



CALLED CITY COUNCIL MEETING AGENDA

Thursday, July 20, 2023 at 6:30 PM

Council Chambers

- 1. CALL TO ORDER**
- 2. MAYOR AND COUNCIL ITEMS**
 - A. 2023 Millage Rate Resolution
 - B. Sizemore Group Final Presentation - Deanna Murphy
 - C. Selection of Future Downtown Library Location
 - D. Hiring of Sizemore Group for Economic Development On Call Services
- 3. ADJOURNMENT**

*Denotes Non-Budgeted Items subject to Reserve Funds

The Mayor and Council may choose to go into executive session as needed in compliance with Georgia Law.

The City of Loganville reserves the right to make changes to the agenda as necessary. Any additions and/or corrections to the agenda will be posted immediately at City Hall.

Resolution No 7-20-2023

A RESOLUTION OF THE CITY OF LOGANVILLE, GEORGIA, TO SET THE MILLAGE RATE IN THE CITY OF LOGANVILLE, GEORGIA

WHEREAS, pursuant to the Charter of the City of Loganville and City of Loganville Ordinance Section 30-19, the Mayor and City Council may assess, levy and collect ad valorem tax on all real and personal property within the city limits of Loganville and the Mayor and Council are responsible for establishing the appropriate millage rate for said tax; and,

WHEREAS, prior to adoption of this resolution, the 2023 tax millage rate based on the Tax Digest and 5 Year History of Levy which will be used to levy property taxes for the City of Loganville, Georgia, was properly advertised as required by law; and,

WHEREAS, pursuant to City of Loganville Ordinance Section 30-20 said ad valorem taxes shall be due and payable by November 15 of each year in which they are levied;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Loganville do hereby adopt the following resolutions:

Section 1- WALTON COUNTY MILLAGE RATE. For all real and personal property located in the City of Loganville and in Walton County, the calendar year 2023 gross millage for maintenance and operation shall be 14.502 mills, less the rollback for Local Option Sales Tax at 3.691 mills, less the rollback for reassessed value change at .726 mills, leaving the net millage for maintenance and operation purposes to be set at 10.085 mills. The 2023 Walton County Tax Digest and 5 Year History of Levy is attached hereto and incorporated herein by reference as Appendix A.

Section 2- GWINNETT COUNTY MILLAGE RATE. For all real and personal property located in the City of Loganville and in Gwinnett County, the calendar year 2023 gross millage for maintenance and operation shall be 9.789 mills, less the rollback for reassessed value change at .957 mills, leaving the net millage for maintenance and operation purposes to be set at 8.832 mills. The 2023 Gwinnett County Tax Digest and 5 Year History of Levy is attached hereto and incorporated herein by reference as Appendix B.

SO RESOLVED this 20th day of July, 2023.

CITY OF LOGANVILLE, GEORGIA

Approved: _____

Skip Baliles, Mayor

Attest: _____

Danny Roberts, City Manager

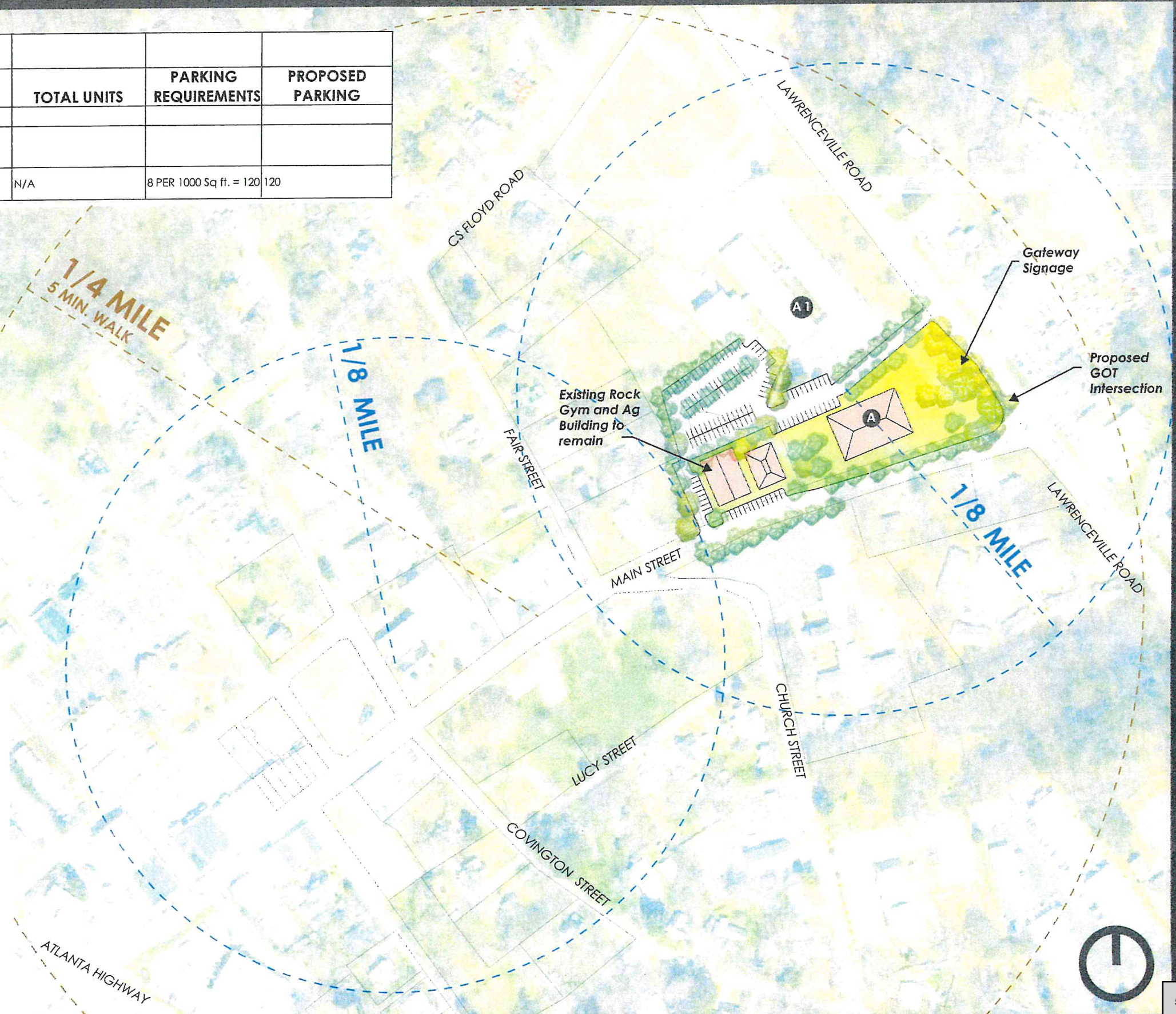
Appendix A

NOTICE							
The City of Loganville, hereby announces that the millage rate for 2023 will be set at the regular Council Meeting at 6:30 PM on July 13, 2023 in the Council Chambers.							
Therefore, the City of Loganville pursuant to the requirements of O.C.G.A. Section 48-5-32, does hereby publish and display the following 5 year history.							
CURRENT WALTON COUNTY 2023 TAX DIGEST AND 5 YEAR HISTORY OF LEVY							
	2018	2019	2020	2021	2022	2023	
Real & Personal	\$335,360,496.00	\$362,539,193.00	\$381,770,010.00	\$415,138,553.00	\$500,823,228.00	\$590,888,163.00	
Motor Vehicles	\$4,921,530.00	\$3,881,500.00	\$3,151,470.00	\$2,920,390.00	\$2,558,380.00	\$2,369,810.00	
Mobile Homes	\$810,674.00	\$708,550.00	\$705,160.00	\$729,240.00	\$709,616.00	\$690,388.00	
Timber - 100%	\$25,984.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,281.00	
Heavy Duty Equipment	\$4,555.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Gross Digest	\$341,123,239.00	\$367,129,243.00	\$385,626,640.00	\$418,788,183.00	\$504,091,224.00	\$593,970,642.00	
Less M&O Exemptions	\$5,992,716.00	\$7,229,718.00	\$7,923,364.00	\$8,825,601.00	\$10,157,762.00	\$12,041,761.00	
Net M&O Digest	\$335,130,523.00	\$359,899,525.00	\$377,703,276.00	\$409,962,582.00	\$493,933,462.00	\$581,928,881.00	
Gross M&O Millage	16.79	16.07	15.71	16.258	15.281	14.502	
Less Rollback (Local Option Sales Tax)	3.32	3.75	3.86	4.42	3.72	3.691	
Less Rollbacks	1.15	0.47	0.012	0.277	0.75	0.726	
Net M&O Millage	12.32	11.85	11.838	11.561	10.811	10.085	
Net Taxes Levied	\$4,128,808.00	\$4,264,809.00	\$4,471,251.00	\$4,739,577.00	\$5,339,914.00	\$5,868,752.00	
Net Taxes \$ Increase/Decrease	\$787,696.00	\$136,001.00	\$206,442.00	\$268,326.00	\$600,337.00	\$528,838.00	
Net Taxes % Increase/Decrease	0.24	0.04	0.06	0.07	0.14	0.105	

Appendix B

NOTICE							
The City of Loganville, hereby announces that the millage rate for 2023 will be set at the regular Council Meeting at 6:30 PM on July 13, 2023 in the Council Chambers.							
Therefore, the City of Loganville pursuant to the requirements of O.C.G.A. Section 48-5-32, does hereby publish and display the following 5 year history.							
CURRENT GWINNETT COUNTY 2023 TAX DIGEST AND 5 YEAR HISTORY OF LEVY							
	2018	2019	2020	2021	2022	2023	
Real & Personal	\$133,098,060.00	\$147,992,880.00	\$159,637,320.00	\$165,791,139.00	\$204,853,173.00	\$238,128,293.00	
Motor Vehicles	\$1,277,220.00	\$1,035,370.00	\$819,810.00	\$688,080.00	\$641,050.00	\$614,410.00	
Mobile Homes	\$6,640.00	\$6,280.00	\$6,280.00	\$6,280.00	\$2,920.00	\$2,920.00	
Timber - 100%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Heavy Duty Equipment	\$45,589.00	\$7,463.00	\$9,035.00	\$45,230.00	\$46,230.00	\$16,190.00	
Gross Digest	\$134,427,509.00	\$149,041,993.00	\$160,472,445.00	\$166,530,729.00	\$205,543,373.00	\$238,761,813.00	
Less M&O Exemptions	\$2,003,740.00	\$17,372,321.00	\$22,089,961.00	\$24,785,067.00	\$3,104,734.00	\$3,612,380.00	
Net M&O Digest	\$132,423,769.00	\$131,669,672.00	\$138,382,484.00	\$141,745,662.00	\$202,438,639.00	\$235,149,433.00	
Gross M&O Millage	13.47	12.32	11.85	11.83	11.838	9.789	
Less Rollbacks	1.15	0.47	0.012	0.27	2.049	0.726	
Net M&O Millage	12.32	11.85	11.838	11.561	9.789	8.832	
Net Taxes Levied	\$1,631,460.00	\$1,560,285.00	\$1,638,171.00	\$1,638,721.00	\$1,981,671.00	\$2,076,839.00	
Net Taxes \$ Increase/Decrease	\$527,144.00	-\$71,175.00	\$77,886.00	\$550.00	\$342,950.00	\$95,168.00	
Net Taxes % Increase/Decrease	0.48	-0.052	0.052	0.0003	0.21	0.046	

OPTION A - PHASE 1						
	NAME	AREA	FLOORS	TOTAL UNITS	PARKING REQUIREMENTS	PROPOSED PARKING
A1	EXISTING CITY HALL					
A	PHASE 1 LIBRARY	P 15,000 Sq ft	1	N/A	8 PER 1000 Sq ft. = 120	120



PROS AND CONS

Pros:

1. Library presence on a major road: The library's visibility and accessibility are enhanced by being situated on a prominent road, increasing its exposure to potential visitors.
2. Phased Development benefits: Phase 1 of the Library project is proposed to be built on the existing parking lot, allowing the City Hall to remain operable in its existing location.

Cons:

1. Library Location: The library is located at the edge of downtown, as opposed to in the heart of downtown.



OPTION A1 - PHASE 1 & 2						
	NAME	AREA	FLOORS	TOTAL UNITS	PARKING REQUIREMENTS	PROPOSED PARKING
A1	EXISTING PUBLIC WORKS TO CITY HALL	12,000 sq ft.	1	N/A	4 Per 1000 sq ft. = 48	75
A	LIBRARY	P1 15,000 sq ft., P2 10,000 sq ft.	1	N/A	8 Per 1000 sq ft. = 200	225 Spaces Shared with Retail
B	COMMERCIAL/RETAIL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	225 Shared with Library
C	MISSING MIDDLE HOUSING	6 Buildings = 5,400 sq ft.	2	4 Units/ Floor Total = 48	1 Per Unit + Guest = ~ 58	58 Parking Spaces
D	COTTAGES	30' X 30' = 900 sq ft.	1	8 Units	1 Per Cottage	1 Per Cottage on Driveway
E	TOWN-HOMES	50' X 30' = 1500 sq ft.	2	4 Units	2 Per Town-home	1 In Garage and 1 In Driveway
E1	ACCESSORY DWELLING UNITS (ADUs)	30' X 30'	1	4 Units	1 Per ADU	1 Per ADU on Alley
F	RETAIL AND COMMERCIAL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	45 Surface Parking
G	RETAIL WITH ROOFTOP	24,000 sq ft.	1 With Rooftop	N/A	5 Per 1000 sq ft. = 120	122 Surface Parking & Street Parking
H	COTTAGES	30' X 30' = 900 sq ft.	1	6 Units	1 Per Cottage	1 Per Cottage on Driveway



PROS AND CONS

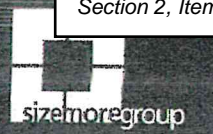
Pros:

1. Large town green: The town green is situated on a low point of city-owned property, providing ample space to host city-wide events. Consult with an arborist to confirm preservation of old-growth trees located at the low point.
2. Library presence on a major road: The library's visibility and accessibility are enhanced by being situated on a prominent road, increasing its exposure to potential visitors.
3. Efficient use of city-owned building: Once Phase 2 of the library is constructed, the existing city hall / school building will need to be demolished. City Hall can be relocated to a renovated public health building, allowing for efficient utilization of the city-owned facilities.
4. Preservation of old-growth trees: The property contains old-growth trees at both high and low points, and the city is encouraged to consult with an arborist to identify and preserve those trees that are considered suitable for preservation.

Cons:

1. Library location: The library is situated at the edge of downtown, rather than in the heart of downtown.
2. Town green location: The town green is located at the low point, which results in less visibility and may require additional efforts to make it usable due to the need for removing existing foundations and footers.





OPTION A2 - PHASE 1 & 2

	NAME	AREA	FLOORS	TOTAL UNITS	PARKING REQUIREMENTS	PROPOSED PARKING
A1	EXISTING PUBLIC WORKS TO CITY HALL	12,000 sq ft.	1	N/A	4 Per 1000 sq ft. = 48	75
A	LIBRARY	P1 15,000 sq ft., P2 10,000 sq ft.	1	N/A	8 Per 1000 sq ft. = 200	225 Spaces Shared with Retail
B	COMMERCIAL/RETAIL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	225 Shared with Library
C	MISSING MIDDLE HOUSING	6 Buildings = 5,400 sq ft.	2	4 Units/ Floor Total = 48	1 Per Unit + Guest = ~ 58	58 Parking Spaces
D	COTTAGES	30' X 30' = 900 sq ft.	1	8 Units	1 Per Cottage	1 Per Cottage on Driveway
E	TOWN-HOMES	50' X 30' = 1500 sq ft.	2	4 Units	2 Per Town-home	1 In Garage and 1 In Driveway
E1	ACCESSORY DWELLING UNITS (ADUs)	30' X 30'	1	4 Units	1 Per ADU	1 Per ADU on Alley
F	RETAIL AND COMMERCIAL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	45 Surface Parking
G	RETAIL WITH ROOFTOP	24,000 sq ft.	1 With Rooftop	N/A	5 Per 1000 sq ft. = 120	122 Surface Parking & Street Parking
H	COTTAGES	30' X 30' = 900 sq ft.	1	6 Units	1 Per Cottage	1 Per Cottage on Driveway



PROS AND CONS

Pros:

1. Large town green: The town green is situated on a high point of city-owned property, providing ample space to host city-wide events.
2. Library presence on a major road: The library's visibility and accessibility are enhanced by being situated on a prominent road, increasing its exposure to potential visitors.
3. Efficient use of city-owned building: Once Phase 2 of the library is constructed, the existing city hall/ school building will need to be demolished. City Hall can be relocated to a renovated public health building, allowing for efficient utilization of the city-owned facilities.
4. Preservation of old-growth trees: The property contains old-growth trees at both high and low points, and the city is encouraged to consult with an arborists to identify and preserve those trees that are considered suitable for preservation.

Cons:

1. Library location: The library is situated at the edge of downtown, rather than in the heart of downtown.
2. Town green location: The town green is located at the high point of the city-owned site, as opposed to the low point where there may be old-growth trees to preserve.



OPTION B						
	NAME	AREA	FLOORS	TOTAL UNITS	PARKING REQUIRMENTS	PROPOSED PARKING
A	CITY HALL	12,000 sq ft.	1	N/A	4 Per 1000 sq ft. = 48	113 Shared with Retail
B	COMMERCIAL/RETAIL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	113 Shared with Library
C	MISSING MIDDLE HOUSING	6 Buildings = 5,400 sq ft.	2	4 Units/ Floor, Total = 48	1 Per Unit + Guest = ~ 58	58 Parking Spaces
D	COTTAGES	30' X 30' = 900 sq ft.	1	15 Units	1 Per Cottage	1 Per Cottage on Driveway
E	TOWN-HOMES	50' X 30' = 1500 sq ft.	2	8 Units	2 Per Town-home	1 In Garage and 1 In Driveway
E1	ACCESSORY DWELLING UNITS (ADUs)	30' X 30'	1	8 Units	1 Per ADU	1 Per ADU on Alley
F	LIBRARY	P1 15,000 sq ft. & P2 10,000 sq ft.	1	N/A	8 Per 1000 sq ft. = 200	200/ Shared with Retail
G	RETAIL WITH ROOFTOP	10,000 sq ft.	1 With Rooftop	N/A	5 Per 1000 sq ft. = 50	200/ Shared with Library
H	RETAIL AND COMMERCIAL	9,000 sq ft.	1	N/A	5 Per 1000 sq ft. = 45	200/ Shared with Library
J	RETAIL WITH ROOFTOP 2	8,000 sq ft.	1 With Rooftop	N/A	5 Per 1000 sq ft. = 40	40 Surface & Street
K	COTTAGES	30' X 30' = 900 sq ft.	1	6 Units	1 Per Cottage	1 Per Cottage on Driveway



PROS AND CONS

Pros:

- 1.Placing the city hall at the gateway location makes it an attractive focal point for the community.
- 2.Library in the heart of downtown: The library is capable of drawing daily visitors to downtown.
- 3.Current City Hall undisturbed: With the library located on the city-owned parcel in the center of downtown, the existing City Hall can remain in place until the city is ready to initiate the redevelopment of the entire site.

Cons:

- 1.Reduced town green: Due to library parking requirements, the town green becomes smaller than option A.
- 2.Acquisition complexities: In order to accommodate the additional parking needed for Phase 2 of the library, this scheme proposes expanding on private properties located to the west.



August 11, 2022

Mr. Branden Whitfield
Loganville City Council
Chairman Economic Development Committee
770-668-6564
bwhitfield@loganville-ga.gov

Subject: Loganville Main Street District Mini Design Charrette Proposal

Dear Mr. Whitfield:

Project Understanding

We understand that the City of Loganville is interested in the opportunity for a Mini-Design Charrette to address city priority issues of redevelopment in the Main Street District. Following the charrette, the City is interested in implementation services to see the redevelopment opportunity achieved. Sizemore Group is honored to provide the following proposal that outlines our mini-design charrette process and associated fees. We welcome the opportunity to assist the City of Loganville.

Our Mini Design Charrette Approach:

Our Mini Design Charrette quickly tests ideas and plants the seeds of solutions by offering that first step toward progress and advancement of an idea. Our knowledgeable and creative MDC teams include highly trained professional Planners, Designers and Architects able to offer integrated ideas toward your organization’s higher purpose, all in a manner that can be completed that day. More information on the MDC process is provided in Attachment B. Following are the steps recommended to achieve a successful MDC. Step 6 provides more information on post-charrette implementation services.

Step 1. Client Kick-Off and Goal Setting – A goal setting session with the client will kick-off this exciting process. We will meet with the client for a 2-hour session to discuss vision, goals, aspirations, and what will help make this a successful process.

Step 2. Stakeholder Interviews – We will work with the City to identify key stakeholders to interview to help us best understand the study area - constraints, issues, and opportunities, as well as experts in implementation. Interviews are proposed to occur over a 1-day period and be conducted virtually.

Step 3: Preparation for the Charrette – we will coordinate with the City to receive base information, images of the study area, plans of existing utilities, topography, historic sites, sacred grounds, streams, wetlands, land use, zoning, and other features that may affect the planning process. The Sizemore team will prepare base information for the charrette. This includes analyzing data, case studies, program elements and preparing the charrette agenda.

Step 4. Mini-Design Charrette (1-Day) – The following planning team members will attend the charrette:

- Bill de St. Aubin (CEO, Sizemore Group – Architecture and Planning)
- Deanna Murphy (Director of Planning, Sizemore Group – Architecture and Planning)
- Nick Miller (Planner/Project Manager, Sizemore Group – Architecture and Planning)
- Nishant Ostwal (Planner/Urban Designer, Sizemore Group – Architecture and Planning)

Step 5. Post Charrette – At this stage, Sizemore Group will refine the site plan as developed during the charrette. Sizemore will create a PowerPoint with images/graphics developed during and post the charrette. Up to 2 revisions to the site plan will be provided.

Add Alternative: Step 6. Economic Development On-Call Services – Following the charrette process, Sizemore Group will provide implementation services to redevelopment of city owned property in downtown. Specifically, our team will develop a strategic plan towards implementation of downtown redevelopment; guide the city and assist in implementing programs, incentives, grants and other tools (local, state, and federal) to attract development to downtown; network and coordinate meetings/visits/ events with the development community to engage the right development team; assist in creation of RFP/RFIs as appropriate. This is proposed to be accomplished with a monthly allowance, inclusive of 35 hours per month. Implementation services are renewable every 3 years.

Fees

Step 1. Client Kick-off and Goals Setting	\$1,500
Step 2. Stakeholder Interviews	\$5,000
Step 3. Preparation for Charrette	\$5,000
Step 4. Mini-Design Charrette	\$7,000
Step 5. Post Charrette	\$6,000
TOTAL Steps 1-5	\$24,500
Add Alternative: Step 6. Implementation	\$5,000/month

Value Add Services/Additional Fees:

1. Market Analysis
2. Specialty Consultants
3. Additional Meetings
4. Additional hourly implementation services
5. Program Management (fee as a percentage of development value)
6. Development Services (in particular on city owned property)
7. Additional economic development services

APPROVED BY COUNCIL

9-15-22
COUNCIL DATE



Reimbursable

Reimbursables include mileage, food, lodging, printing, etc. Reimbursable are not included in the above fee.

Schedule – MDC is estimated at 1 month. Implementation services are estimated at 3 years.

If the terms of this agreement are acceptable to you, please indicate your acceptance by signing below and return one original copy to Sizemore Group with a retainer check of \$5,000.

Please feel free to contact us if you have any questions. Sizemore Group appreciates the opportunity to submit this proposal and we are ready to start work. Thank you again for this exciting opportunity. We are open to alternative approaches to alter our services with your resources and aspirations.

Thank You,
Sizemore Group

William J. de St. Aubin, AIA, LEED AP
CEO

City of Loganville