

**GILMER COUNTY, ELLIJAY, & EAST ELLIJAY
CAPITAL IMPROVEMENTS ELEMENT &
COMMUNITY WORK PROGRAM
ANNUAL UPDATE**

FALL 2018

PREPARED BY:

GILMER COUNTY, CITY OF ELLIJAY, & CITY OF EAST ELLIJAY



WITH THE NORTHWEST GEORGIA REGIONAL COMMISSION

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ELLIJAY-GILMER COUNTY WATER AND SEWERAGE AUTHORITY

ANNUAL FINANCIAL REPORT FOR 2017-2018

(1) Public Facility Type	Water Supply	Wastewater	TOTAL
(2) Service Area	District 1	District 1	
(3) Beginning Impact Fee Fund Balace	110,144.04	17,354.23	127,498.27
(4) Impact Fees Collected	32,165.10	18,924.98	51,090.08
(5) Accrued Interest	129.92	31.80	161.72
(6) Project Expenditures			0.00
(7) Administrative Costs			0.00
(8) Impact Fee Refunds			0.00
(9) Ending Impact Fee Fund Balance	142,439.06	36,311.01	178,750.07
(10) Impact Fees Encumbered	142,439.06	36,311.01	178,750.07

Ellijay-Gilmer County Water & Sewerage Authority

Capital Improvements Project Update 7/1/18 to 6/30/23

Public Facility: Water
 (2) Service Area: District 1

(1) Project Number & Description	(3) Project Start Date	(4) Project End Date	(5) Estimated Cost of Project	(6) Percentage of Funding from Impact Fees	(7) Other Funding Sources	Expenditures for 7/1/17 to 6/30/18	Impact Fees Encumbered thru 6/30/18	Status and/or Remarks
Water Transmission & Distribution								
WD 38A New 8" main on River Street phase 2	2019	2020	\$134,758	0%	GF			n/c
WD 38B New 8" main on roundtop	2018	2019	\$1,898,500	3%	CDBG		\$48,407.06	updated
WD 38C New 12" main Hwy 382 to sunlight	2019	2020	\$208,510	0%	GF			updated
WD 49 Water Tank New Hope 300,000	2017	2019	\$1,725,300	5%	GEFA		\$93,975.00	updated
WD 51 Water Tank Clear Creek	2022	2022	\$500,000	0%	GF			updated
WD 52 Yukon road expansion	2018	2019	\$760,000	0%	GF/GEFA			n/c
WD 53 ne 8" water main-hwy 515 to Talona	2016	2017	\$82,392	0%	GF/GEFA			completed
WD 54 new 12" pipe simmons rd to 382	2018	2019	\$665,280	0%	GF/GEFA			n/c
Water Treatment & Supply								
			Total:	\$5,974,740		\$0.00	\$142,382.06	

ElliJay-Gilmer County Water & Sewerage Authority

Capital Improvements Project Update 7/1/18 to 6/30/23

**Public Facility: Sewer
(2) Service Area: District 1**

(1) Project Number & Description	(3) Project Start Date	(4) Project End Date	(5) Estimated Cost of Project	(6) Percentage of Funding from Impact Fees	(7) Other Funding Sources	Expenditures for 7/1/17 to 6/30/18	Impact Fees Encumbered thru 6/30/18	Status and/or Remarks
Sewage Treatment								
Complete Scada added for chemical use efficiency	2016	2020	\$ 325,000	11%	general fund		\$36,311.01	updated
SC2 8" sewer - Garrell St to Westwood Dr	2021	2022	\$200,000	100%				
SC2A 4" sewer-Vista Dr to Lucille	2021	2022	\$140,923	100%				
SC5 8" sewer - Hancock Dr to Visa Dr	2021	2022	\$200,000	100%				
SC5A 4" sewer-to Westwood Subdivision	2021	2022	\$206,448	100%				
			Total:	\$1,072,371		\$0.00	\$36,311.01	

**A RESOLUTION OF
THE ELLIJAY-GILMER WATER AND SEWERAGE AUTHORITY**

PASSED: April 30, 2018

**A RESOLUTION BY BOARD OF THE ELLIJAY-GILMER
WATER AND SEWERAGE AUTHORITY TO REDUCE AND
ELIMINATE CERTAIN FEES CHARGED CITIZENS AND
TAXPAYERS OF GILMER COUNTY FOR WATER AND
SEWER SERVICES; AND FOR OTHER PURPOSES.**

WHEREAS, the Ellijay-Gilmer Water and Sewerage Authority (“Authority”) has the power granted by the enabling act of the General Assembly at Section 24 “to prescribe and fix rates and to revise the same from time to time” (Ga. L. 1987, No. 483), including the temporary elimination of tap fees to provide economic relief to citizens of Gilmer County and the Cities located therein; and

WHEREAS, the General Assembly has provided a local governing authority may exempt all or part of particular development projects from development impact fees if...”[t]he exempt development project’s proportionate share of the system improvement is funded through a revenue source other than development impact fees.” O.C.G.A. § 36-7-4(k)(1)(3); and

WHEREAS, the elimination and reduction of fees will lead to economic development and employment growth;

WHEREAS, in large part due to the hard work of Gilmer County's representative in the Georgia House of Representatives, Speaker David Ralston (R-7), a revenue source other than charging fees to citizens and taxpayers was obtained through a grant from the Georgia Environmental Finance Authority;

NOW THEREFORE BE IT RESOLVED AND ADOPTED,

SECTION I

All new residential and commercial water tap fees up to two inches (2") in diameter currently \$1,200 to \$5,000 are hereby eliminated and there shall be no fee charged. All new residential and commercial sewer tap fees up to two inches (2") in diameter currently \$550 to \$2,000 are hereby eliminated and there shall be no fee charged. All new residential and commercial water impact fees up to two inches (2") in diameter currently \$653.91 to \$5,812.62 are hereby reduced to \$25.00. All new residential and commercial sewer impact fees up to two inches (2") in diameter currently \$1,587.60 to \$14,112.12 are hereby reduced to \$25.00.

SECTION 2.

SUNSET PROVISION


Unless extended by a majority vote of the Board, this Resolution shall expire ninety (90) days from the date of its adoption and all fee amounts shall revert to the fee amounts in place on the date of adoption.

EFFECTIVE DATE

The effective date of this Resolution shall be the next business day following its adoption by the Board of the Authority.

SO RESOLVED, this 30 day of April, 2018.

**ELLIJAY-GILMER WATER AND
SEWERAGE AUTHORITY**

By: 
Michael Gibbs, Chairman

Attest: 
Gary McVey, Director

PRESENTATION OF COMMUNITY WORK PROGRAM UPDATES

The following pages show the respective work programs of Gilmer County, the City of Ellijay, and the City of East Ellijay. In 2014, these governments prepared a full 10-year plan update; this is the fourth annual update prepared since the 2014 plan.

The presentation herein makes several adjustments to the October 2017 annual update document, adding or deleting projects as relevant to the changing needs of each community. Several Needs and Opportunities from the 2014 Comprehensive Plan update are no longer relevant since the items have been dropped from the Community Work Programs. One additional Need was added. Deleted needs include the following:

Housing

H-1: Encourage more mid-range rental housing units in our community.

- Note: This need is no longer relevant to the City of Ellijay and was dropped from their 2019-2023 Community Work Program.

Community Facilities

CF-1: Upgrade our hospital facilities and services or construct a new hospital for our community.

- Note: No longer needed as the regional hospital in adjoining Pickens County serves Gilmer County, and the local emergency room still operates.

CF-2: Attract additional medical professionals to our community.

- Note: No longer relevant since new medical offices serve community's needs.

CF-3: Build an indoor multi-use recreational facility for our community.

- Note: Funding not available at this time.

Transportation

T-1: Promote an east-west highway corridor through our county.

- Note: This item is no longer supported in the community as it wants to retain its undeveloped nature.

We are adding one Need:

Natural and Cultural Resources

NC-3: Improve Public Tennis Courts.

NEEDS AND OPPORTUNITIES, REVISED

The Needs and Opportunities element consists of the locally agreed upon list of Needs and Opportunities the community has identified as high priority and intends to address. Each of these priority needs and opportunities must be followed-up with corresponding implementation measures in the Community Work Program. The following revised list of Needs and Opportunities reflects revisions to the 2019-2023 Community Work Programs for Ellijay, East Ellijay, and Gilmer County.

Economic Development

ID	The need or opportunity is to . . .
ED-1	Create more jobs or economic opportunities in our community.
ED-2	Create an environment to encourage job growth in our community.
ED-3	Develop a strategy for appropriate economic development of our community.
ED-4	Diversify our economic base.
ED-5	Promote the continued revitalization of downtown Ellijay.
ED-6	Take greater advantage of being a “telecommunications crossroads.”
ED-7	Do more to assist existing businesses.
ED-8	Maximize the promotion of our agricultural and tourism assets, including all outdoor activity/recreational opportunities.
ED-9	Attract major sporting goods retailers to our community.
ED-10	Have better coordination and cooperation between the Downtown Development Authority of the City of Ellijay, The Development Authority of Gilmer County, and the Gilmer County Chamber of Commerce.
ED-11	Redevelop and revitalize economically depressed areas within the City of Ellijay.

Housing

ID	The need or opportunity is to . . .
H-1	Attract additional lodging (hotel/motel) facilities for our community.
H-2	Encourage and facilitate more assisted-living housing for our community.
H-3	Institute an inventory of foreclosed housing in our community.

Natural and Cultural Resources

ID	The need or opportunity is to . . .
NC-1	Improve public access to our three rivers.
NC-2	Continue improvements within Ellijay's locally designated historic district.
NC-3	Improve tennis courts.

Community Facilities and Services

ID	The need or opportunity is to . . .
CF-1	Upgrade our existing water and sewer infrastructure.
CF-2	Continue development of the Ellijay passive park (Harrison Park, located between the Ellijay River and McCutchen Street).

Transportation

ID	The need or opportunity is to . . .
T-1	Better utilize our existing railroad facilities (GNRR).
T-2	Continue improvements to the Gilmer County Airport.
T-3	Improve the functionality of the intersection at SR 515, 1 st Avenue, Industrial Boulevard, and River Street.
T-4	Improve the connection of SR 382 to SR 515.

Land Use

ID	The need or opportunity is to . . .
LU-1	Promote development of our existing, unfinished subdivisions prior to the development of new subdivisions.
LU-2	Promote development of our available/vacant commercial and industrial buildings and land.

Intergovernmental Coordination

ID	The need or opportunity is to . . .
IC-1	Foster and maintain better all-around intergovernmental coordination.

**Gilmer County
COMMUNITY WORK PROGRAM, 2019---2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
ED	ECONOMIC DEVELOPMENT								
ED-1; ED- 2; ED-3; ED-4	1. Explore federal programs that support economic development.	X	X	X	X	X	\$1,500	Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay DDA	Economic development sales team
ED-6	2. Implement the Regional Digital Economy Plan with a focus on Rural Broadband Needs	X	X	X	X	X	\$5,000	General fund	Ellijay Telephone Company; Gilmer County; NWGRC Rural Broadband Study Committee
ED-6	3. Participate with NWGRC Rural Broadband Committee on regional broadband assessment and implementation projects	X	X	X			\$5,000	General fund	Ellijay Telephone Company; Gilmer County; NWGRC Rural Broadband Study Committee
ED-6	4. Assessment of broadband speeds and unserved areas according to Georgia Senate Bill 402	X	X				\$5,000	General Fund	Ellijay Telephone Company, Gilmer County
ED-6	5. Participate in Georgia's Broadband Ready Communities program	X	X	X	X	X	\$5,000	General fund	Gilmer County
ED-6	6. Review model ordinances related to broadband installation and adopt or amend local ordinances as desired	X	X				\$5,000	General fund	Gilmer County
ED-7	7. Participate in the Northwest Georgia High Demand Career Initiative administered by the Workforce Development Board (WIOA)	X	X	X	X	X	\$5,000	Federal, state funds	Joint Develop. Auth. of Gilmer Co. & Cities; Industries; Gilmer County; City of Ellijay; City of East Ellijay; NWGRC

**Gilmer County
COMMUNITY WORK PROGRAM, 2019---2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
ED-7	8. Participate in the Floor360 Manufacturing Consortium as administered by Alliance for Innovation and Sustainability	X	X	X	X	X	TBD	Federal, state funds	Joint Develop. Auth. of Gilmer Co. & Cities; Industries; Gilmer County; City of Ellijay; City of East Ellijay; NWGRC
ED-7	9. Develop an existing business/industry program to address the needs and concerns of commercial enterprises with the intent of improving the environment for business retention and expansion and workforce development.	X	X	X	X	X	\$25,000 (initial investment)	Grants, agencies involved	Coalition of agencies and businesses including Gilmer County COC; Ellijay DDA, and Joint Develop. Auth. of Gilmer Co. & Cities
ED-7	10. Develop a business incubator.	X	X	X			\$150,000-\$250,000	Participating businesses, Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay DDA, grants	Gilmer County COC, Ellijay DDA Joint Develop. Auth. of Gilmer Co. & Cities
ED-7	11. Establish Enterprise Zones.			X	X	X	\$5,000	General fund	Gilmer County
ED-7	12. Identify workforce training resources that relate to local needs, and promote them within the community.	X	X	X	X	X	\$2,500 (initial expenditure)	Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay DDA	Joint Develop. Auth. of Gilmer Co. & Cities; Industries; Gilmer County; Ellijay DDA; NWGRC

Gilmer County COMMUNITY WORK PROGRAM, 2019---2023

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
ED-7	13. Encourage the high school administration to train students for local jobs.	X	X	X	X	X	staff time	Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay DDA; Gilmer Co. Board of Education	Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer Co. Board of Education
ED-8	14. Identify opportunities to expand existing recreation and product-based tourism development efforts and to support agriculture in Gilmer County	X	X	X	X	X	\$60,000/yr. (for staff position)	Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay DDA	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities
ED-10	15. Identify areas for coordination and cooperation among the Ellijay Downtown Development Authority, the Joint Development Authority of Gilmer County, Ellijay, and East Ellijay, Gilmer-Pickens Development Authority, and the Gilmer County Chamber of Commerce, and organize meetings among the principal players to foster mutual understandings of goals and strategies.	X	X	X	X	X	Staff time	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC; Gilmer-Pickens Development Authority	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC; Gilmer-Pickens Development Authority
H HOUSING									
H-1	16. Encourage hotel/motel construction in the area.	X	X	X	X	X	Staff time.	Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities	Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities
H-2	17. Research and contact private assisted living corporations to investigate opening	X	X	X	X	X	Staff time	Georgia DHS; SunLink Health	Georgia DHS; SunLink Health

Gilmer County COMMUNITY WORK PROGRAM, 2019---2023

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
H-3	a new facility in the area in consultation with the Georgia Department of Human Services to discover options available to bring assisted living facilities to the area. 18. Compile a list of foreclosed housing.	X	X				\$500/Yr.	General Fund	Systems, Inc. (or its successor); Joint Develop. Auth. of Gilmer Co. & Cities County staff; realtors
T	TRANSPORTATION								
ED-4, T-1	19. Coordinate with surrounding counties to leverage the Appalachian Regional Port to locate complementary transportation and warehousing industries within Gilmer County.	X	X	X	X	X	Staff time	Agencies involved	GDOT; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC; Ellijay DDA
T-2	20. Continue to implement the Airport Five-Year Capital Improvement Plan and Airport Layout Plan.	X	X	X	X	X	\$840,000	FAA	Gilmer County
T-3	21. Support improvement of the intersection of SR 515, 1 st Avenue, Industrial Blvd. (SR 76/ 282), and River Street (SR 2).	X	X	X	X	X	Staff time (\$1,000)	General Fund	Gilmer County, City of East Ellijay, GDOT
T-2	22. Add hangar at Gilmer County Airport			X	X	X	\$750,000	General Fund, grants	Gilmer County
T-4	23. GDOT PI 008668, SR 282 Realignment from CS 563/Progress Rd to SR515@ Cross St. (incl. utility work)	X	X	X	X	X	\$18,002,399	State, federal funds	GDOT
From last CWP.	24. Pursue funding for additional pedestrian facilities to include sidewalks, trails, and river crossings. Including GDOT PI 0013692 for pedestrian crossing upgrades.	X	X	X	X	X	\$2,000	Grants; TE funds; GDOT	Gilmer County; City of Ellijay; City of East Ellijay

**Gilmer County
COMMUNITY WORK PROGRAM, 2019---2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
From last CWP.	25. Implement the programs of the adopted Long-Range Transportation Plan in concert with the priorities of the local governments.	X	X	X	X	X	\$2,597,636	General fund; state, federal funds	Gilmer County; City of Ellijay; City of East Ellijay
NC	NATURAL AND CULTURAL RESOURCES								
NC-1	26. Improve public access to Gilmer County's three rivers.	X	X	X	X	X	\$50,000	Georgia RTP; SPLOST; conservation and sporting organizations	Gilmer County; Georgia DNR Wildlife Division; Limestone Valley RC&D Council
From Last CWP	27. Cooperate with the Georgia Chapter of the Trail of Tears in research, public education, and the development of a guidebook, a brochure, and/or a driving tour.	X	X	X	X	X	\$2,500	General Fund; Gilmer County COC	GA Trail of Tears; Gilmer County; City of Ellijay
From Last CWP	28. Advocate for the Coosawattee Watershed Alliance.	X	X	X	X	X	\$2,500	General Fund; Gilmer County COC	Gilmer County; NWGRC
From Last CWP	29. Work with the Georgia Trail of Tears Association to preserve sites of cultural and archaeological importance.	X	X	X	X	X	\$2,500	General Fund; Gilmer County COC	Gilmer County; NWGRC
NC-3	30. Replace and move existing tennis courts out of flood plain	X					\$140,000	GA DNR, American Tennis Association, local funds	GA DNR, Gilmer County
From last	31. Prepare a Parks and Recreation Master Plan in conjunction with Ellijay River	X	X				\$20,000	General fund; grants	Gilmer County Parks & Recreation Dept.

**Gilmer County
COMMUNITY WORK PROGRAM, 2019---2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
CWP.	Walking Trail project.								consultant
NC-1	32. Ensure public safety through enforcement of County ordinance prohibiting alcohol while on the Ellijay and Cartecay Rivers.	X	X	X	X	X	\$40,000 Salary and resources	Local, state funds	Gilmer County
CF	COMMUNITY FACILITIES AND SERVICES								
CF-1	33. Upgrade water and sewer infrastructure.	X	X	X	X	X	TBD	Ellijay-Gilmer County Water and Sewerage Authority; grants	Ellijay-Gilmer County Water and Sewerage Authority
From last CWP.	34. Support the planning efforts of the Coosawattee Regional Water and Sewer Authority.	X	X	X	X	X	Staff time	Ellijay-Gilmer County Water and Sewerage Authority	Ellijay-Gilmer County Water and Sewerage Authority
CF-2	35. Design and build new pool including capacity to upgrade to covered facility at later time.	X	X	X	X	X	\$1,200,000	SPLOST, General Fund	Gilmer County
From last CWP.	36. Seek grant funding for recreation projects as appropriate.	X	X	X	X	X	\$1,500/Yr.	General fund	Gilmer County
From last CWP.	37. Continue to improve solid waste reduction through recycling processes that are financially beneficial and also pursue grant funding, when available, to provide additional recycling facilities or opportunities.	X	X	X	X	X	\$100,000	General fund, grants	Gilmer County
From last CWP.	38. Acquire and develop new parks and open space.	X	X	X	X	X	\$200,000 - \$400,000	General fund; grants	Gilmer County

Gilmer County COMMUNITY WORK PROGRAM, 2019---2023

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
LU	LAND USE								
LU-2	39. Promote development of available/vacant commercial and industrial buildings and land.	X	X	X	X	X	Staff time	General fund	Core marketing / economic development team; Joint Develop. Auth. of Gilmer Co. & Cities
IC	INTERGOVERNMENTAL COORDINATION								
IC-1	40. Promote all-around intergovernmental cooperation by holding planning meetings of the local governments, authorities, boards, and agencies, as needed, to improve communication and coordination.	X	X	X	X	X	Staff time	General fund	Gilmer County; City of Ellijay; City of East Ellijay; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay-Gilmer County Water and Sewerage Authority

City of Ellijay COMMUNITY WORK PROGRAM, 2019-2023

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
ED	ECONOMIC DEVELOPMENT								
ED-1; ED-2; ED-3; ED-4	1. Explore federal programs that support economic development.	X	X	X	X	X	\$1,500	Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay DDA	Economic development sales team: Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; City of Ellijay
ED-6	2. Implement the Regional Digital Economy Plan with a focus on Rural Broadband Needs	X	X	X			\$5,000	General fund	Ellijay Telephone Company; Gilmer County; NWGRC Rural Broadband Study Committee
ED-7	3. Participate in the Northwest Georgia High Demand Career Initiative administered by the Workforce Development Board (WIOA)	X	X	X	X	X	\$5,000	Federal, state funds	Joint Develop. Auth. of Gilmer Co. & Cities; Industries; Gilmer County; City of Ellijay; City of East Ellijay; NWGRC
ED-7	4. Participate in the Floor360 Manufacturing Consortium as administered by Alliance for Innovation and Sustainability	X	X	X	X	X	TBD	Federal, state funds	Joint Develop. Auth. of Gilmer Co. & Cities; Industries; Gilmer County; City of Ellijay; NWGRC
ED-6	5. Participate in Georgia's Broadband Ready Communities program	X	X	X	X	X	\$500 (Staff Time)	General fund	City of Ellijay
ED-6	6. Review model ordinances related to broadband installation and adopt or amend local ordinances as desired	X	X				\$500 (Staff Time)	General fund	City of Ellijay
ED-6	7. Assessment of broadband speeds and unserved areas according to Georgia Senate Bill 402	X	X				\$5,000	General Fund	Ellijay Telephone Company, Gilmer County
ED-5	8. Ensure that the historic preservation	X	X	X	X	X	\$225/yr per	General fund	Ellijay HPC; City of

City of Ellijay COMMUNITY WORK PROGRAM, 2019-2023

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
NC-2	commission members receive training so the city can become a Certified Local Government to be eligible for federal grant money.						HPC member (+ travel cost)		Ellijay; DNR HPD; NWGRC
ED-5; NC-2	9. Allow alternative Rehabilitation Building Codes in the local historic district.	X	X	X	X	X	Staff time.	General fund	Building Inspection Dept.
ED-5; NC-2	10. Promote state and federal rehabilitation tax credits for contributing buildings in the local historic district.	X	X	X	X	X	Staff time.	General fund	Ellijay HPC; NWGRC
ED-7	11. Develop an existing business/industry program to address the needs and concerns of commercial enterprises with the intent of improving the environment for business retention and expansion and workforce development.	X	X	X	X	X	\$25,000 (initial investment)	Grants, agencies involved	Coalition of agencies and businesses including Gilmer County COC; Ellijay DDA, and Joint Develop. Auth. of Gilmer Co. & Cities
ED-7	12. Develop a business incubator.	X	X	X	X	X	\$150,000-250,000	Business Partners, Gilmer County COC; Joint Develop. Auth. of Gilmer & Cities; Ellijay DDA; grants	Gilmer County COC, Joint Develop. Auth. of Gilmer Co. & Cities
ED-7	13. Identify workforce training resources that relate to local needs, and promote them within the community.	X	X	X	X	X	\$2,500 (initial expenditure)	Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities;	Joint Develop. Auth. of Gilmer Co. & Cities; Industries; Gilmer County; Ellijay DDA; NWGRC
ED-7	14. Encourage the high school administration to train students for local jobs.	X	X	X	X	X	\$1,000	Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay DDA	Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer Co. Board of Education

City of Ellijay

COMMUNITY WORK PROGRAM, 2019-2023

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
ED-9	15. Assign core economic development sales team to attract a major sporting goods retailer.		X	X	X		Staff time	Gilmer County COC; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay DDA	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities
ED-10	16. Identify areas for coordination and cooperation among the Ellijay Downtown Development Authority, the Joint Development Authority of Gilmer County and the Cities of Ellijay and East Ellijay, and the Gilmer County Chamber of Commerce, and organize meetings among the principal players to foster mutual understandings of goals and strategies.	X	X	X	X	X	Staff time	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC; Gilmer-Pickens Development Authority	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC; Gilmer-Pickens Development Authority
From last CWP.	17. Emphasize and expand community asset opportunities for recreation and commercialization adjacent to the Ellijay/Coosawattee/ Cartecay River corridors.	X	X	X	X	X	\$500/ Staff time	General fund; grants; loans	City of Ellijay
ED-11	18. Assess DCA Rural Zone program for applicability to Ellijay's downtown	X	X	X	X	X	\$500/ Staff time	General fund; grants; loans	City of Ellijay, NWGRC, DCA
H HOUSING									
H-1	19. Encourage hotel/motel construction in the area.	X	X	X	X	X	Staff time	Gilmer County COC; Ellijay DDA; Joint Develop. Auth.	Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities

City of Ellijay

COMMUNITY WORK PROGRAM, 2019-2023

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
H-2	20. Research and contact private assisted living corporations to investigate opening a new facility in the area in consultation with the Georgia Department of Human Services to discover options available to bring assisted living facilities to the area.	X	X	X	X	X	Staff time	of Gilmer Co. & Cities Georgia DHS; SunLink Health Systems, Inc. (or its successor)	Georgia DHS; SunLink Health Systems, Inc. (or its successor)
T TRANSPORTATION									
T-1	21. Take greater advantage of railway facilities by encouraging industrial and commercial development along the railroad line.	X	X	X	X	X	Staff time	Agencies involved	GDOT; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC; Ellijay DDA
T-4	22. GDOT PI 008668, SR 282 Realignment from CS 563/Progress Rd to SR515@ Cross St. (incl. utility work)	X	X	X	X	X	\$18,002,399	State, federal funds	GDOT
From last CWP.	23. Pursue funding for additional pedestrian facilities to include sidewalks, trails, and river crossings. Including GDOT PI 0013692 for pedestrian crossing upgrades.	X	X	X	X	X	\$2,000	Grants; DOT funds	Gilmer County; City of Ellijay; City of East Ellijay
From Last CWP	24. Continue implementation of the adopted Regional Bicycle and Pedestrian Plan.	X	X	X	X	X	\$7,500/yr	Georgia RTP	Gilmer County; City of Ellijay; City of East Ellijay
From Last CWP	25. Continue advocacy for Blue Ridge Scenic Railroad Excursions to depart from Ellijay.	X	X	X	X	X	Staff time.	Agencies involved.	City of Ellijay; Gilmer County COC; Merchants Association; Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities;

**City of Ellijay
COMMUNITY WORK PROGRAM, 2019-2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
NC	NATURAL AND CULTURAL RESOURCES								
From Last CWP	26. Cooperate with the Georgia Chapter of the Trail of Tears in research, public education, and the development of a guidebook, a brochure, and/or a driving tour.	X	X	X	X	X	\$2,500	General Fund; Gilmer County COC	GA Trail of Tears; Gilmer County; City of Ellijay
From Last CWP	27. Investigate ways to protect the integrity and appearance of the historic City Cemetery.	X	X	X	X	X	\$2,000/Yr.	General Fund; Grants	Ellijay HPC; City of Ellijay; NWGRC
CF	COMMUNITY FACILITIES AND SERVICES								
CF-1	28. Upgrade water and sewer infrastructure.	X	X	X	X	X	TBD	Ellijay-Gilmer County Water and Sewerage Authority; grants	Ellijay-Gilmer County Water and Sewerage Authority
CF-2	29. Continue development of Harrison Park	X	X	X	X	X	\$50,000/yr.	Grants	City of Ellijay and Harrison Park Foundation
LU	LAND USE								
LU-1	30. Strengthen subdivision regulations dealing with final plat implementation.	X	X	X	X	X	Staff time	General fund	Local governments; planning and zoning departments
LU-2	31. Promote development of available/vacant commercial and industrial buildings and land.	X	X	X	X	X	Staff time	General fund	Core marketing / economic development team; Joint Develop. Auth. of Gilmer Co. & Cities

**City of Ellijay
COMMUNITY WORK PROGRAM, 2019-2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
IC	INTERGOVERNMENTAL COORDINATION								
IC-1	32. Promote all-around intergovernmental cooperation by holding planning meetings of the local governments, authorities, boards, and agencies, as needed, to improve communication and coordination.	X	X	X	X	X	Staff time	General fund	Gilmer County; City of Ellijay; City of East Ellijay; Joint Develop. Auth. of Gilmer Co. & Cities; Ellijay-Gilmer County Water and Sewerage Authority

**City of East Ellijay
COMMUNITY WORK PROGRAM, 2019-2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
ED	ECONOMIC DEVELOPMENT								
ED-1; ED-2; ED-3; ED-4	1. Fund core economic development sales team	X	X	X	X	X	\$50,000/yr. (for staff position)	Gilmer County COC; Joint Develop. Auth. of Gilmer & Cities; Ellijay DDA	Ellijay DDA; Joint Develop. Auth. of Gilmer & Cities
ED-1; ED-2; ED-3; ED-4	2. Explore federal programs that support economic development	X	X	X	X	X	\$1,500	Gilmer County COC; Joint Develop. Auth. of Gilmer & Cities; Ellijay DDA	Economic development sales team: Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; City of Ellijay
ED-6	3. Implement the Regional Digital Economy Plan with a focus on Rural Broadband Needs	X	X	X			\$5,000	General fund	East Ellijay; Ellijay Telephone Company; Gilmer County; NWGRC Rural Broadband Study Committee
ED-6	4. Participate in Georgia's Broadband Ready Communities program	X	X	X	X	X	\$5,000	General fund	Gilmer County
ED-7	5. Participate in the Northwest Georgia High Demand Career Initiative administered by the Workforce Development Board (WIOA)	X	X	X	X	X	\$5,000	Federal, state funds	Joint Develop. Auth. of Gilmer Co. & Cities; Industries; Gilmer County; City of Ellijay; City of East Ellijay; NWGRC
ED-7	6. Participate in the Floor360 Manufacturing Consortium as administered by Alliance for Innovation and Sustainability	X	X	X	X	X	TBD	Federal, state funds	Joint Develop. Auth. of Gilmer Co. & Cities; Northwest Georgia Advanced Manufact.

**City of East Ellijay
COMMUNITY WORK PROGRAM, 2019-2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
ED-7	7. Develop an existing business/industry program to address the needs and concerns of commercial enterprises with the intent of improving the environment for business retention and expansion and workforce development.	X	X	X	X	X	\$25,000 (initial investment)	Grants, agencies involved	Consortium; Gilmer County; City of Ellijay; City of East Ellijay; NWGRC
ED-7	8. Develop a business incubator.	X	X	X	X	X	\$150,000-250,000	Participating businesses, Gilmer County COC; Joint Develop. Auth. of Gilmer & Cities; Ellijay DDA; grants	Gilmer County COC, Ellijay DDA; Joint Develop. Auth. of Gilmer & Cities
ED-7	9. Establish Enterprise Zones.	X	X				Staff time	General fund	City of East Ellijay; Gilmer County
ED-7	10. Identify workforce training resources that relate to local needs, and promote them within the community.	X	X	X	X	X	\$2,500 (initial expenditure)	Gilmer County COC; Joint Develop. Auth. of Gilmer & Cities; Ellijay DDA	NWGRC; Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer & Cities
ED-7	11. Encourage the high school administration to train students for local jobs.	X	X	X	X	X	Staff time	Gilmer County COC; Joint Develop. Auth. of Gilmer & Cities; Ellijay DDA; Gilmer Co. Board of Education	Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer & Cities; Gilmer Co. Board of Education

**City of East Ellijay
COMMUNITY WORK PROGRAM, 2019-2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
ED-9	12. Assign core economic development sales team to attract a major retailer.	X	X	X			Staff time	Gilmer County COC; Joint Develop. Auth. of Gilmer & Cities; Ellijay DDA	Ellijay DDA; Joint Develop. Auth. of Gilmer & Cities
ED-10	13. Identify areas for coordination and cooperation among the Ellijay Downtown Development Authority, the Joint Development Authority of Gilmer County and the Cities of Ellijay and East Ellijay, and the Gilmer County Chamber of Commerce, and organize meetings among the principal players to foster mutual understandings of goals and strategies.	X	X	X	X	X	Staff time	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC; Gilmer-Pickens Development Authority
H	HOUSING								
H-1	14. Encourage hotel/motel construction in the area.	X	X	X	X	X	Staff time.	Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer & Cities	Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities
H-2	15. Research and contact private assisted living corporations to investigate opening a new facility in the area in consultation with the Georgia Department of Human Services to discover options available to bring assisted living facilities to the area.	X	X	X	X	X	Staff time	Georgia DHS; SunLink Health Systems, Inc. (or its successor)	Georgia DHS; SunLink Health Systems, Inc. (or its successor)

**City of East Ellijay
COMMUNITY WORK PROGRAM, 2019-2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
T	TRANSPORTATION								
T-3	16. Improve the functionality of the intersection of SR 515, 1 st Avenue, Industrial Blvd., and River Street.	X	X	X	X	X	TBD	GDOT	GDOT
From last CWP.	17. Continue implementation of the adopted Regional Bicycle and Pedestrian Plan.	X	X	X	X	X	\$7,500/yr	Georgia RTP	Gilmer County; City of Ellijay; City of East Ellijay
From last CWP.	18. Pursue funding for additional pedestrian facilities to include sidewalks, trails, and river crossings. Including GDOT PI 0013692 for pedestrian crossing upgrades.	X	X	X	X	X	\$2,000	Grants; GDOT funds;	Gilmer County; City of Ellijay; City of East Ellijay
NC	NATURAL AND CULTURAL RESOURCES								
NC-1	19. Improve public access to the County's three rivers.	X	X	X	X	X	TBD	Georgia RTP; SPLOST; conservation and sporting organizations	Gilmer County; Georgia DNR Wildlife Division; Limestone Valley RC&D Council
CF	COMMUNITY FACILITIES AND SERVICES								
CF-1	19. Upgrade water and sewer infrastructure.	X	X	X	X	X	TBD	Ellijay-Gilmer County Water and Sewerage Authority; grants	Ellijay-Gilmer County Water and Sewerage Authority

**City of East Ellijay
COMMUNITY WORK PROGRAM, 2019-2023**

CODE:	Activity Description	2019	2020	2021	2022	2023	Cost Estimate	Funding Source	Responsible Party
LU	LAND USE								
LU-2	20. Promote development of available/vacant commercial and industrial buildings and land.	X	X	X	X	X	Staff time	General fund	Core marketing / economic development team; Joint Develop. Auth. of Gilmer Co. & Cities
IC	INTERGOVERNMENTAL COORDINATION								
IC-1	21. Promote all-around intergovernmental cooperation by holding planning meetings of the local governments, authorities, boards, and agencies, as needed, to improve communication and coordination.	X	X	X	X	X	Staff time	General fund	Gilmer County; City of Ellijay; City of East Ellijay; Joint Develop. Auth. of Gilmer & Cities; Ellijay-Gilmer County Water and Sewerage Authority



GILMER COUNTY BOARD OF COMMISSIONERS

Charlie Paris, Chairman
Dallas H. Miller, Post 1 Commissioner
Travis Crouch, Post 2 Commissioner

Edwina Daman, County Clerk
Sandi Holden, Finance Officer
David Clark, County Attorney

RESOLUTION 18-103

A RESOLUTION TO ADOPT THE UPDATED COMMUNITY WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT FOR GILMER COUNTY AND THE CITIES OF ELLIJAY AND EAST ELLIJAY

WHEREAS the Georgia Planning Act of 1989 requires local governments which assess impact fees to update their Community Work Programs, Capital Improvement Element, and other relative documents on an annual basis; and,

WHEREAS Gilmer County and the Cities of Ellijay and East Ellijay have for that reason recently updated their Community Work Programs; and,

WHEREAS the Ellijay-Gilmer County Water and Sewerage Authority has for that reason prepared updated documents relative to current and proposed capital improvements projects in its service area and impact fee financial information for its service area; and,

WHEREAS these updates and documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rules; and,

WHEREAS Gilmer County and the Cities of Ellijay and East Ellijay held a joint Public Hearing on Monday, August 27th, 2018 at 10:00 am in the East Ellijay City Hall for which customary and adequate public notice was given; and,

WHEREAS the Department of Community Affairs has reviewed these documents and find them in compliance with the Minimum Standards and the Northwest Georgia Regional Commission reviewed these documents with positive findings;

THEREFORE BE IT RESOLVED that Gilmer County Board of Commissioners hereby adopt the 2019-2023 Community Work Program for Gilmer County; and furthermore, adopts updates prepared by the Ellijay-Gilmer County Water and Sewerage Authority, namely the Ellijay/Gilmer County Capital Improvements Project Updates for July 1, 2018 to June 30, 2023 for both water and sewerage, and the 2017-2018 Impact Fee Financial Reports for both water and sewerage.

Adopted this 17th Day of October, 2018.

BY:



Chairman, Gilmer County Board of Commissioners

ATTEST:



Edwina Daman, County Clerk
Gilmer County Board of Commissioners

VOTE ON RESOLUTION 18-103

	Yes	No	Abstain/Absent
Chairman Charlie Paris	<u> 2nd </u>	<u> </u>	<u> </u>
Post 1 Dallas H. Miller	<u> </u>	<u> * </u>	<u> </u>
Post 2 Travis Couch	<u> M </u>	<u> </u>	<u> </u>

Al Hoyle, Mayor
Amy Crump, City Clerk



COUNCIL MEMBERS:
Ruth Caudell Al Fuller
Kathryn Lancey Lynelle Stewart
David Westmoreland

CITY OF ELLIJAY

A RESOLUTION TO ADOPT THE UPDATED COMMUNITY WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT FOR GILMER COUNTY AND THE CITIES OF ELLIJAY AND EAST ELLIJAY

WHEREAS the Georgia Planning Act of 1989 requires local governments which assess impact fees to update their Community Work Programs, Capital Improvement Element, and other relative documents on an annual basis; and,

WHEREAS Gilmer County and the Cities of Ellijay and East Ellijay have for that reason recently updated their Community Work Programs; and,

WHEREAS the Ellijay-Gilmer County Water and Sewerage Authority has for that reason prepared updated documents relative to current and proposed capital improvements projects in its service area and impact fee financial information for its service area; and,

WHEREAS these updates and documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rules; and,

WHEREAS Gilmer County and the Cities of Ellijay and East Ellijay held a joint Public Hearing on Monday, August 27th, 2018 at 10:00 am in the East Ellijay City Hall for which customary and adequate public notice was given; and,

WHEREAS the Department of Community Affairs has reviewed these documents and finds them in compliance with the Minimum Standards, and the Northwest Georgia Regional Commission reviewed these documents with positive findings;

THEREFORE BE IT RESOLVED that Mayor and Council of Ellijay hereby adopt the 2019-2023 Community Work Program for Gilmer County; and furthermore, adopts updates prepared by the Ellijay-Gilmer County Water and Sewerage Authority, namely the Ellijay/Gilmer County Capital Improvements Project Updates for July 1, 2018 to June 30, 2023 for both water and sewerage, and the 2017-2018 Impact Fee Financial Reports for both water and sewerage.

Adopted this 15th day of October, 2018.

BY:


Al Hoyle, Mayor

ATTEST:


Amy Crump, City Clerk

Mack G. West
Mayor

Linda Wood
City Clerk

City of East Ellijay

107 Oak Street
P. O. Box 1060
East Ellijay, GA 30539
Phone (706) 276 - 3111
Fax (706) 276 - 3112

Councilmembers

Donald Callihan
Linda Smith
Edwin Forrester
Harold Crump

RESOLUTION 18- 11

A RESOLUTION TO ADOPT THE UPDATED COMMUNITY WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT FOR GILMER COUNTY AND THE CITIES OF ELLIJAY AND EAST ELLIJAY

WHEREAS the Georgia Planning Act of 1989 requires local governments which assess impact fees to update their Community Work Programs, Capital Improvement Element, and other relative documents on an annual basis; and,

WHEREAS Gilmer County and the Cities of Ellijay and East Ellijay have for that reason recently updated their Community Work Programs; and,

WHEREAS the Ellijay-Gilmer County Water and Sewerage Authority has for that reason prepared updated documents relative to current and proposed capital improvements projects in its service area and impact fee financial information for its service area; and,

WHEREAS these updates and documents have been prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and other applicable rules; and,

WHEREAS Gilmer County and the Cities of Ellijay and East Ellijay held a joint Public Hearing on Monday, August 27th, 2018 at 10:00 am in the East Ellijay City Hall for which customary and adequate public notice was given; and,

WHEREAS the Department of Community Affairs has reviewed these documents and find them in compliance with the Minimum Standards, and the Northwest Georgia Regional Commission Center reviewed these documents with positive findings;

THEREFORE BE IT RESOLVED that Mayor and Council of East Ellijay hereby adopt the 2019-2023 Community Work Program for Gilmer County; and furthermore, adopts updates prepared by the Ellijay-Gilmer County Water and Sewerage Authority, namely the Ellijay/Gilmer County Capital Improvements Project Updates for July 1, 2018 to June 30, 2023 for both water and sewerage, and the 2017-2018 Impact Fee Financial Reports for both water and sewerage.

Adopted this 10th day of October, 2018.

ATTEST:


Linda E. Wood, City Clerk

BY:

Mayor, City of East Ellijay