 001
Watkinsville, GA

Acreage: 2.25 acres approximately

Existing Zoning: Public Institutional (PI)

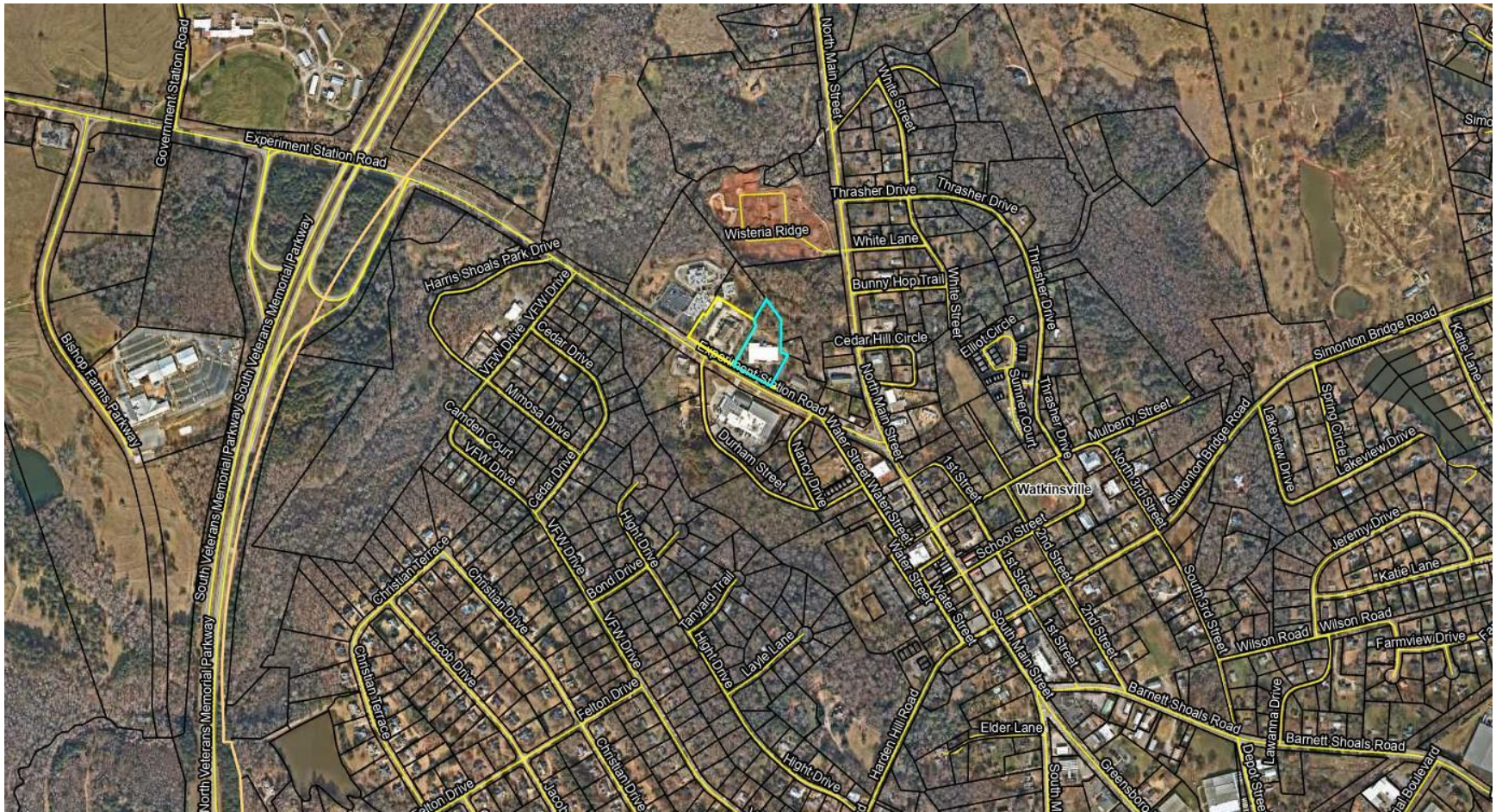
Existing Use: Oconee County Library

Proposed Request: Rezone from Public Institutional (PI) to Downtown (DT)

Downtown

- a. Downtown is intended to be the civic and commercial heart of Watkinsville with a focus on retail and services to provide for local needs. Office, civic, residential, entertainment, and recreational uses shall also be incorporated into the district.

Parcel W03 001; 1080 Experiment Station Road location



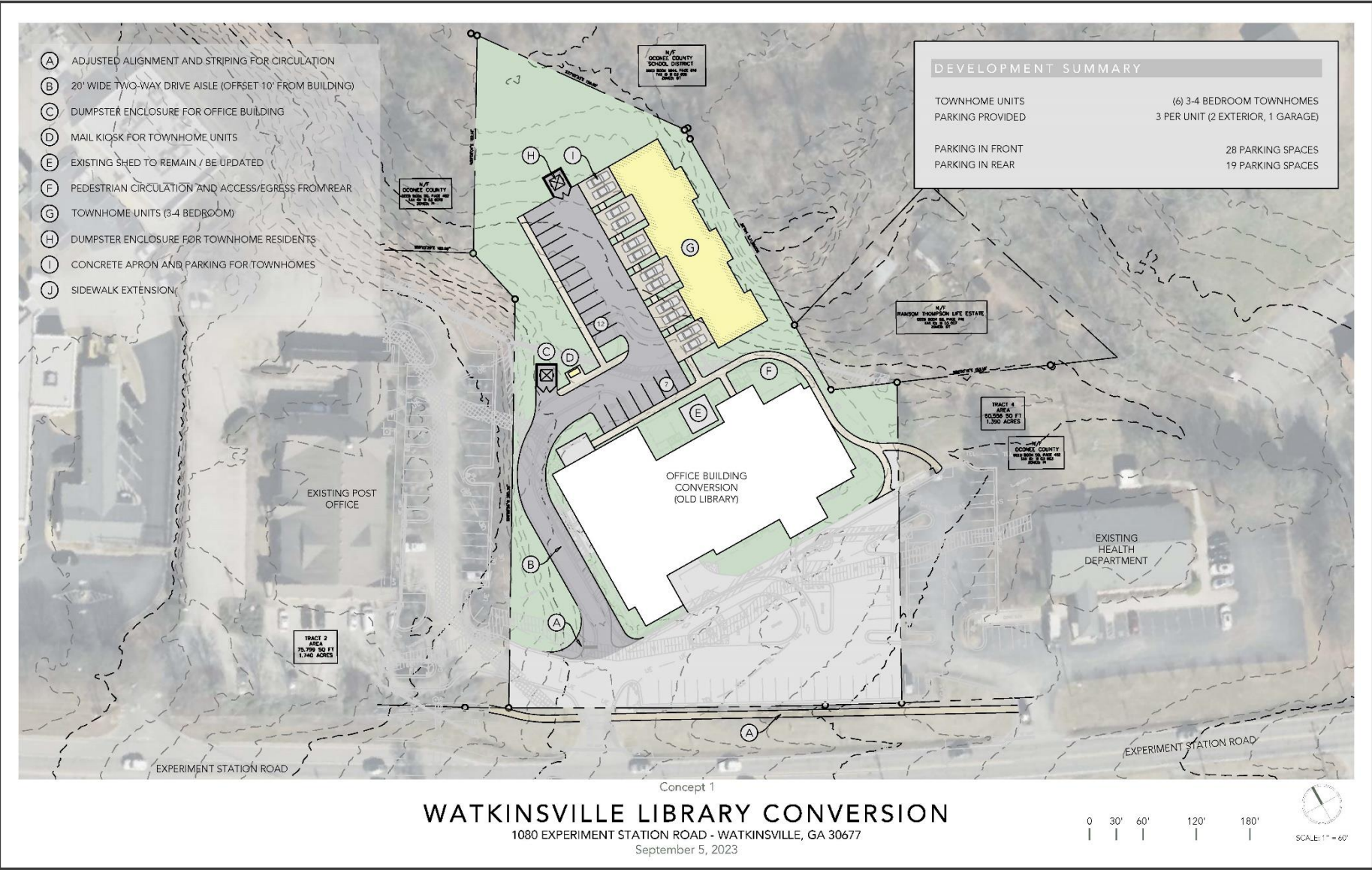
View of property from southern corner of existing building



View of the rear of the existing building



Proposed Concept Plan



PROJECT OVERVIEW

Oconee County has agreed to sell this property to A&B Holdco, LLC as evidenced by the recorded Memorandum of Purchase Agreement, Book 1744, Pages 208-211 and has authorized applicant to proceed with the requested rezone.

Rezone narrative indicates the proposed rezone to Downtown would allow for an adaptive reuse of the existing structure as well as proposed new attached residential units at the north side of the property to the rear of the existing structure.

City of Watkinsville Zoning map shows adjacent properties to the north side of the parcel and on the opposite side of the Experiment Station Road as zoned Downtown with the parcels to the east and west zoned Public Institutional (Post Office and Health Department).

Any proposed site development would be required to meet all applicable Watkinsville Code requirements and would need to be approved by City Council at a later date.

AMENDMENT TO ZONING MAP, CITY OF WATKINSVILLE GEORGIA

AN ORDINANCE TO AMEND THE ZONING MAP OF CITY OF WATKINSVILLE, TO CHANGE THE ZONING OF THE PARCEL DESCRIBED HEREIN TO DT (DOWNTOWN).

WHEREAS, per the 1983 Charter Section 2.10, “The legislative authority of the City of Watkinsville, except as otherwise specifically provided in this Charter, shall be vested in a City Council to be composed of a Mayor and five Councilmembers”; and

WHEREAS, the Zoning Ordinance provides that it and/or the Zoning Map may be amended from time to time by the governing authority of the City; and

WHEREAS, the Petition/Application for Rezoning requests that tax parcel # W03001D, 1080 Experiment Station Rd (Parcel W03001D), ~2.25 acres, be rezoned from Public Institutional (PI) to Downtown (DT); and Council finds the zoning map amendment is authorized by the Charter, and promotes the health, safety, order, prosperity, and welfare of Watkinsville.

The Mayor and Council of the City of Watkinsville, Georgia hereby ordains:

Section 1. Amendment. The Zoning Map for City of Watkinsville, Georgia is hereby amended to CHANGE THE ZONING OF THE PARCEL DESCRIBED HEREIN (tax parcel # W03001D, 1080 Experiment Station Rd (Parcel W03001D), ~2.25 acres) TO DT (DOWNTOWN). This shall be marked on the Official Watkinsville Zoning Map by the Clerk.

Section 2. Severability. If any section, provision, or clause of any part of this Amendment shall be declared invalid or unconstitutional, or if the provisions of any part of this Amendment as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Amendment not so held to be invalid, or the application of this Amendment to other circumstances not so held to be invalid. It is hereby declared as the intent that this Amendment would have been adopted had such invalid portion not been included herein.

Section 3. Repeal of Conflicting Provisions. All ordinances or parts of ordinances in conflict with this Amendment, and not preserved hereby, are hereby repealed.

Section 4. Effective Date. This Amendment shall take effect and shall be enforced from and after the date of its adoption.

Adopted this October 18, 2023, by the Mayor and Council of Watkinsville, Georgia after a newspaper advertisement between 15 and 45 days prior to the public hearing.

CITY OF WATKINSVILLE, GEORGIA

By: _____

Brian Brodrick, Mayor

Attest: _____

City Clerk



CITY OF
WATKINSVILLE

MAYOR & COUNCIL AGENDA ITEM

DATE: October 18, 2023

PURPOSE: GDOT Transportation Alternatives Program (TAP) Grant

ACTION REQUESTED:

* Staff is requesting this item be tabled until the Council's November 15, 2023 regular meeting.
