

CITY OF HOSCHTON
CITY COUNCIL AGENDA
THURSDAY, MAY 11, 2023
CITY HALL COUNCIL ROOM 6:00PM
(IMMEDIATELY AFTER PUBLIC HEARING)
79 CITY SQUARE, HOSCHTON



WORK SESSION

AGENDA

WELCOME AND CALL TO ORDER

AGENDA APPROVAL

REPORTS BY MAYOR, COUNCIL, CITY MANAGER AND STAFF

NEW BUSINESS

1. Cresswind at Twin Lakes Phase 4, Final Plat and As-Builts - 183 lots on 92.345 acres (PUD Conditional zoning) including the dedication/ public acceptance of 5,306 linear feet of water line, 6,919 linear feet of sanitary sewer lines, and 2,221 linear feet of sewer force main line (no public streets)
2. Resolution 23-9: A Resolution Accepting From Full Source Homes, LLC the Dedication Of 0.02 Acre of Right Of Way along the West Side of White Street and Accepting a Sanitary Sewer Easement
3. Resolution 2023-08: Mulberry Park Grant
4. Resolution 2023-03: Alcoholic Beverage Tax and Fee Schedule
5. New Community Center Rates – 65 City Square
6. Lease Agreement for Klip-So Salon
7. Proposal of Professional Services for South Water Site at Jopena
8. Pump Station Surcharge
9. Oak Street Project Presentation

CITIZEN INPUT

EXECUTIVE SESSION (IF NEEDED)

ADJOURN

APRIL 2023

CITY MANAGER REPORT

- Phase 1 Water Line has started on Jopena Blvd.
- Request for proposal to lease 77 City Square, 79, City Square, 69 City Square, 4164 Highway 53
- Downtown Development Authority completed their monthly meeting on Monday, April 10, 2023
- Podcast with Radio X was completed for all the city happening at Empower by City Manager and DDA Executive director.
- RFP's for roads were completed for Bell, Walnut, Hall Street
- Auditors have been in house this month to work on Y2022.
- Monthly Court
- Executive Director, Jessica Greene had the opportunity to participate at GMA Spring Training in Monroe, Georgia.
- Monthly Coffee and Conversation is always a big hit with our local businesses.
- We met with our engineers to discuss stormwater projects and maintenance.
- Met with Dr. Brown, school superintendent and spoke on the growth in West Jackson area.
- Meek Reality had their ribbon cutting and open house. We love supporting our local businesses!
- We had our first kick off meeting with Brewer Engineering for the Mulberry Park Project
- DDA Chair and Co-Chair met with Mayor O'Leary along with Councilmember Debbie Martin and Councilmember Tracy Carswell to discuss city owned property on broad street.
- We celebrated Georgia Cities Week with all the other municipalities in Georgia. This was a great way to involve communities with government. We held a "touch a truck" event along with clean up days as well as a coloring contest. All events were successful!
- Furniture for new City Hall was purchased. Target date of completion is still May 31, 2023.
- Met with Art Council to discuss partnership with them on art projects in the city.
- Hoschton Historic Preservation met with their monthly meeting to discuss budgeted items needed for 2024, Restoring Darby Building with new porch and inside renovation, they also have an ongoing discussion concerning the corncrib that was donated to the city. I expressed to the board that the Mayor and Council discussed the corn crib building at their annual retreat and decided they wanted to see it placed at the Mulberry Property.
- Mayor O'Leary's monthly Q&A was successful! Always informative for our citizens.
- New website is completed. Please make sure you check it out. Same address.
www.cityofhoschton.com
- We are continuing to work on basketball court completion next to tennis courts off Cabin Drive. Completion is still targeted for Summer 2023.

Respectfully Submitted,

Jennifer Harrison

City Manager

Jessica Greene's Monthly Report

Jennifer Kidd-Harrison

From: Hoschton Downtown Development Authority
Sent: Monday, May 1, 2023 9:30 AM
To: Tracy Jordan; Sri Kumar
Cc: Jennifer Kidd-Harrison
Subject: April DDA Director Report

Good Morning all,

We had a great time Saturday at the Farmers Market Preview Day; I had no idea I had it in me to sell produce, but I did and we sold A LOT!

April was a busy month for marketing and networking for the DDA and City of Hoschton. Planning for the Egg-Stravaganza was going well until it got rained out. We had over \$1200 in sponsorships, and 1,000 plastic eggs. The money that was given will roll over to our next event, and the plastic eggs will be used next year.

Jennifer and I joined Tom Sheldon at Radio Business X Podcast show at Empower. We spoke about what is going on in the City of Hoschton.

I attended a BID seminar, the Chambers Small Business Lunch and Learn, GMA Spring Training-Advanced DDA, Women in Business, Meek Realty Grand Opening, Georgia Downtown Business Professional Meet Up in Downtown Monroe, Chamber BASH at Camp Hooray, Jackson County Family Connection Community Collaborative, Historic Preservation Committee, and the Farmers Market Preview Day.

The meeting in Monroe was very insightful and I learned what resources we have at our discretion to help revitalize our downtown. I have been in this position for 6 months now and I can say that I am starting to get more confident in what the DDA is doing and the good that we can do for the community. We are still currently working on the Mural. We met with the Hoschton Heritage Art Council to get their opinion on the mural, looking to bring the final proposal to Mayor and Council and the DDA Board very soon.

The landscape company that we have been in contact with is providing a visual presentation to share with us at our next DDA meeting and he will also present it to Mayor and Council at the next work session.

Mariya is on top of the Downtown Beautification project, and I think that should begin soon. I met Lynn briefly last week.

Also, our “Shop Local” campaign went live, and we are hoping to see some traction and business for our downtown businesses.

Please let me know if you have any questions or concerns.

Thank you,

Jessica Greene
Executive Director
City of Hoschton Downtown Development Authority

Building Department Activity Report-April 2023

A. Building department activity

a. Permits Issued

- i. February - 35 Building / 21 Miscellaneous
- ii. March - 57 Building / 8 Miscellaneous
- iii. April - 35 Building / 3 Miscellaneous
- iv. 2023 YTD – 203 Building / 43 Misc.

b. Inspection Activity

i. March Total Inspections

1. Building Inspections – 459
2. Water Meter Install Inspections – 45

c. Commercial Permit Activity

1. Remodel at the Depot for Restaurant
2. Remodel at former Redtread for Mexican restaurant
3. Publix plans are in review
4. Publix rental units (8 unit) are in review
5. C/O issued for Provisions on E. Jefferson

d. Training

- i. Jack has been training to take the 2021 International Residential Building Code certification exam. He should be taking the exam early in May.

Police Department Report 05/01/2023

1. **Reports and Citations**- The Police Department has generated 656 incident numbers since January and wrote 40 citations in the month of April.
2. **Court**- We will have court on May 11th at City Hall.
3. **Misc.**- Lasers have been sent off for the yearly calibration and we will take our Radars in the next couple weeks. We've purchased class A dress uniforms for special occasions and events (funerals, ceremonies, etc.).



April 2023 Monthly Report

Water

- Daily water route check of connections, water tank and random sample sites
- Daily checks and operations of both city wells
- Daily water sampling
- Weekly well cleanings
- Monthly Meter high usage and non-read meter reading
- Pulled monthly Reporting EPD Samples
- Pulled monthly Bacteriological samples throughout water system
- Replenished Chemicals at both Wells
- Daily utility locates, 288 water/sewer locates for the month of April
- Recorded all daily, weekly, and monthly Data
- Completed and Submitted Monthly Water Reports to EPD
- Installed 38 new Water Meters
- Repaired/changed out 5 Water Meters
- Rebuilt a chemical Pump at Whits street well
- Inspected Water Service tie-in at the new City Hall
- Disconnected an old service line on White Street

Wastewater

- Daily Plant check of equipment and processes
- Daily sampling and testing of plant Effluent
- Daily Instrument calibrations
- Daily lab equipment temperature checks

- Weekly process control lab work
- Weekly Automatic samplers turned on and checked
- Pulled Weekly permit samples
- Performed weekly permit Lab testing
- Recorded all daily, weekly, and monthly Data
- Performed Maintenance on Dewatering Belt Press
- Performed Weekly and monthly Maintenance on Clarifiers
- Performed Weekly Sewer pump station and generator check
- Ran Belt Press weekly to remove excess solids in Plant
- Weekly Washdown and cleaning of tanks, troughs, and filter
- Daily utility locates, 288 water/sewer locates for the month of April
- Completed and Submitted Monthly Wastewater Report (DMR) to EPD
- Had Brighton Park Generator Repaired
- Inspected Sewer tie-in at the New City Hall
- Inspected Sewer Forecmain install From new Lift Station in Twin Lakes
- Assisted EMI with Performing a Pump Drawdown test on the current Influent Pumps at the Wastewater Treatment Plant
- Sailors Engineering Started and Completed the soil bore testing needed for the Wastewater Treatment Plant Expansion
- Had a Meeting with Russ at EMI to discuss Wastewater Treatment Plant Expansion
- Had a Chemical Company come out and test for Phosphorus treatment at the plant to see what will be required for the expansion of the plant
- Meeting with Russ and the Electrical Engineer about the Plant Expansion
- Jetted and cleared a sewer backup in Twin Lakes

LINE ITEM #1

Cresswind at Twin Lakes Phase 4, Final Plat and As-Builts - 183 lots on 92.345 acres (PUD Conditional zoning) including the dedication/ public acceptance of 5,306 linear feet of water line, 6,919 linear feet of sanitary sewer lines, and 2,221 linear feet of sewer force main line (no public streets)

No other document
included

LINE ITEM #2

Resolution 23-9: A Resolution Accepting From Full Source Homes, LLC the Dedication Of 0.02 Acre of Right Of Way along the West Side of White Street and Accepting a Sanitary Sewer Easement

CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION 23-09

**A RESOLUTION ACCEPTING FROM FULL SOURCE HOMES, LLC
THE DEDICATION OF 0.02 ACRE OF RIGHT OF WAY
ALONG THE WEST SIDE OF WHITE STREET
AND ACCEPTING A SANITARY SEWER EASEMENT**

WHEREAS, Full Source Homes, LLC is the owner of property on the west side of White Street;
and

WHEREAS, the owner desires to dedicate 0.02 acre of land to the City of Hoschton for
additional right of way for White Street and

WHEREAS, the owner desires to dedicate a sanitary sewer easement; and

WHEREAS, the owner has prepared and submitted a right of way deed for purposes of
conveying the land to the city;

Now, therefore, IT IS RESOLVED by the City Council of Hoschton as follows:

Section 1.

Tract 3 (0.01 acre) and Tract 4 (0.01 acre), constituting 0.02 acre of land total on the west side of
White Street, as shown on the Final Plat (Minor) for David Nichols by W.T. Dunahoo and
Associates, LLC, dated 02/03/2023, as shown in Exhibit A of this resolution, is hereby accepted.

Section 2.

The 20-foot-wide sanitary sewer easement across Tract 1 and Tract 2 as shown on the Final Plat
(Minor) for David Nichols by W.T. Dunahoo and Associates, LLC, dated 02/03/2023, included
in Exhibit A of this resolution, is hereby accepted.

Section 3.

The city attorney is authorized to record the right of way deed transferring ownership of the
subject property to be dedicated to the city.

Resolution 23-__

SO RESOLVED this 15th day of May, 2023.

Lauren O'Leary, Mayor

Approved as to form:

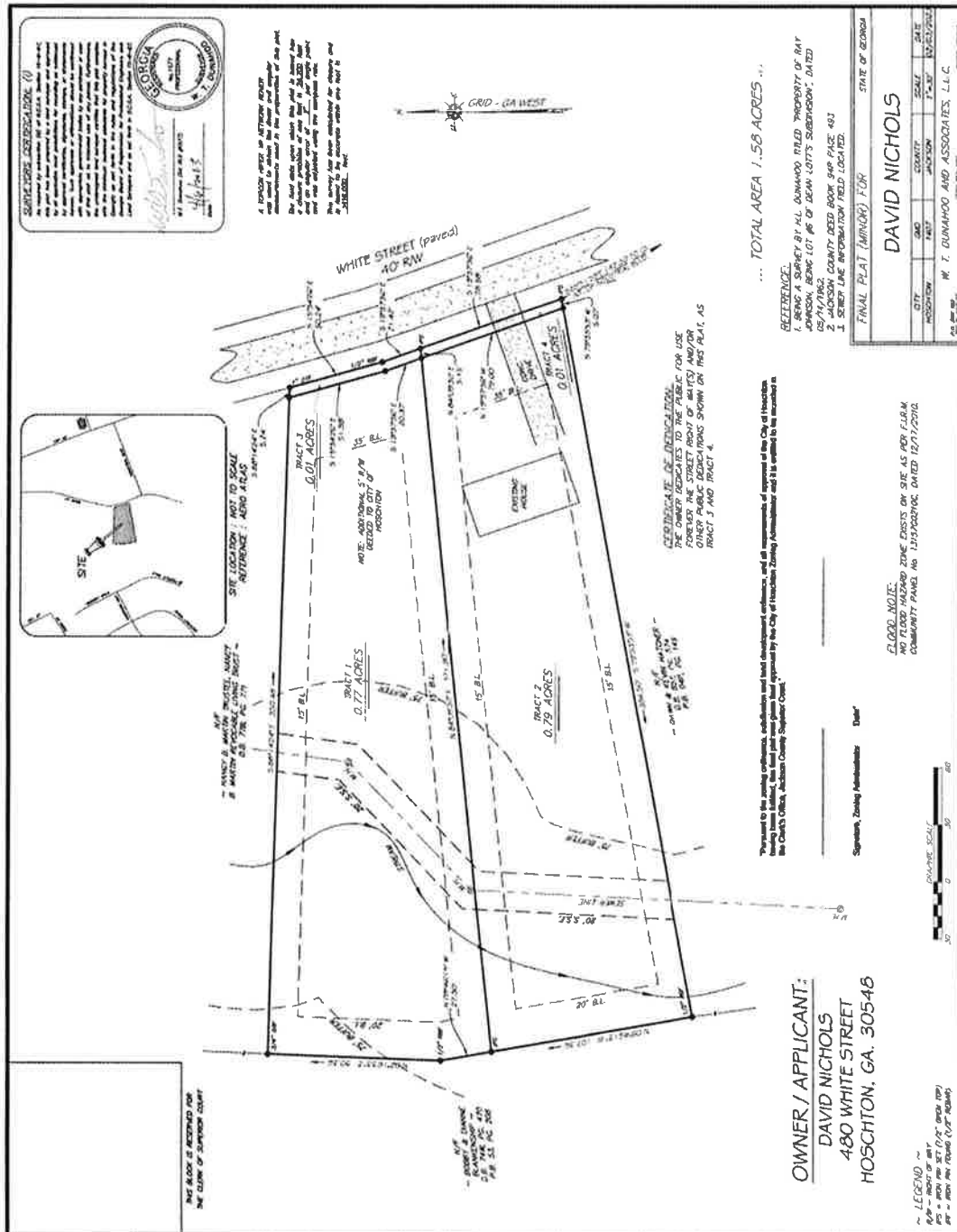
Abbott S. Hayes, Jr., City Attorney

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

Jennifer Kidd-Harrison, City Clerk

EXHIBIT "A" LEGAL DESCRIPTION

Tract 1 and Tract 2 as shown on the Final Plat (Minor) for David Nichols by W.T. Dunahoo and Associates, LLC, dated 02/03/2023, as incorporated herein:



RIGHT-OF-WAY DEED

GEORGIA, JACKSON COUNTY

WHITE STREET

THIS CONVEYANCE made and executed the 20 day of April, 2023.

WITNESSETH that FULL SOURCE HOMES, LLC, the undersigned (hereinafter referred to as "Grantor"), is the owner of and is developing a residential subdivision on a tract of land in JACKSON COUNTY, on White Street, and is hereby granting to the CITY OF HOSCHTON, additional right-of-way for White Street.

NOW THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said CITY OF HOSCHTON, and their successors in office additional right-of-way for said road, being more particularly described as follows:

ALL THAT TRACT or parcel of land lying and being in GMD 1407, City of Hoschton, Jackson County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Said right-of-way is hereby conveyed, consisting of Tract 3, containing 0.01 acres, more or less, as shown on the Survey for David Nichols dated February 3, 2023, prepared by W. T. Dunahoo and Associates Land Surveying and consisting of Tract 4, containing 0.01 acres, more or less, as shown on the Survey for David Nichols dated February 3, 2023, prepared by W. T. Dunahoo and Associates, said survey being incorporated herein by reference, said survey attached hereto and made a part of this deed as Exhibit "B".

WHITE STREET

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to the existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation.

Grantor hereby warrants that Grantor has the right to sell convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.


IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
this 20 day of April, 2023,
in the presence of:

FULL SOURCE HOMES, LLC,
CO., INC., a Nevada limited liability company

By:  [SEAL]
DAVID R. NICHOLS, Manager


Witness


Notary Public

[NOTARY SEAL]



EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in GMD 1407, City of Hoschton, Jackson County, Georgia, being Tract 3, containing 0.01 acres, and more particularly described on that survey for "David Nichols" dated 02/03/2023, prepared by W.T. Dunahoo and Associates Land Surveying, Certified by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 and more particularly described as follows:

To find the true point of beginning, begin at the centerline intersection of Industrial Boulevard with the Western Right of Way of White Street (40ft R/W), thence travel in a Northwesterly direction along the Western Right of Way of White Street North 28 degrees 51 minutes 58 seconds West 142.30 feet to an Iron pin set on the Western Right of Way of White Street, thence along the Western Right of Way of White Street North 19 degrees 37 minutes 36 seconds West 78.58 feet to an iron pin set on Western Right of Way of White Street and the true point of beginning.

From the point of beginning thus established, leaving White Street travel South 84 degrees 09 minutes 30 seconds West 5.15 feet, thence North 19 degrees 37 minutes 36 seconds West 20.37 feet, North 15 degrees 34 minutes 26 seconds West 51.98 feet, thence South 88 degrees 14 minutes 24 seconds East 5.24 feet to a 1" open top found, thence along White Street South 15 degrees 34 minutes 26 seconds East 50.24 feet to a 1/2" rebar found, thence South 19 degrees 37 minutes 36 seconds East 21.42 feet to an Iron pin set on White Street and the true point of beginning.

TOGETHER WITH:

All that tract or parcel of land lying and being in GMD 1407, City of Hoschton, Jackson County, Georgia, being Tract 4, containing 0.01 acres, and more particularly described on that survey for "David Nichols" dated 02/03/2023, prepared by W.T. Dunahoo and Associates Land Surveying, Certified by W.T. Dunahoo, Georgia Registered Surveyor Number 1577 and more particularly described as follows:

To find the true point of beginning, begin at the centerline intersection of Industrial Boulevard with the Western Right of Way of White Street (40ft R/W), thence travel in a Northwesterly direction along the Western Right of Way of White Street North 28 degrees 51 minutes 58 seconds West 142.30 feet to an Iron pin set on the Western Right of Way of White Street and this being the true point of beginning.

From the point of beginning thus established, leaving White Street travel South 79 degrees 33 minutes 53 seconds West 5.07 feet, thence North 19 degrees 37 minutes 36 seconds West 79.00 feet, thence North 84 degrees 09 minutes 30 seconds East 5.15 feet to an Iron pin set along White Street, thence along White Street South 19 degrees 37 minutes 36 seconds East 78.58 feet to an iron pin set on White Street and the true point of beginning.

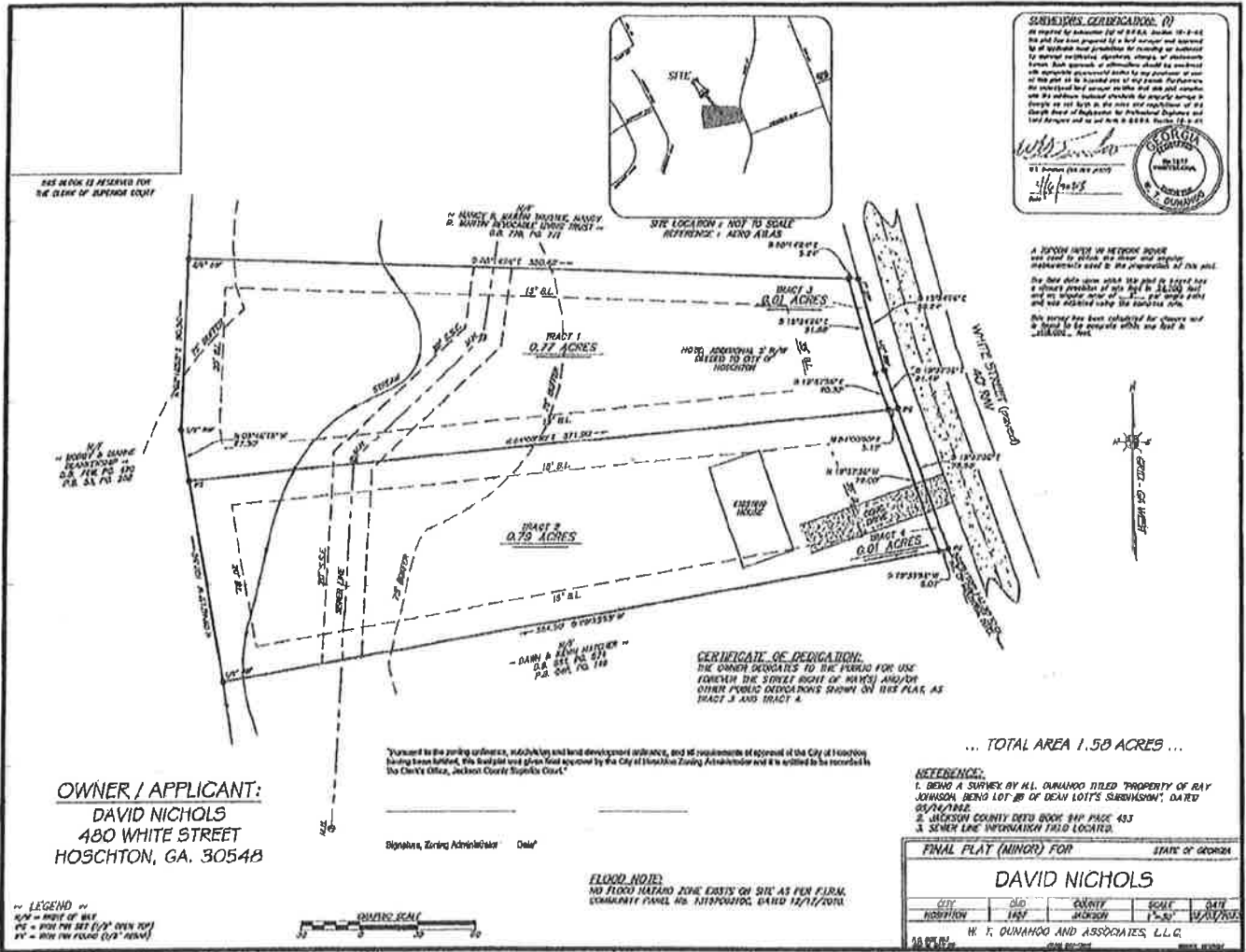


EXHIBIT "B"

LINE ITEM #3

Resolution 2023-08: Mulberry Park Grant

CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION NO. 2023-008

WHEREAS, at the regular meeting of City of Hoschton of Jackson County, Georgia, held on May _____, 2023, a motion was made and duly seconded that the City of Hoschton agrees to submit a Pre-application for funding from the Land and Water Conservation Fund. The City's proposed project will consist of the development of the Mulberry Street Park Project. The City of Hoschton further agrees that in the event the City of Hoschton's pre-application is recommended for funding by the Department of Natural Resources, the City of Hoschton certifies and assures that it has the ability and intention to finance their 50 percent of the total project cost and will move forward with due diligence to prepare, or have prepared, appropriate documentation required for a formal LWCF application.

CITY OF HOSCHTON, GEORGIA

So RESOLVED, this the 17th day of April, 2023.

Lauren O'Leary, Mayor

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Jennifer Kidd-Harrison, City Clerk

Approved as to Form:

Abbott S. Hayes, Jr., City Attorney

LINE ITEM #4

Resolution 2023-03: Alcoholic Beverage Tax and Fee Schedule

**RESOLUTION 2023-03
CITY OF HOSCHTON, GEORGIA
ALCOHOLIC BEVERAGE TAX AND FEE SCHEDULE
TO IMPLEMENT ORDINANCE O-2023-01**

The following application fees and excise taxes are hereby assessed:

Type of Application/Action (annual fee except as noted)	Fee (\$)
Change of managing agent	100.00
Change of registered agent	25.00
Transfer of approved license	100.00
Change in ownership or interest	25.00
Brewery (beer manufacturer) or brewpub license	3,700.00
Distilled spirits manufacturer (distillery) license	3,700.00
Distilled spirits (liquor): retail package sales license	5,000.00
Distilled spirits (liquor): consumption on premises license	3,000.00
Malt beverage (beer): retail package sales license	1,000.00
Malt beverage (beer): consumption on premises license	1,000.00
Wine: retail package sales license	1,000.00
Wine tasting license	1,400.00
Wine: consumption on premises license	1,000.00
Non-profit organization consumption on premises license	250.00
Non-profit special temporary event permit (per event)	35.00
Alcoholic beverage caterer license	500.00
Catered event permit (per event)	50.00
Temporary limited license	50.00
Temporary special event permit	50.00
Home brew special event	50.00
Employee permit	35.00
Refund of any license application denied	Application fee, minus 150.00
License application filed late	Application fee + 50% of application fee

Applications filed after July 1st shall be prorated at ½ the amount listed

EXCISE TAXES

For malt beverages sold in or from a barrel or bulk container (commonly known as tap or draft beer) a tax of six dollars (\$6.00) on each container sold containing not more than fifteen and one-half (15½) gallons and a proportionate tax on the same rate on all fractional parts of fifteen and one-half (15½) gallons.

For malt beverages sold in bottles, cans or other containers, except barrel or bulk containers, a tax of five cents (\$0.05) cents per twelve (12) ounces and a proportionate tax at the same rate of all fractional parts of twelve (12) ounces.

The excise tax imposed on wine sold by wholesalers to retailers shall be in the amount of twenty-two cents (\$0.22) per liter or \$0.65 per ounce and a proportionate tax at the same rate of all fractional parts of a liter.

The excise tax on distilled spirits sold by wholesalers to retailers imposed shall be in the amount of twenty-two cents (\$0.22) per liter or \$0.65 per ounce and a proportionate tax at the same rate of all fractional parts of a liter.

The distilled spirits excise tax imposed for mixed drinks consumed on premises shall be in the amount of three (3) percent of the purchase price of the beverage.

So RESOLVED this ___ DAY OF _____, 2023.

Lauren O'Leary, Mayor

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Jennifer Kidd-Harrison, City Clerk

Approved as to Form:

Abbott S. Hayes, Jr., City Attorney

LINE ITEM #5

New Community Room Rates – 65 City Square



Rental and Use of the Hoschton Community Center

The City of Hoschton is pleased to offer our new event venue, the Hoschton Community Center. Located in the heart of downtown Hoschton, the brand new (June 2023) space is ideal for parties, weddings, family gatherings, and corporate events.

Location: 65 City Square St. Hoschton, GA 30548

Capacity: 150 persons (Tables and Chairs provided)

Please reach out to City Hall to request a tour: 706-654-3034.

Hours

Community Center may be rented Monday- Sunday 8:00 a.m. to 12:00 a.m. No facility may be used past 12:00 a.m. Half day rentals are five hours maximum. Set up and breakdown must take place within the specified rental time. Rentals are for the day of your reserved date(s) only; vendor drop-offs, setup, breakdown, and cleanup must take place within the specified rental time. Facility will not be available for rent during City of Hoschton events.

Booking

Rental of the Community Center is arranged through Hoschton City Hall. Rental dates are considered a firm contractual agreement only upon execution of the rental agreement. Individuals renting the community room must be at least 21 years of age and have a valid driver's license or ID. Children and teenagers must be under adult supervision at all times.

Damage Deposit

Rental applicants shall pay a rental damage deposit. The deposit is refundable only if the facility is left clean and clear of food, trash, and decorations with NO damage to furnishings or equipment. The decision of whether the deposit shall be refunded is solely up to the City of Hoschton and will not be refunded until it has been inspected by a staff member. The deposit for the Community Center is \$250.00, payable when submitting rental application.

Prohibited Items

Helium balloons, confetti, thrown rice/birdseed, and glitter are prohibited in the facility. Birdseed shall be the only item allowed to be thrown in the driveway or parking lot. Sparklers and bubbles may be used outdoors at these events but shall be properly disposed of following the event. Fog and Haze machines are prohibited from use in the facility.

Decorations

No decorations or temporary fixtures may be affixed to the building or any architectural feature with nails, tacks, staples, or any application that will cause irreversible damage. Tape is not permitted on any walls, glass, or fixtures.

Alcohol

If any alcohol is served or brought onto the premises, an officer must be on site at all times. To schedule an officer, please contact Chief Hill at the Hoschton Police Department, 706-684-6000. The fee is \$50.00 per hour, with a 4-hour minimum. (Payment is coordinated through police department.)

Cancellation Policy

For any cancellations, we require a minimum 7 day notice prior to the scheduled event to receive any deposit money back.

Cooking on premises

NO cooking is allowed on the premises. This includes inside the building and outside. Examples include: fryers, grills, fire pits, etc. Crockpots and Catering warming dishes are allowed.

Handicap Access

The Community room is handicap accessible.

Personal Property

The city is not responsible for any valuables or personal property left on the premises.

Smoking

Smoking and Vaping is prohibited inside the Community Center.

Community Center Rental Rates

DEPOSIT \$250.00 (REQUIRED)	WEEKDAY		WEEKEND	
	MONDAY – THURSDAY		FRIDAY, SATURDAY, SUNDAY	
	5 HOURS OR LESS	ALL DAY	5 HOURS OR LESS	ALL DAY
CITY RESIDENTS*, CURRENT CITY-LICENSED BUSINESSES	\$200.00	\$250.00	\$225.00	\$300.00
RESIDENTS & BUSINESSES OUTSIDE THE CITY LIMITS	\$250.00	\$350.00	\$275.00	\$400.00
NON-PROFIT OR CHARITABLE ORGANIZATIONS WITH 501(c)(3) AND HOAs	\$100.00	\$200.00	\$150.00	\$250.00

\$250 refundable damage deposit (refundable only after inspection, will be refunded within 30 days of event)

*Note: "City Residents" refers to people who reside within the Hoschton city limits (hint: you pay a City of Hoschton water bill)



CHECKLIST FOR RENTERS

Return the completed checklist with the keys to Hoschton City Hall or the Utility Payment Drop Box located on the left as you leave the parking lot.

	Remove all decorations ABSOLUTELY NO TAPE ON THE WALLS, FANS, OR PICTURES \$250 FINE
	Remove food, personal belongings, and rental equipment.
	Sweep and mop all floors. (Mop & bucket in Kitchen)
	Tables and chairs wiped clean and put away. (We do check to make sure there is no residue left on them.)
	Remove all trash and debris from the building and grounds. Place bags of trash inside the brown rolling garbage cans. (Located out back behind building)
	Kitchen – remove all items from refrigerator. Wipe out microwave, wipe down counters. (Along with any other areas something may have been spilled) ABSOLUTELY NO FOOD CAN BE COOKED ON PREMISES \$250 FINE
	Turn off all lights and lock all doors.
	Return keys and checklist.

HVAC unit is set to the current season and cannot be adjusted.

PLEASE NOTE – WE WILL DEDUCT FROM DEPOSIT IF ANY OF THESE ITEMS ARE NOT COMPLETED – THIS IS AT THE DISCRETION OF THE CITY MANAGER, DEPENDING ON WORK NEEDING TO BE DONE

FOR ANY HELP NEEDED OR QUESTIONS DURING YOUR RENTAL – PLEASE CONTACT JENNIFER HARRISON @ 678-767-2271

The items checked above have been completed.

Renter's Signature: _____

Date: _____



Community Center Rental Application:

Full Name or Company Name (PLEASE PRINT):

Address:

Telephone Number:

E-Mail Address:

Date(s) of Event: _____

Type of Event: _____

Rental Start Time: _____ Rental End Time: _____

Alcohol Present? Yes or No

(See Alcohol section for information regarding required security)

FOR OFFICE USE ONLY:

Security Deposit received: _____ CASH CHECK _____ CARD

Rental Amount received: _____ CASH CHECK _____ CARD

Balance due: _____

Officer Name and Badge No. _____

(If alcohol will be present, please confirm with Chief Hill that arrangements for security were made and write in officer information.)

Employee Sign off for Security Deposit refund and amount to be given:

Notes: _____

CITY OF HOSCHTON LIABILITY AND INDEMNIFICATION AGREEMENT

By signing below, I am stating that I have received and read a copy of the policy regulating use of the City of Hoschton Community Center as established by the City of Hoschton. I also agree that my Organization/Family/Group will abide by the aforementioned established policy for use of the facility and we will be responsible for any damages to City Property resulting from the use of this facility, whether intentional, through negligence, or accidental, as stated in the policy. I hereby release the City of Hoschton, and its employees, and agents for injury to person or property, from whatever cause, which may occur during my use of the Community Room. And I hereby indemnify and hold the City of Hoschton and its employees and agents harmless from any and all injuries, claims, damages, suits and costs from whatever cause arising from my use of the Community Room.

Renters Printed Name: _____

Renters Signature: _____

Date Signed: _____

Witness Printed Name: _____

Witness Signature: _____

LINE ITEM #6

Lease Agreement for Klip-So Salon

LEASE AGREEMENT

GEORGIA, JACKSON COUNTY

THIS AGREEMENT, made the _____ day of _____, 2023 between the CITY OF HOSCHTON, Georgia, hereinafter known as Lessor, and SUSAN JACKSON hereinafter known as Lessee;

WITNESSETH: That said Lessor has this day rented to Lessee the offices located at 15 FIRST STREET, Hoschton, Georgia 30548 that are, hereinafter known as Premises.

1. Said premises are to be used only for purposes of conducting services offered by a SALON to be known as KLIP-SO. The said lease shall be for a period of ONE year, to commence on the 1ST day of JUNE, 2023 and ending on the 31st day of MAY, 2024.
2. For the rental of said Premises, Lessee shall pay to Lessor the sum of \$ 1,500.00 per month, payable in advance on the first day of each month, beginning on JUNE 1, 2023, and continuing on or before the first day of each month thereafter, through the termination of this Lease. In the event that Lessee fails to pay the full amount of rent by the first day of each month, Lessee shall owe the Lessor a late fee in the of \$100.00
3. Should Lessee fail to pay said rent promptly when due, or if Lessee shall be in default in performing any of the terms or provisions of this lease, then Lessor may at its option, terminate this contract, cancel same and take immediate possession of the Premises, without waiving any rent that may have accrued at the time of cancellation, or any claim for damages or breach of contract on the part of the Lessee. Lessor may also remove Lessee's personal effects and property from the premises without being guilty of forcible entry, detained, trespass, tort, or responsibility for the storage and safekeeping of said property. All rent payments shall be mailed or delivered to Lessor at its address, 61 City Square, Hoschton Georgia 30548 on or before said due date.
4. Lessee hereby certifies that the premises have been examined by Lessee and Lessee agrees to accept the premises in its present condition. The Lessor reserves the right to enter upon said premises for the purpose of reasonable inspection along with the right to make repairs or improvements upon same or upon adjoining property of Lessor.
5. Lessee agrees that no alterations, improvements or additions shall be made to the Premises or other portions of said Premises without first having obtained written consent of the Lessor and without proof of insurance as required by the Lessor. Tenant may not make alterations, improvements, or additions to common areas and areas outside of the Premises, including to the exterior walls of the building, without first having obtained written consent of the Lessor. Upon termination of the lease, Lessee agrees to return the Premises to the prior condition of the Premises when Lessee entered into the lease, unless otherwise agreed to by Lessor. Lessor agrees that if Lessee alters the Premises to add restroom facilities, Lessee will not be required to remove the restroom facilities at the end of this Agreement. Any other improvements made to the Premises, other than those

specifically set forth, shall remain on the Premises and shall be property of Lessor after the expiration of this Lease.

6. Lessee shall bear all reasonable charges for utilities used in the Premises.
7. Lessee shall comply with all governmental laws and ordinances in the conduct of its business and shall not conduct its business in such a manner that it interferes with the other occupants or tenants located in the building.
8. If the whole of the leased premises, or such portion thereof as will make the premises unusable for the purposes herein leased, be condemned by any legally constituted authority for any public use or purpose, then in either of said events the term hereby granted shall cease from the date when possession thereof is taken by public authorities, and rental shall be accounted for as between Lessor and Lessee as of said date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation and damage caused by condemnation from the condemnor. It is further understood and agreed that neither the Lessee nor Lessor shall have any rights in any award made to the other by any condemnation authority notwithstanding the termination of the lease as herein provided. If the premises are totally destroyed by storm, fire, lightning, earthquake or other casualty, this lease shall terminate as of the date of such destruction, and rental shall be accounted for as between Lessor and Lessee as of that date. If premises are damaged but not wholly destroyed by any such casualties, rental shall abate in such proportion as use of premises has been destroyed, and Landlord shall restore premises to substantially the same condition as before damage as speedily as practicable, whereupon full rental shall recommence.
9. This Lease Agreement and the rights of Lessee hereunder shall not be an asset of said Lessee to be sold either by its representatives, assigns, successors, receivers or trustees in bankruptcy, or receiver in insolvency proceedings, but in the event of dissolution, bankruptcy, or insolvency of Lessee, Lessor may, if it so desires, immediately terminate this Agreement and resume possession of the premises. If through oversight or otherwise said Lessee should hold premises beyond the term of this Agreement then Lessee shall become a Tenant at will and shall surrender said property on sixty (60) days notice from the Lessor. It is expressly agreed that there shall be no extension or renewal of this lease or continued occupancy of said premises beyond the term of this lease unless there is an agreement in writing to that effect signed by the parties hereto.
10. Any notices pursuant to this Lease to Lessor may be sent via hand delivery or certified mail to Lessor at the address set forth in Paragraph 3. Any notices pursuant to this Lease to Lessee may be sent via hand delivery or certified mail to Lessee at the Premises.
11. Before occupying the Premises, Lessee shall deliver to City a certificate with signed declaration pages, or written proof that the attached declaration pages are a copy of the original declaration page, and attached riders and endorsements which show (i) that the City is listed as an Additional Insured on the policy (ii) which shows a waiver of subrogation in favor of the City (iii) which shows to the satisfaction of the City, that the required insurance is in force. The Insurance Carrier(s) shall provide to the City at least thirty (30) days' written notice before canceling, materially changing, or discontinuing

coverage. Notice shall be sent via certified mail, return receipt requested to 61 City Square, Hoschton Georgia 30548. Lessee shall deliver written notice of any such cancellation, modification or termination within twenty-four (24) hours of receiving any notice thereof. Failure by the Lessee to deliver proof of insurance as provided in this Paragraph, or notice as required in this paragraph, shall constitute a material substantial breach of this Contract. All such documents shall be delivered directly to the City Manager. Each of these documents which show the required insurance coverage shall be attached to each set of the original Lease Agreement when the documents are transmitted to the City for final execution and approval. If desired, the insurance carrier may redact the premium amount from the declaration page.

Insurance is to be placed with duly licensed or approved non-admitted insurer in the state of Georgia with an "A.M. Best" rating of no less than A-VI. The City in no way warrants that the above-required minimum insurer rating is sufficient to protect the Lessee from potential insurer insolvency.

Commercial General Liability: The Lessee shall procure and shall maintain during the life of this Agreement, General Liability Insurance to protect the Lessee, any subcontractor performing work covered by this Agreement, and the City as an additional insured on a primary and noncontributory basis, from claims for damages for bodily injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations are by the Lessee or by any anyone directly or indirectly employed or hired by Lessee. A waiver of subrogation in favor of the City is to be in place. The amount of insurance shall not be less than the following:

- Each Occurrence \$1,000,000
- Personal & Advertising Injury \$1,000,000
- Medical Expense Any One Person \$5,000
- Damage to Rented Premises \$50,000
- General Aggregate \$2,000,000
- Products (Completed/Operations Aggregate) \$2,000,000

Automobile Liability: The Lessee shall procure and shall maintain during the life of this Contract, Comprehensive Automobile Liability Insurance for bodily injury and property damage. The insurance shall include coverage for owned, non-owned and hired vehicles. The City shall be named as an Additional Insured on a Primary and Noncontributory basis with a waiver of subrogation in favor of the City. Amounts shall not be less than the following:

- Combined Single Limit Per Accident \$1,000,000

Excess/Umbrella Liability: The Lessee shall procure and shall maintain during the life of this Contract Excess or Umbrella Liability Insurance over General Liability, Auto Liability and Employers Liability. Umbrella or excess liability policies shall provide coverage at least as broad as specified for underlying coverages and covering those insured in the underlying policies. Coverage shall be "pay on behalf", with defense cost payable in addition to policy limits. There shall be no cross liability exclusion of claims

or suits by one insured against another. The City shall be named as an Additional Insured on a Primary and Noncontributory basis with a waiver of subrogation in favor of the City. The amounts of coverage shall not be less than the following:

- Each Occurrence \$1,000,000
- Aggregate \$1,000,000

Worker's Compensation and Employer's Liability: The Lessee shall procure and shall maintain during the life of this Contract, Worker's Compensation and Employer's Liability Insurance for all of Lessee's employees to be engaged in work on and in the Premises, and in case any such work is sublet, the Lessee shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the subcontractor's employees to be engaged in such work unless such employees are covered by the protection afforded by the Lessee's Worker's Compensation Insurance. A Waiver of Subrogation in favor of the City shall be included.

- Workers' Compensation – Each Employee Statutory Limits
- Employer's Liability – Each Employee \$1,000,000
- Employer's Liability – Each Accident \$1,000,000

If self-insured, proof of filing with the State of Georgia and secured, set aside funds shall be required.

Additional Insured: The insurance policies required by this Agreement shall be endorsed to include "City of Hoschton, Georgia, its officers, elected or appointed officials, agents, employees, volunteers, and representatives" as Additional Insured with respect to work performed on and in the Premises. (This requirement does not apply to Worker's Compensation, Employer's Liability, or Professional Liability coverage). A copy of the endorsement shall be provided.

Waiver of Subrogation: The insurance policies required by this Agreement shall be endorsed to include a Waiver of Subrogation on all policies in favor of "City of Hoschton, Georgia, its officers, elected or appointed officials, agents, employees, volunteers, and representatives.

Renewal certificates shall be provided to the City prior to the expiration date of existing coverage and shall be provided continuously for a period of one year after the completion of the work. All documents shall reference the contract name.

12. It is agreed between the parties to this Agreement that neither shall be bound by any verbal statement or agreement or any subsequent contract relating to the Premises during the term of this contract unless endorsed hereon and signed by the parties thereto and the foregoing constitutes the entire agreement between the parties.
13. Lessee shall give no less than a minimum 90-day notice to Lessor if they do not wish to renew their lease.
14. Tenant shall deposit a Security Deposit in the amount of \$3,00.00 with Landlord on or before prior to the execution of this Lease, which shall be held by Landlord, without

liability to Tenant for any interest thereon, as security for the full and faithful performance by Tenant of each term, covenant and condition of the Lease. If the rent shall be unpaid or should Landlord make payments on behalf of Tenant, or should Tenant fail to perform any of the terms of this Lease, then Landlord may, at its option, appropriate and apply the Security Deposit, or so much thereof as may be necessary to compensate Landlord toward the payment of rent, charges or other sums due from tenant, or towards any loss, damage or expense sustained by Landlord resulting from such default on the part of the Tenant: and in such event tenant shall upon demand restore the Security Deposit to the original sum deposited. In the event Tenant furnishes Landlord with proof of all utility bills have been paid through the date of Lease termination and performs all of Tenant's other obligations under the Lease, the Security Deposit shall be returned in full to the Tenant within thirty (30) days after the termination of the Lease, and the surrender of the Premises by Tenant in compliance with the provisions of this lease. In the Event of a sale of the Premises, subject to this Lease and transfer of the Security Deposit to the new landlord, Landlord shall be released from all liability for the return of the Security Deposit and Tenant shall look solely to the new Landlord for the return of the Security Deposit. This provision shall apply to every transfer or assignment made of the Security Deposit to the new Landlord.

IN WITNESS WHEREOF: Said Lessor and Lessee have hereunto set their hands and affixed their seals in duplicate the day and year first above written.

**Signed, sealed, and delivered
in the presence of:**

CITY OF HOSCHTON, GEORGIA

By: _____
Lauren O'Leary, Mayor

Unofficial Witness

ATTEST: _____
Jennifer Kidd-Harrison,
City Manager/Clerk

Notary Public
Commission Expires: _____

Approved as to Form:

CITY SEAL

Abbott S. Hayes, Jr., City Attorney

**Signed, sealed, and delivered
in the presence of:**

Susan Jackson

Unofficial Witness

Notary Public
Commission Expires: _____

LINE ITEM #7

Proposal of Professional Services for South Water Site at Jopena

March 24, 2023

Ms. Jennifer Kidd- Harrison, City Manager
City of Hoschton
79 City Square
Hoschton, GA 30548

**RE: Addendum Proposal for Professional Engineering Services
City of Hoschton-Water Supply & Water Storage
Proposed 1 Million Gallon Water Storage Tank- South Tank Site at Jopena
BLVD, Environmental Review, Design, Bid, and Construction Services,
ARC GA-21051**

Dear Ms. Harrison:

Engineering Management, Inc. (EMI) is pleased to provide a proposal for professional services in connection with the City's proposed South Water Storage Facility improvements.

This project effort will consist of Six components:

- Environmental Information Document (EID). Following the funding commitment and transfer of the Funds to GEFA, the project will necessarily go through the State Environmental Review Process, (SERP). This will include and Environmental Review Documents including the customary crosscutter letters, submittals to all state and Federal Agencies and project maps and photos. The subliminal will include local and State review time as well as advertising and a public meeting.
- Design and permitting of the proposed elevated water storage tank. This effort will provide complete plans, specifications and bid documents for the proposed project. In addition to the design services, EMI will also facilitate the permitting of the project from all jurisdiction agencies.
- Bid Phase Management. Upon project approvals, EMI will facilitate the customary and normal advertising and procurement procedures of the City of Hoschton, State of Georgia and funding agency. This phase will include interaction with bidding contractors, assistance during the bid opening and post bid activities. Following the bid opening, EMI will conduct a due diligent review of all contractor's qualifications and make a formal recommendation of award to the City Council.

- Following the award, EMI will prepare contract documents prepare notices and reports to the Funding Agency and schedule a pre-construction conference.
- Construction Phase Services. EMI will provide appropriate construction phase services, including coordination with the contractor, City staff and other appropriate agencies.
- ARC Grant Administration- It is anticipated that the City will receive Appalachian Regional Commission (ARC) grant funds, administered by GEFA. EMI will provide all administration services, including compliance with Davis-Bacon wages, Buy-American and other State and Federal requirements. EMI will maintain project files and prepare periodic reports as required to the City and GEFA.

Our proposed fee schedule for this project is a follows:

Engineering Services for Elevated Water Tank & appurtenances


A. Preliminary Engineering-	Complete
B. Tank site topographic survey and plat-	Complete
C. Environmental Review Documents	\$10,000
D. Design Engineering, -	\$185,000
E. Permitting, EPD, LDAP, NPDES-	\$9,000
F. Erosion Control Plan-	\$2,500
G. Bid Phase management-	\$4,500
H. Engineering During Construction & observation-	\$35,000
I. ARC Admin-	<u>\$10,000</u>
Total-	\$256,000

If this proposal is acceptable to the City, please so indicate by signing the approval section provided below.

As always, please contact us at any time if you have any questions.

Sincerely,

ENGINEERING MANAGEMENT, INC.


Jerry E. Hood, CEO
jhood@eminc.biz

[Acceptance on Following Page]

Ms. Jennifer Kidd-Harrison, City Manager
March 24, 2023
Proposal for Design – South Water Tank and Improvements
Page 3 of 3

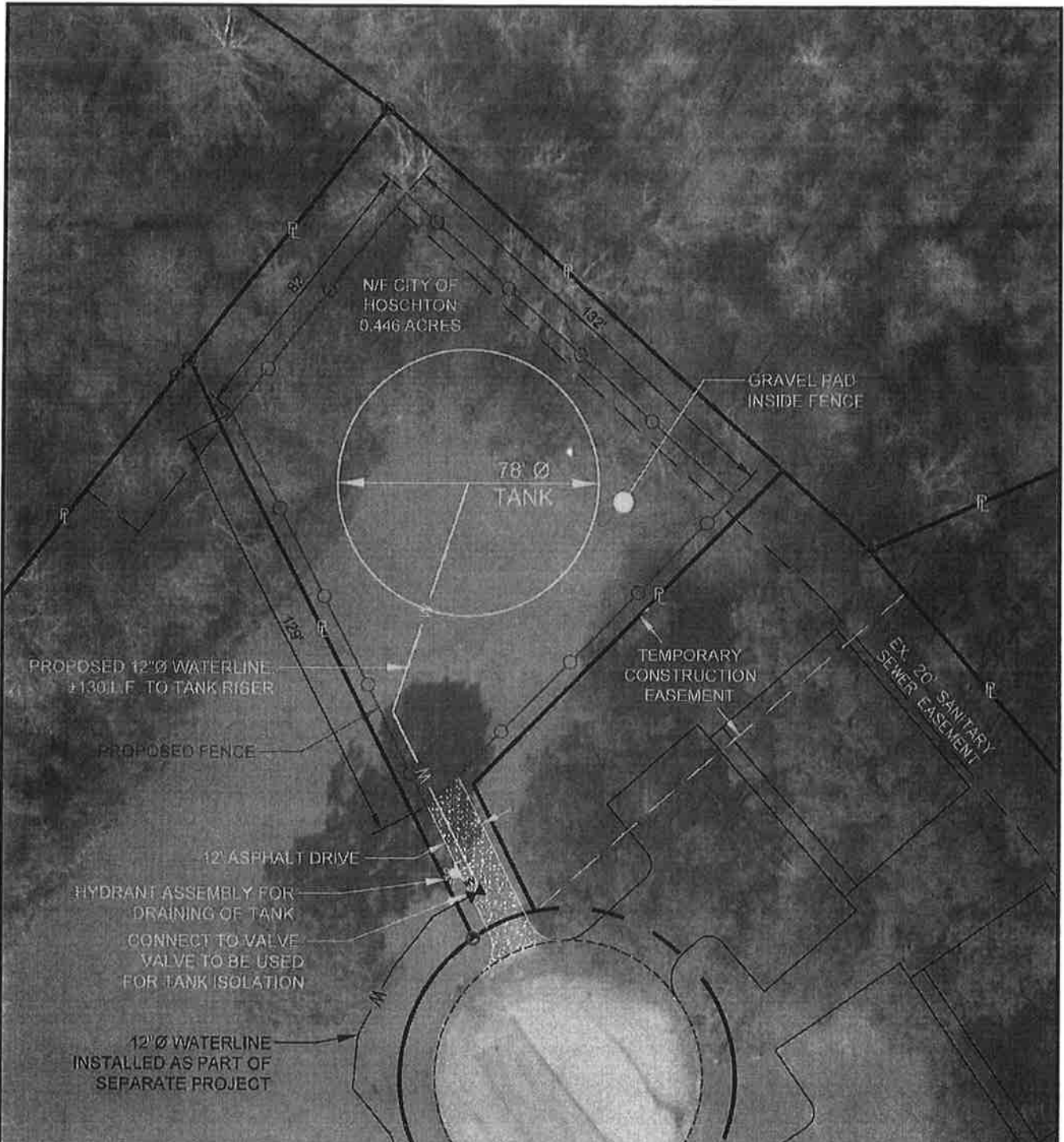
Enclosures: Original Concept Plan and Cost Estimate

Accepted by the City of Hoschton, Georgia:

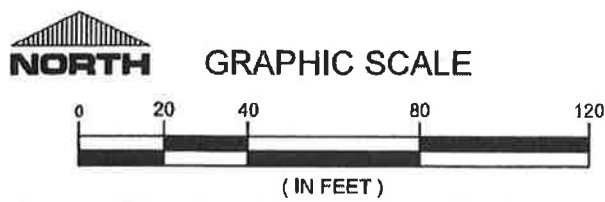
By: _____

Date: _____

*Z:\PROJECTS\22\22017-Hoschton-South Water Tank Water Lines\Funding Stage\FS2-Agreement for Engr Svcs-Addenda\design proposal
023242023FS2.docx*



**CITY OF HOSCHTON
PROPOSED TANK SITE
JOPENA ROAD-1.0 MG TANK**



PATH & FILE: Z:\PROJECTS\122\22017 Hoschton South Water Storage Facility\Funding Stage\FS4-Preliminary Engr Report\South Tank Exhibit 5-23-22

Option 2-City of Hoschton
Elevated Water Storage Improvements
South Multi-Columned Water Storage Tank
Probable Cost Estimate

05/17/2022

Water Tank and Zoning	Units	QTY	Unit Cost	Total Cost	ARC	Local
1.0 MG Elevated Tank 175' to o'flow	LS	1	\$3,100,000	\$3,100,000		
Site Grading and Fencing	LS	1	\$30,000	\$30,000		
Telemetry	LS	1	\$40,000	\$40,000		
12" Diameter Waterline	LF	100	\$75	\$7,500		
12" Gate Valve	EA	3	\$8,000	\$24,000		
Connect to Existing Waterline	EA	1	\$6,500	\$6,500		
Erosion Control and NPDES Monitoring	LS	1	\$3,000	\$3,000		
Tank Logo & Lighting	LS	1	\$40,000	\$40,000		
Grassing	LS	1	\$1,000	\$1,000		
TOTAL ESTIMATED CONSTRUCTION COST				\$3,252,000	\$750,000	\$2,502,000
Project Support Costs:						
Preliminary Engineering				\$9,000		\$9,000
Survey and Design Engineering				\$195,000		\$195,000
Water Model Update				\$6,500		\$6,500
Permitting -EPD				\$3,000		\$3,000
Permitting -LDA				\$3,000		\$3,000
Permitting -NPDES				\$3,000		\$3,000
Erosion Control Plan				\$2,500		\$2,500
Bid Phase Management				\$4,500		\$4,500
Construction Observation				\$35,000		\$35,000
Land and Acquisiton						
Legal and Administration				\$10,000		\$10,000
Contingencies				\$276,500		\$276,500
TOTAL				\$3,800,000	\$750,000	\$3,050,000

LINE ITEM #8

Pump Station Surcharge

April 28, 2023

Ms. Jennifer Kidd-Harrison, City Manager citymanager@cityofhoschton.com
City of Hoschton
79 City Square
Hoschton, GA 30548

RE: Water and Sewer System, Rates and Fees.

Dear Jennifer:

The City is currently underway with the third year of unprecedented growth, and has many major infrastructure expansion projects in various stages. Major growth areas and systems in the region continue to scramble to accommodate this new growth and build and expand the increased infrastructure capacity required to serve new citizens and businesses.

Monitoring the cost of the new infrastructure and where to place the burden of these costs is an ongoing challenge. Closely tracking and adjusting the upfront costs of new development and adopting equitable and fair connection or capacity fees helps to ensure that existing taxpayers and consumers do not subsidize the new developments through increased monthly user fees. As pointed out in our October, 2022 letter concerning capacity fees, EMI recommended the adoption of surcharges for new developments installing wastewater pumping stations.

As the wastewater collection systems in Northeast Georgia continue to grow, the necessity for wastewater pumping stations is also growing due to the area's topography. Systems in the area are, in some cases, approaching 30-40 stations. These are expensive to maintain and operate and create an undue burden on existing customers.

As the stations age, more O&M costs must be budgeted to keep them up. So, the system must raise rates, or in the alternative, adopt a front-end charge for future maintenance. The front-end charge is what we are seeing. Based on the current trends and the fee schedules adjacent systems have adopted, EMI recommends:

Charge for Future Operations and Maintenance Costs of Sewage Pump Stations

Pump Station Category	Fee Assessment for Future O&M Costs
0-49 Horsepower	\$160,000
50- 100 Horsepower	\$200,000
Over 100 Horsepower	\$250,000

Ms. Jennifer Kidd-Harrison, City Manager
City of Hoschton
Pumping Station Surcharges
April 28, 2023
Page Two

We believe that the above recommendations are fair and equitable and assist in assessing the capital costs of providing water and wastewater capacity to developments as they occur, eliminating large user rate increase to existing consumers.

These recommended fees are also commensurate with adjacent systems.

As always, should you have questions or concerns, please feel free to contact us at any time.

Sincerely,

ENGINEERING MANAGEMENT, INC.



Jerry E. Hood, CEO
jhood@eminc.biz

C: Mr Brett Day, Superintendent bday@cityofhoschton.com
Mr. Jerry Weitz, City Planner planning@cityofhoschton.com

Z:\PROJECTS\17\17004-Hoschton-General\corresp2023\jkiddpumpstationsurcharge04282023cp1



Barrow County Water & Wastewater

625 Highway 211 NE Winder, Georgia 30680 Phone: (770) 307-3014 Fax: (770) 307-3118

- For Apartment buildings, each individual unit will be assessed as one residential connection.
- Commercial and Industrial connections shall provide an engineer's estimate of planned usage and will be subject to annual audits to confirm volume. If the audit determines volume exceeds the assessed tap fee, additional charges will be assessed. No reduction or refund will be given for overly conservative estimates.

SEWER CONNECTION FEE

Wastewater Treatment Plant	Residential Connections	Commercial and Industrial Connections
Tanner's Bridge	\$1,800	\$1,800
Barber Creek	\$1,800	\$1,800
City of Winder	\$2,200	\$2,200
Town of Braselton	\$1,800	\$1,800

SEWAGE PUMPING STATION FEE FOR FUTURE O&M COSTS

So that existing water and sewer customers are not burdened by the cost of future operation and maintenance of developer-installed sewage pumping stations, developers shall pay for such future operation and maintenance of sewage pumping stations contributed to the Barrow County Utility Department as follows:

Pump Station Category	Fee Assessment for Future Operations and Maintenance Costs
0-49 HP	\$160,000
50-100 HP	\$200,000
Over 100 HP	\$240,000

The Fee Assessment for Future Operations and Maintenance Costs may be waived by Barrow County only if an existing pump station is decommissioned and flows from said existing pump station are diverted to the new pump station at the Developers sole cost. In this case, the

VII. SEWAGE PUMPING STATION PHASE-OUT CHARGE

GWINNETT

For development-installed sewage pumping stations, the sewage pumping phase-out charge shall be based on the following calculation:

$$D \times C (1 + cci)^{20} (P/F)$$

The calculation of the pumping station phase-out charge shall be defined as follows:

D - Distance from the pumping station to the nearest downgradient interceptor sewer. If no downgradient sewer exists at the time of plan approval, the distance used shall be to that of the centerline of the stream along which a future interceptor will be built. The maximum distance shall be limited to 5,000 feet.

C - The cost per linear foot of constructing new 8-inch gravity sewer as estimated by the Department of Water Resources using recent competitive bids on other projects.

cci - Average Construction Cost Index factor of the previous five years.

P/F - The factor to calculate the present worth of future expenses in twenty years at an interest rate equal to the effective rate of the most recent water and sewer revenue bond issue.

VIII. CHARGE FOR FUTURE OPERATION AND MAINTENANCE COSTS OF SEWAGE PUMPING STATION

So that existing water and sewer customers are not burdened by the cost of future operation and maintenance of developer-installed sewage pumping stations, developers shall pay for such future operation and maintenance of sewage pumping stations contributed to the Gwinnett County Water and Sewerage Authority as follows:

Pump Station Category	Charge For Future O&M
0-99 HP	\$200,000
100-249 HP	\$229,000
250-350 HP	\$395,000

IX. WAIVER OF SEWAGE PUMPING STATION PHASE-OUT AND FUTURE OPERATION AND MAINTENANCE CHARGES

These charges are waived if there is no net increase in the number of pumping stations in the drainage basin as a result of the development.

The Director of Water Resources is authorized to waive one or both fees in instances as documented in writing where substantive benefit to the County is deemed to be derived by the installation of the pumping station in the following circumstances:

LINE ITEM #8

Oak Street Project Presentation

will have a Concept plan &
quote to Mayor & Council
this week.