

**HIGHWAY 78 COMMUNITY IMPROVEMENT DISTRICT (CID)
BOARD MEETING #4
July 16th, 2003**

ATTENDEES

Emory Morsberger	Kenny King	Larry Pearson	
Art Mezzullo	Dwight Harrison	Forrest Adair	Dean Robinson

CALL TO ORDER

Chairman Morsberger called the meeting to order at 1:30 pm. And asked all in attendance to introduce themselves.

MINUTES

The Board meeting minutes for June 18th, previously distributed to all Board members, were approved as submitted with two changes presented by Dave Rosselle:

- Per request from Art Mezzullo, changed the stated frequency for property owner e-mail broadcasts to read “once a month or more frequently if needed”.
- Dave Rosselle expanded the treasurer’s report statement to include details of actual monthly expenditures and opening/closing balances.

PROGRAM PRESENTATION – GDOT MEDIAN PROJECT UPDATE

Mr. Morsberger stated that the representatives from GDOT that were going to give the Board an update on the Median Project had other engagements and that the agenda sequence would be changed to permit them to make their presentation first.

Mr. Todd Long started by mentioning that the Preliminary Plan Field review was scheduled for August and that the erosion control and environmental impact plan had been approved. Following the Preliminary Plan Field Review, work will begin on right-of-way (ROW) acquisition. The first step is completing property appraisals. This will take some time as there are over 100 parcels with easement and ROW needs. With federally funded projects like this there are stringent requirements for ROW acquisition. Bids need to be pre-approved by the appraisers and offers to buy must be done properly. A consultant will be used for this process. There will be a property owner’s meeting only for those parcel owners that will be impacted by easement or ROW. Booklets will be provided to the owners with details on the process. There will be a separate public meeting to present and discuss the project. Keith Golden stated that the construction phase of the project would start based on when ROW acquisition is completed and certified. It is anticipated that if everything proceeds smoothly that the construction phase will start sometime in “late 2004”. There was no problem with funding – its ready to go. Todd Long stated that there were things that could be done to accelerate the process. Keith said that it would help communications with property owners to use the CID. Keith introduced Kathy Bailey as part of GDOT’s planning and engineering team. She has responsibility for GDOT’s safety project designs. Joddie Gray asked if the CID could have a representative at the Preliminary Field Plan Review meeting. Todd Long replied that one CID rep. could attend as an observer. The meeting is planned for 8/20/03, 9 a.m. at GDOT’s area office on 440 Hurricane Shoals Rd. in Lawrenceville. (CID to provide Keith Golden the name of their rep. to coordinate on meeting details.)

Highway 78 CID

July 16th, 2003

Page 2

Construction bids on the project will be let approximately 2 months after receipt of the ROW certification. When the bids are let, the GDOT area office in Lawrenceville will assume management of the project. Official project communications will be the responsibility of Teri Pope. The project will be coordinated out of the District office in Gainesville. There will be work-scheduling issues due to the commuter traffic. At present work is planned to be done during off-peak traffic periods.

Mr. Morsberger asked where construction will begin and was told that, typically,, the contractor dictates this issue. Brian Allen pointed out that there would be a lot of utility relocation work involved.

Mr. Morsberger pointed out that the traffic lights are not timed and there are no resources to clear accidents off the road. Mr. Allen said that this is what the HERO program in Atlanta does and that there are plans for an ATMS project to install cameras and fiber cable on 78 for better traffic management and that this should be coordinated with the median installation project. Emory made an appeal to Gwinnett Count DOT to support the project as there are approximately 600 businesses along the corridor that have customers that need to get to their front door. Todd Long stated that there would be a project office and a project manager on-site. Dave Rosselle asked if the reversible lane control system could be expected to operate effectively until the completion of the project. Mr. Allen advised that the County DOT would continue to order parts and coordinate closely with GDOT on system maintenance. Mr. Morsberger was given assurances that GDOT would coordinate closely with the CID on their plan to install landscaping. Mr. Morsberger also stated that there were a couple of key access roads that needed to be realigned. Mr. Allen said he would look at the plans.

Mr. Morsberger pointed out that the CID has negotiated for a number of needed additional median breaks and that the CID has committed to property owners that the CID will attempt to maximize access to the breaks. Many owners have already agreed verbally to provide easements. Keith Golden stated that of the 5 additional median breaks proposed by the CID, GDOT has agreed to two. Mr. Rosselle asked of these plans were firm and Mr. Long advised that the break west of Ross Rd. was, but the break location east of Parkwood wasn't firm yet.

Mr. Rosselle inquired about the status of the sidewalk installation. Mr. Golden advised that they are considering doing the infrastructure work for the sidewalks along with the road project and will plan on letting the bids for both projects together.

Mr. Morsberger state that the project will handle traffic needs for 5 years, but what's next? Mr. Golden reported that there is a long-range plan for an 8-lane expansion. Mr. Allen pointed out that the median project would not impact capacity (would still three lanes during peak periods) – that it was a safety project. The long-range planning process will address capacity needs (The new Mobility 2030 Aspiration Plan) This plan should be completed in 18 months and implemented 2015 to 2020 (capacity relief). Joddie Gray mentioned that the ARC would be attending the August meeting to discuss long-range plans. Emory advised the

Highway 78 CID

July 16th, 2003

Page 3

Board that they needed to be thinking about where the CID wanted to go in connection with long-range plans for the corridor.

TREASURER'S REPORT

Mr. Rosselle provided the following report:

- Opening account balance on 6/10/03 = \$17,544.06
- Total expenses during the month = \$1774.52
- Closing Account balance as of 7/15/03 = \$15,769.54

A report from the Gwinnett County tax office has just been received with details concerning the taxes levied for each CID parcel and the total taxes to be collected. The total CID taxes for the year 2003 are \$765,604.50. This is in line with our initial budget estimate of approximately \$800,000 in tax revenues. The tax office has also advised that the CID will start receiving tax revenues each Friday via wire transfer for the revenues collected during the previous week. The CID parcel tax bills were mailed out on 7/12/03.

OLD BUSINESS

HIGHWAY MAINTENANCE PROGRAM

Kenny King reported that the initial cleanup of the highway was completed in two days; was done by 7 to 8 men over two Sunday mornings.

MERCHANT'S ASSOCIATION

Tyler Davenport reported that a total of 257 businesses have been contacted. 40 have now signed up. Megan King reported that things are starting to roll; they are getting the Association information out and there has been a lot of progress with lots of applications pending. Mr. King stated that he planned to kick-off Merchant meetings when approximately 100 have signed up. The membership campaign will take more time than initially planned.

SECURITY PROGRAM

Mr. King reported that a total of \$6K has been spent for a total of 15 nights of coverage (2 officers with 2 cars for each night). This service is a big benefit for the merchants and their clients. The officers are able to make arrests and have made a couple of large drug busts and have caught 8 DUIs. Mr. Morsberger asked how the CID could get more funding for this program. Mr. Harrison supported this by saying that thefts are higher this year on 78. It was suggested that an effort be made to include our needs included in the county's budget. Mr. Adair reported that he has had no success in attempting to get increased police coverage and that he has noticed a decline in thefts since the CID patrol started. Brett Harrell mentioned that Bob Dallas with Governor's Office for Highway Safety has grant dollars available. Joddie Gray agreed to follow-up on this resource. Mr. Morsberger stated that the CID's goal was to have two officers patrolling every night.

COMMUNICATIONS

Highway 78 CID

July 16th, 2003

Page 4

Mr. Rosselle reported that the new Web site was working well and was easy to update quickly; the new Property Owner's information kit was on track to be mailed out June 21st . Plans were in the works to include the CID's Website address on the new Adopt-A-Highway signs to be posted along the highway and that work was actively underway to develop a complete property owner's e-mail and fax distribution list.

ZONING OVERLAY

Mr. Morsberger reported that work is moving forward by the County to review the proposed ordinance. The current sign ordinance prohibits signs in the ROW. Mr. Morsberger directed Mr. Rosselle to take action to meet with property owners who have illegal signs in the ROW. Mr. Jeremy Argroves offered to follow-up to place additional pressure on the review of the proposed Zoning Overlay.

HIGHWAY 78 STUDY – by Tunnell-Spangler & Assoc.

Mr. Tunnell reported that they are now starting work on the study and are gathering information. The County is the study client. The County has requested focus teams, which will consist primarily of CID members. There needs to be broad HOA representation and security issues will be included. Study goals will be developed by 8/14/03. Interviews will be held with about 100 people. Mr. Adair asked if the study would focus on economic viability issues. Mr. Tunnell assured him that it would but would also address other issues also.

EXECUTIVE DIRECTOR SEARCH

Mr. Morsberger reported that 10 resumes have been received, but interviews are still in progress. A report will be issued before the next Board meeting. Mr. Harrison reported that he has received a couple of resumes and that there needs to be additional Board discussion about salary, benefits and other details about the pending offer.

FUNDING

Mr. Morsberger reported that there has been tremendous support from John Linder. There has been great support; and a press release expressing the CID's appreciation will be released and the CID's lobbyist in Washington are doing their job. A CID Board trip is planned for next week to meet with 4 key congressional staffs. Emory advised that the CID needs to be ready with plans to support the funding request and asked if it would be possible for the County to come up with 15% to 20% matching funds. Part of the discussion in Washington will focus on how to expand pursuing additional funding opportunities.

HIGHWAY IMPROVEMENT PROJECTS

Mr. Rosselle plans to meet with Lisa Deaton, GDOT Wildflower project coordinator to discuss the possibility of placing wildflowers in the open areas around the Park Place Bridge. M. King reported that the project to paint the guardrails at the Yellow River would

start next week. The rails will be pressure washed first. The labor to apply the paint provided by GDOT is \$2,500.

Highway 78 CID
July 16th, 2003
Page 5

Mr. Morsberger adjourned the meeting at 3:15 p.m.

Respectfully submitted,

Dave Rosselle
Secretary