

PARTIAL UPDATE TO THE CITY OF BAINBRIDGE, GEORGIA COMPREHENSIVE PLAN



August 29, 2007

Prepared by:

City of Bainbridge
and
Genesis Group

TABLE OF CONTENTS

	<u>Page</u>
I. Partial Update Instructions and Procedures	1
II. Consistency with Quality Community Objectives	6
III. Analysis of Areas Requiring Special Attention	14
IV. Identification of Issues and Opportunities	17
V. Updated Implementation Program	21

I. Instructions and Procedures

The following procedures for this process are taken from the Georgia DCA website:

**Georgia Department of Community Affairs
Office of Planning and Quality Growth
*Requirements for a Partial Update
To the
Local Government Comprehensive Plan
March 2007***

Purpose

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide for local governments in the interim period between Comprehensive Plan Updates. Partial Updates should:

- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision-making for use by local government officials and other community leaders.

When implemented, the resulting plan will help the community address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule.

Required Components

For local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards a partial update will require:

1. A Quality Community Objectives (QCO) assessment

- a. Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (see section 110-12-1-.06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives applicable to your community.

2. An analysis of Areas Requiring Special Attention

- a. Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention, including:
 - i. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development
 - ii. Areas where rapid development or change of land uses is likely to occur
 - iii. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
 - iv. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

- v. Large abandoned structures or sites, including those that may be environmentally contaminated
 - vi. Areas with significant infill development opportunities (scattered vacant sites)
 - vii. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.
- b. Indicate the identified Areas Requiring Special Attention on a map of the community.
3. **Identification of Issues and Opportunities** resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues or opportunities must be followed up with corresponding implementation measures in the Implementation Program.
4. **An updated Implementation Program** with revisions as necessary to address the additional Issues and Opportunities identified above. The updated Implementation Program should include:
- a. A **Short Term Work Program (required)** that identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:
 - i. Brief description of the activity
 - ii. Timeframe for undertaking the activity
 - iii. Responsible party for implementing the activity
 - iv. Estimated cost (if any) of implementing the activity
 - v. Funding source(s), if applicable
 - b. **Long-Term and Ongoing Activities (optional):** Identify specific long term or ongoing implementation activities to be undertaken beyond the interim planning period.
 - c. **Policies (required):** Include any policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified Issues and Opportunities. Refer to recommended policies listed in the State Planning Recommendations for suggestions.
 - d. **A Report of Accomplishments (required)** that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:
 - Have been completed;
 - Are currently underway (including a projected completion date);
 - Have been postponed (explaining why); or
 - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

Procedural Requirements

1. **Transmittal and Review of the Partial Update.** Upon completion, the local government must submit its Partial Update to the regional development center for review. The update must be completed well in advance of the local government's recertification date, in order to allow adequate time for review prior to adoption.

- a. **Required Public Hearing.** The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the regional development center. The purpose of this hearing is to brief the community on the identified issues and opportunities (based on the QCO analysis and the identified Areas Requiring Special Attention) that will be addressed through the updated Implementation Program, allow the community an opportunity to comment, and notify the community of when these plan components will be transmitted to the regional development center. Once public comments have been addressed, the Partial Update must be transmitted to the regional development center by resolution of the governing body.
- b. **Completeness Check.** The regional development center shall determine whether the Partial Update is complete, within seven days of receipt. A Partial Update that does not meet the standard for completeness (as determined by the Department) shall be deemed incomplete and shall not be accepted for further review by the regional development center or be forwarded to the Department for review. The regional development center shall notify the local government of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The regional development center shall forward a complete submittal to the Department immediately upon making the completeness finding.
- c. **Notification of Interested Parties.** Once the regional development center has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:
 - i. Local governments inside or outside the regional development center's region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the Partial Update
 - ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable)
 - iii. Regional development centers that are contiguous to the local government or that are likely to be affected by the Partial Update
 - iv. Affected state agencies (including the Department of Transportation, the Georgia Environmental Facilities Authority, etc.) and the Department.
- d. **Regional Hearing:** Within 25 days after certification of the completeness of the Partial Update the regional development center may (at its sole discretion) conduct a hearing at which any local government, regional development center or other local, regional, or state agency may present its views on the Community Agenda. The rules for conducting such hearings must be adopted by the board of directors of the regional development center and approved by the Department.
- e. **Regional Development Center Review:** The regional development center shall review the Partial Update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the regional development center's region.
- f. **Department Review:** The Department shall review the Partial Update for compliance with the planning requirements. This review may result in identification of deficiencies

that must be satisfactorily resolved by the community in order for the Community Agenda to be found “in compliance” with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department’s findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the regional development center for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.

- g. **Final Report of Findings and Recommendations:** Within 40 days after certification of the completeness of the Partial Update, the regional development center must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include:
 - i. Comments submitted by interested parties that reviewed the Partial Update and (if applicable) a summary of the regional review hearing, detailing any significant issues raised at the hearing
 - ii. The regional development center’s findings from its Intergovernmental and Consistency review of the Partial Update and its recommendations for addressing such findings
 - iii. A copy of the Department’s findings and recommendations resulting from its review of the Partial Update.
- h. **Petition for Reconsideration:** Within ten days after the regional development center’s findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the regional development center for a “reconsideration hearing.” This hearing shall be scheduled and held by the regional development center within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the regional development center shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.
- i. **Conflict Mediation:** Informal or formal mediation of conflicts relating to the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.
- j. **Adoption of the Partial Update.** Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the regional development center as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days. In order to maintain Qualified Local Government certification, the local government must adopt the approved Partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for the Partial Update.
- k. **Notification of Local Adoption:** Within seven days of local adoption of a Partial Update that has been found by the Department to comply with planning requirements, the local government shall notify the regional development center in writing. Within seven days of receipt of this written notice, the regional development center shall notify

the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.

1. **Qualified Local Government Certification:** Once the Department has been notified by the regional development center that a local government has adopted a Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous recertification date, unless otherwise specified. To retain Qualified Local Government certification, a local government must remain in compliance with the requirements outlined in these planning requirements and O.C.G.A. 50-8-2(a)(18).
- m. **Publicizing the Partial Update.** Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where a complete copy of the Partial Update may be reviewed.

II. Consistency with Quality Community Objectives

Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (see section 110-12-1-.06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives applicable to your community.

DEVELOPMENT PATTERNS

(Note: In order to create the Policies required in the Implementation Program, this evaluation tool must relate to each section of the City's existing Comprehensive Plan Elements. Therefore a note is provided before each assessment section to relate it to the proper Element.)

A. Traditional Neighborhoods: *Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*

(Land Use Element)

Assessment:

- The City adopted a new Zoning Ordinance on May 17, 2005, which allows residential uses in many of the commercial zoning districts to encourage mixed-uses, including live-work units.
- The City's Planned Unit Development District allows up to 50% non-residential uses to encourage mixed-use developments.
- The City's Central Business Zoning District incorporates Build-To lines in lieu of front setbacks, ensuring that additions and redeveloped uses continue with the human scale development and existing traditional development patterns of this district.
- Bainbridge has an established design review process in its historic district which serves to protect existing traditional neighborhoods.

Recommendations:

- The City's new Zoning Ordinance adequately addresses traditional neighborhood development and pedestrian activity. Continue to monitor new development under this new ordinance and amend as necessary as growth occurs.

B. Infill Development: *Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

(Economic Element)

Assessment:

- The City's new Zoning Ordinance allows smaller lot sizes than allowed in the past, and creates opportunities for infill development by allowing the re-subdividing of lots of record.

- The City provides a listing of existing buildings that are available for redevelopment on the City's Main Street website; however there is no listing of vacant sites that are available for redevelopment or infill development.
- The City is not actively working to promote brownfield or greyfield development. However, these types of sites do not appear to be prevalent within the City.
- Some neighborhoods are declining especially in areas where there are a large number of rentals.
- There is interior decline within the City, while promotion of development and redevelopment in the outer areas of the City is occurring.
- The City needs incentives for infill development.
- Development of the City center and the periphery needs to be preserved and encouraged.
- Water and sewer is needed on the periphery to serve infill development.

Recommendations:

- The City should conduct an inventory of vacant infill sites to be added to the Main Street website and also to the DCA Downtown Development/Redevelopment Opportunities in GA webpage, which is to be updated in the near future.
- Seek forms of incentives the City can adopt to encourage infill development.

C. Sense of Place: *Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*

(Land Use Element)

Assessment:

- The City participates in the Main Street Cities program under the Department of Community Affairs, and has a website that promotes downtown.
- The City recently completed a 2006 Waterfront Connectivity Master Plan to create a real sense of place for Bainbridge. This master plan optimizes connectivity between the downtown Central Business District and the Flint River basin properties (Cheney Griffin Park, Bypass Park, Access Park, and Boat Basin Park); provides expanded recreation opportunities; and recommends wayfinding/gateway signs for the City.

Recommendations:

- Continue to promote the downtown area through the Main Street Program and Main Street website.
- Continue to promote the 2006 Waterfront Connectivity Master Plan to encourage public/private partnerships for development; encourage City/County/State agency partnerships, where applicable, and install the recommended wayfinding/gateway entry signs.

D. Transportation Alternatives: *Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

(Community Facilities Element)

Assessment:

- The 2006 Waterfront Connectivity Master Plan promotes pedestrian connections from the downtown area to the river basin properties.
- The Land Subdivision and Development Regulations require sidewalks in new developments, under certain conditions.
- The City's current Community Facilities Element, Policy Objective 4.9 refers to providing sidewalks at all City school facilities.
- The County's existing public transit serves the citizens of Bainbridge.
- The City has recently conducted a sidewalk inventory and an assessment of existing bike lanes and roadways. A priority list of improvements is being prepared and some improvements are currently being made.

Recommendations:

- Continue to follow through with the improvements proposed in the 2006 Waterfront Connectivity Master Plan to enhance sidewalk and pedestrian connectivity in the specified Master Plan areas.
- Efforts should be made to ensure or enhance the walkability of sidewalks outside of the Master Plan area and propose new sidewalks, where needed.
- Complete the sidewalk, bike lane, and roadway inventory and assessment and prioritize improvements to be made over the short-term (five year).

E. Regional Identity: *Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

(Economic Element)

Assessment:

- The City provides a regional identity with the areas along the Flint River, as well as Willis Park, and the historic homes of the Heritage Tour.
- Promotion of tourism based on the unique characteristics of these areas is limited.
- A common economic link that binds the region together is *The Development Authority of Bainbridge and Decatur County*, which was established to ensure a coordinated effort to attract desirable businesses to the Bainbridge and the Decatur County area. The Development Authority, through a Board of Directors, supplies prospective businesses with the information necessary to make informed decisions on locating their business to the area through a website and other promotions.
- The Georgia Ports Authority inland barge terminal located in the City is promoted by the Ports Authority and the Development Authority; however it no longer serves the need to businesses that require shipping by barge due to the current conditions of the river and Army Corp of Engineers permitting issues.

- The City is a member of the Georgia Department of Economic Development’s regional tourism partnership.

Recommendations:

- Promote tourism by promoting hotel facilities within the City for regional festivals and events.
- Coordinate efforts with the Chamber of Commerce, Georgia Ports Authority, Development Authority, and Tri-Rivers Waterway Development Association to pursue ACOE permitting issues to restore the inland barge terminal use as an economic goal for the City’s existing Port.

RESOURCE CONSERVATION

A. Heritage Preservation: *The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.*

(Natural and Historic Resources Element)

Assessment:

- The City established a local Historic District on January 17, 2006. The local district encompasses the downtown area, an existing National Historic District boundary, and the surrounding residential neighborhoods to the downtown area.
- The City established a Historic Preservation Commission, which is responsible for protecting the historic district and guiding changes within its boundary.
- A Design Review procedure is in place for any changes within the Historic District.
- The City participates in the Main Street Cities program under the Department of Community Affairs.
- There are a number of properties listed on the National Register of Historic Places within the City.

Recommendations:

- The Heritage Tour of Bainbridge should be better promoted to generate interest in local history and historic preservation.
- Additional sites could be considered for placement in the National Register of Historic Places.

B. Open Space Preservation: *New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or other forms of conservation.*

(Natural and Historic Resources Element)

Assessment:

- The City’s Zoning Ordinance provides minimum percentages for open space in some zoning districts, as well as minimum buffers.

- The City allows Conservation Subdivisions in their Land Subdivision and Land Development Regulations. These regulations minimize the environmental impacts of new development on critical resources and allows more compact development to protect and preserve environmental resources.

Recommendations:

- The City should continue to encourage Conservation Subdivisions for new development, where applicable.

C. Environmental Protection: *Environmentally sensitive areas should be protected from negative impacts of development, especially when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of the area should be preserved.*

(Natural and Historic Resources Element)

Assessment:

- The City has adopted Chapter 391-3-16 Rules for Environmental Planning Criteria for wetlands protection, in addition to the existing U.S. Army Corps of Engineers and U.S. E.P.A. regulations.
- The existing Conservation Subdivision regulations in the City’s Land Subdivision and Land Development Regulations provide protection of environmentally sensitive areas.
- There is some concern for smaller isolated wetland protection/mitigation, which is not in the current regulations.
- The City has a tree protection ordinance for new development and an active tree planting campaign.
- The City has protections in place for water resources and drainage.

Recommendations:

- Continue to enforce the existing environmental regulations.
- Review other acceptable/established regulations for isolated wetland protection/mitigation for the City to consider and amend the existing regulations if needed.

SOCIAL AND ECONOMIC DEVELOPMENT

A. Growth Preparedness: *Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

(Land Use Element)

Assessment:

- City employees, elected officials and board members often attend Georgia Municipal Association training.
- The City provides individual training on planning and zoning matters.

Recommendations:

- Periodically review the Zoning Ordinances and Land Subdivision and Land Development Regulations to see if these regulations continue to meet the needs of the City as it grows.
- Staff and elected officials should continue attending continuing education courses offered by the Georgia Municipal Association and other organizations to stay abreast of current economic development issues.

B. Appropriate Businesses: *The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

(Economic Element)

Assessment:

- The Development Authority of Bainbridge and Decatur County supplies prospective businesses with the information necessary to make informed decisions on locating their business to the area through a website and other promotions.
- The Commodore Industrial Park, located in the City, is promoted through the Development Authority to attract appropriate businesses; however many vacant parcels remain undeveloped.
- Bainbridge and Decatur County offer several different levels of tax incentives for businesses that are considering locating to the area.
- The City works with Congress and the Army Corps of Engineers to restore the river to its earlier conditions for inland barge terminal use. This will allow the inland barge terminal to properly be promoted to attract applicable businesses.

Recommendations:

- Continue to promote appropriate business through the Development Authority of Bainbridge and Decatur County and Chamber of Commerce.
- Continue to work with Congress and the Army Corps of Engineers to restore the river to its earlier conditions for inland barge terminal use.

C. Employment Options: *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

(Economic Element)

Assessment:

- A range of businesses exists within the City – retail, office, industrial, institutional, etc. to provide a range of job types.
- The Georgia Department of Labor’s Job Information System provides a listing of job openings for the City of Bainbridge.
- The City’s website provides an Employment opportunities listing.

Recommendations:

- Consider posting employment opportunities within the City on the Chamber of Commerce website.

D. Housing Choices: *A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs.*

(Housing Element)

Assessment:

- The City's Zoning Ordinance allows residential uses in many of the commercial zoning districts to encourage mixed-uses and neo-traditional uses for a range of housing types.
- The City's new Zoning Ordinance allows smaller lot sizes and has created numerous opportunities for infill development by allowing the re-subdividing of lots of record.
- There is adequate infrastructure in the City for the construction of additional multi-family housing units.
- The City currently has workforce housing projects under construction.

Recommendations:

- An overall housing strategy with an emphasis on low to moderate income housing should be pursued.

E. Educational Opportunities: *Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.*

(Community Facilities Element)

Assessment:

- Bainbridge College provides opportunities for higher education locally.
- The Georgia Department of Labor Bainbridge Career Center offers a wide range of services to both job seekers and employers, including training and education information and referral.

Recommendations:

- Recruitment of businesses that could hire local graduates should be expanded.

GOVERNMENT RELATIONS

A. Regional Solutions and Cooperation: *Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer. Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

Assessment:

- The City is generally satisfied with the Service Delivery Strategy (SDS), which incorporates shared services within the County. The SDS is currently being updated by the Southwest Georgia Regional Development Center, under the current State deadline for the update.
- There is a regionally administered ride-sharing program for residents of Decatur County, which serves the residents of the City.
- There is limited interaction with the other jurisdictions in the County.

Recommendations:

- Bainbridge and Decatur County should strive to include Attapulgus, Climax and Brinson in their interactions, as appropriate.

III. Analysis of Areas Requiring Special Attention

Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention.

A. Areas of significant natural or cultural resources:

The Flint River is a source of natural and scenic beauty within City. Its natural and aesthetic qualities have lent themselves toward this area becoming a prime location for recreation and tourist attractions and hosting bass fishing tournaments and other water recreational sports throughout the year. The areas adjacent to the river that are protected by Federal, State, and local regulations have been designated on the map as “Areas of Significant Natural Resources”

B. Areas where rapid development or change of land uses is likely to occur:

Possible Annexation Areas:

1. An area east of the City was recently annexed for the Bainbridge High School, along with the right-of-way along U.S. Highway 84. This provides a significant amount of land to the north and south of U.S. Highway 84 that is now contiguous to the City that is open for annexation and development. This is shown on the map at the U.S. 84 Growth Corridor.
2. An area along U.S. Highway 27 at the south end of the City is likely to be developed in the future and is anticipated for possible annexation. This area is shown on the map as the U.S. 27 Development Corridor. This corridor is likely to continue with commercial and planned unit development along the corridor.

Possible Growth Areas:

The vacant areas along the Shotwell Street Connector and S.R. 97 are anticipated for growth. It is anticipated that water and/or sewer capacity will be available for these areas. However, water and/or sewer lines may not be readily accessible to some properties and may require the extension by the City and/or developer. These areas are shown on the map as the S.R. 97 Vacant Lands area.

C. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

Not applicable.

D. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

There are three declining areas within the City that have the potential for redevelopment. One is along River Road (Hwy. 311), north of U.S. Highway 84, one is located around the U.S. Highway 27 and Spring Creek Hwy. area, and the other small area is located along West Street (Hwy. 309) at the south end of the City. These areas are characterized by small lot subdivisions with scattered vacant lots and/or mobile home sites. These areas are shown on the map as “Declining Areas with Redevelopment Potential”.

E. Large abandoned structures or sites, including those that may be environmentally contaminated.

Not applicable.

F. Areas with significant infill development opportunities (scattered vacant sites)

There is one area in the City that has the potential for infill development and it is located south of U.S. Highway 84 and west of West Street (Hwy. 309). This area is shown on the map as Areas with Significant Infill Development Opportunities.

G. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Not applicable.

Map of Areas Requiring Special Attention

(See next page)

IV. Identification of Issues and Opportunities

Identify issues and opportunities resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues or opportunities must be followed up with corresponding implementation measures in the Implementation Program.

Economic Development

Issues

- There are vacant properties suitable for commercial and residential redevelopment.
- There are vacant properties available for industrial development.
- The Georgia Ports Authority inland barge terminal located in the City is promoted by the Ports Authority and the Development Authority; however it no longer serves the need to businesses that require shipping by barge due to the current conditions of the river and Army Corp of Engineers permitting issues.
- There are hotels within the City to serve regional festivals and events, which is not highly promoted to capture tourism industry.
- The Commodore Industrial Park is promoted through the Development Authority; however many vacant parcels remain undeveloped.
- Water and sewer is needed on the periphery of the downtown area to serve and encourage infill development.
- There is a minimum amount of job opportunities for recent graduates.

Opportunities

- Conduct an inventory of vacant infill sites within the downtown area to be added to the Main Street website and also to the DCA Downtown Development/Redevelopment Opportunities in GA webpage, which is to be updated in the near future.
- Conduct an inventory of vacant industrial sites that are available and promote these to potential prospects.
- Expand the Heritage Tour of historic homes and increase promotion to capture tourist industry.
- Continue to promote the development of the 2006 Waterfront Connectivity Master Plan improvements, including the new marina.
- Expand upon incentives offered to attract businesses to the City and downtown area.
- Research grants that are available for downtown improvements and pursue them where appropriate.
- Look at new locations for neighborhood parks as part of the infill strategy.
- Coordinate efforts with the Chamber of Commerce, Georgia Ports Authority, and Tri-Rivers Waterway Development Association to pursue ACOE permitting issues to restore the inland barge terminal use as an economic goal for the City's existing Port.
- Promote tourism by promoting hotel facilities within the City for regional festivals and events.
- Consider posting employment opportunities within the City on the Chamber of Commerce website.
- Recruitment of businesses that could hire local graduates should be expanded.

- Consider an analysis of extending water and sewer to the periphery of the downtown area to encourage infill development.

Natural and Historic Resources

Issues

- Protection of isolated wetlands which are not currently protected under existing regulations should be addressed.
- Protection for high aquifer recharge should be addressed.

Opportunities

- Continue to promote the historic and cultural resources in the City, including historic districts/neighborhoods and site.
- The natural beauty of the Flint River and the recreational and cultural opportunities provided in the 2006 Waterfront Connectivity Master Plan should continue to be pursued and promoted.
- Continue to enforce existing environmental regulations and encourage conservation subdivisions where applicable.
- Seek significant natural areas to be acquired and preserved for public use.
- Review other acceptable/established regulations for isolated wetland protection/mitigation for the City to consider and amend the existing regulations if needed.

Community Facilities and Transportation

Issues

- The City currently does not have in-house GIS capabilities.
- Pedestrian and bicycle facility improvements could greatly enhance access, connectivity, and safety for residents to use alternative transportation modes to get to local shopping, schools, and parks. (The 2006 Waterfront Connectivity Master Plan addresses this issue.)
- The City has recently conducted a sidewalk inventory and an assessment of existing bike lanes and roadways. A priority list of necessary improvements is being prepared and some improvements are currently being made.
- Sidewalk and bicycle connectivity, in general, can be approved upon.
- Parks should be better distributed in the City.

Opportunities

- Pursue GIS services to monitor police calls and incidences of crime which will enable the City to identify and target areas of high crime activity for future improvements; monitor land use and zoning; locate water and sewer facilities, and other areas that are benefited by GIS technology.
- Expand the Neighborhood Watch program to aid in patrolling the community while simultaneously creating a sense of ownership of neighborhoods among citizens.
- Continue to follow through with the improvements proposed in the 2006 Waterfront Connectivity Master Plan to enhance sidewalk and pedestrian connectivity in the specified Master Plan areas.

- Complete the sidewalk, bike lane, and roadway inventory and assessment and prioritize improvements to be made over the short-term (five year).
- Take the sidewalk/roadway inventory and compare it to a map identifying schools, public facilities, hospitals, and major employment and shopping areas to identify sidewalk connectivity needs.
- Area schools are good candidates for implementing “Safe Routes to Schools” programs.
- Seek opportunities to better distribute parks throughout the City.
- Consider demolition of abandoned and/or dilapidated properties on public property that have no historical value and use the land to develop parks and/or community gardens.

Housing

Issues

- There is no inventory of vacant land available for housing or infill development.
- Consideration should be given to the national shift toward the privatization of public housing units.
- Support continued efforts to preserve historic neighborhoods and structures and ensure compatible infill development through public and/or private partnership.

Opportunities

- Pursue an overall housing strategy with an emphasis on low to moderate income housing.
- Encourage infill development and guide new development through the provision of utilities and infrastructure.
- Encourage the conversion of suitable existing structures to affordable or subsidized housing.
- Concentrated effort on revitalizing older neighborhoods.
- Pursue participation the Georgia Initiative for Community Housing (GICH) Program.

Land Use

Issues

- Sidewalks are required, where appropriate, for new development but not necessarily required in all new development.
- New development should be sensitive to ecological and natural functions of the streams, wetlands, and drainage channels.
- Infill development should be carefully guided, especially in the historic neighborhoods in order to preserve the aesthetic integrity of the City.

Opportunities

- Ensure that buffers continue to separate residential neighborhoods from commercial and industrial land uses.
- Consider and plan for the land use patterns for the future growth areas along U.S. Highway 84 up to the Bainbridge High School site and the associated contiguous areas; U.S. Highway 27 South; and the vacant land west of Shotwell Street connector and S.R. 97.

V. Updated Implementation Program

A. Short Term Work Program: *This program identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:*

- i. Brief description of the activity*
- ii. Timeframe for undertaking the activity*
- iii. Responsible party for implementing the activity*
- iv. Estimated cost (if any) of implementing the activity*
- v. Funding source(s), if applicable*

The City's 2008 – 2012 Short Term Work Program Update is shown in the table below.

Activity	2008	2009	2010	2011	2012	Responsible Party	Estimated Cost	Funding Source
Economic Development								
Continue to promote development in downtown area through Main Street program	x	x	x	x	x	City	-	-
Promote Waterfront Connectivity Master Plan; encourage public/private partnerships for development	x	x	x	x	x	City	-	-
Coordinate efforts with the Chamber of Commerce, Georgia Ports Authority, Development Authority, and Tri-Rivers Waterway Development Association to pursue ACOE permitting issues to restore the inland barge terminal use as an economic goal for the City's existing Port.	x	x				City, Chamber of Commerce	-	-
Post employment opportunities within the City on Chamber of Commerce website	x	x	x	x	x	City, Chamber of Commerce	-	-
Increase efforts to recruit businesses that hire local graduates	x	x				City, Chamber of Commerce	-	-

Activity	2008	2009	2010	2011	2012	Responsible Party	Estimated Cost	Funding Source
Research & pursue grants available for downtown redevelopment (www.dca.state.ga.us/toolkit/FinancialSources.asp)	x	x	x	x	x	City	-	-
Connectivity Project (\$1,000,000.00 x 5)	x	x	x	x	x	City	\$5,000,000	General Funds/ Grants
Phase II & III Streetscape	x	x	x	x	x	City	\$2,000,000	General Funds/ Grants
Community Signage	x	x	x	x	x	City	\$25,000	General Funds/ Grants
Development of North Broad Street	x	x	x	x	x	City	\$1,000,000	General Funds/ Grants
Natural and Historic Resources								
Research other acceptable/established regulations for isolated wetland protection for the City to consider and amend regulations, if applicable	x					City, Consultant	-	-
Community Facilities								
Sports Complex (\$1,000,000.00 x 2)	x	x				City	\$2,000,000	General Funds/ Grants
Renovation Aquatic Center Restrooms	x					City	\$20,000	General
Resurface Aquatic Center Pools			x			City	\$40,000	General
City Hall Complex Kwilecki Bldg. (\$1,000,000 x 3)	x	x	x			City	\$3,000,000	General Funds/ Grants
Housing								
Prepare inventory & assessment of available land for housing as infill development		x				City	-	-
Review Zoning Ordinance to ensure incentives & provisions for affordable housing are in place (such as inclusionary zoning) and revise accordingly			x			City, consultant	-	General Funds

Activity	2008	2009	2010	2011	2012	Responsible Party	Estimated Cost	Funding Source
Land Use								
Periodically review the Zoning Ordinance and Land Subdivision and Development Regulations to ensure the needs of the City are being met as growth occurs	x	x	x	x	x	City	-	-
Complete Full Comprehensive Plan Update mandated by DCA (10/31/10 deadline)			x			City, Consultant	\$85,000	-
General Planning								
Purchase Leaf Machine	x					City	\$22,000	General Funds
Purchase Mobile Leak Detector	x					City	\$5,000	Gas Funds
Purchase new diffusers for treatment plant	x					City	\$12,000	General Funds
GIS Mapping	x	x	x	x	x	City	\$15,000	General Funds
By Laws for Planning Commission	x					City	\$600	General Funds
Part Time Soil Erosion Position	x	x				City	\$30,000	General Funds
Website	x	x				City	\$2,500	General Funds
Upgrade the Financial Software		x					\$300,000	General Funds
Accept Credit Card Payments in C.S. Dept.	x						\$2,000	General Funds
Accept on-line Payments in the Municipal Court			x				\$1,000	General Funds
Purchase Fork Lift	x						\$10,000	General Funds
Purchase Pick Up Truck	x					City	\$14,000	General Funds
Purchase Furniture	x					City	\$2,800	General Funds

Activity	2008	2009	2010	2011	2012	Responsible Party	Estimated Cost	Funding Source
Tile & Carpet Floors		x				City	\$3,800	General Funds
Shelving for Stockroom		x				City	\$3,000	General Funds
Front Parking Lot			x			City	\$5,000	General Funds
Paint Holley Building				x		City	\$3,500	General Funds
Purchase Copier					x	City	\$9,000	General Funds
Purchase Lobby Furniture					x	City	\$1,000	General Funds
Purchase Chipper	x					City	\$285,000	Solid Waste Funds
Purchase Trash Truck with Loader (\$100,000.00 x 2)	x				x	City	\$200,000	Solid Waste Funds
Purchase Rapid Rail Containers (\$18,000.00 x 5)	x	x	x	x	x	City	\$90,000	Solid Waste Funds
Purchase Front Loader Garbage Truck		x		x		City	\$345,000	Solid Waste Funds
Purchase Side Loader Garbage Truck		x		x		City	\$345,000	Solid Waste Funds
Purchase 4 & 8 Yard Container \$22,000 each year	x	x	x	x	x	City	\$110,000	Solid Waste Funds
Purchase Wheel Loader (2008-\$190,000, 2009-\$120,000)	x	x				City	\$310,000	General Funds
Purchase Street Sweeper	x					City	\$90,000	General Funds
Purchase 2 New Pick up trucks	x					City	\$46,000	General Funds
Purchase Broom	x					City	\$38,000	General Funds

Activity	2008	2009	2010	2011	2012	Responsible Party	Estimated Cost	Funding Source
Purchase Asphalt Roller	x					City	\$85,000	General Funds
Purchase Used Pick up Truck (3 x \$5,000.00)	x	x		x		City	\$15,000	General Funds
Purchase Bush Hog Mower (2 x \$9,000.00)	x	x				City	\$18,000	General Funds
Purchase 12 Yard Dump Truck	x					City	\$112,000	General Funds
Surplus Property (5 x \$5,000.00)	x	x	x	x	x	City	\$25,000	General Funds
Purchase Asphalt Spreader	x					City	\$285,000	General Funds
Purchase Tractor Truck		x				City	\$40,000	General Funds
Purchase New Dump Truck			x			City	\$112,000	General Funds
Purchase New Dump Truck					x	City	\$115,000	General Funds
Purchase New Pick Up Truck			x			City	\$24,000	General Funds
Purchase Farm Tractor		x				City	\$40,000	General Funds
Upgrade Sewage Treatment Plant	x					City	\$1,500,000	Water & Sewer Funds
Purchase Automated Meter Reading	x					City	\$2,000,000	Water & Sewer Funds
Upgrade Can Type Lift Stations to Submersible Pumps	x	x				City	\$900,000	Water & Sewer Funds
Purchase Used Dump Truck for Sewage Treatment Plant	x					City	\$65,000	Water & Sewer Funds
Map Room	x					City	\$15,000	Water & Sewer Funds
Purchase New Work Truck	x	x	x	x	x	City	\$120,000	Water & Sewer Funds

Activity	2008	2009	2010	2011	2012	Responsible Party	Estimated Cost	Funding Source
Purchase New Pick Up Trucks (4)	x		x	x	x	City	\$88,000	Water & Sewer Funds
New Mapping System for Gas Department		x				City	\$650,000	Gas Funds
Purchase New Backhoe for Sewage Department		x				City	\$40,000	Water & Sewer Funds
Purchase Used Backhoe for Sewage Treatment Plant		x				City	\$20,000	Water & Sewer Funds
Pave Parking Lot at Sewage Treatment Plant			x			City	\$50,000	Water & Sewer Funds
Mobile Flame Ionization for Gas Department			x			City	\$15,000	Gas Funds
Purchase New 6,000 lb Forklift	x					City	\$28,000	General Funds
Vehicle Brake Lathe	x					City	\$9,000	General Funds
Purchase Used 3,000 lb Forklift		x				City	\$10,000	General Funds
Engine Analysis		x				City	\$4,000	General Funds
Purchase Shop Air Compressor		x				City	\$14,000	General Funds
Purchase Portable Welder			x			City	\$12,000	General Funds
Purchase Surplus Truck			x			City	\$5,000	General Funds
Purchase Surplus Truck				x		City	\$5,000	General Funds
Purchase Car Lift					x	City	\$9,000	General Funds
Renovation of Office	x					City	\$30,000	General Funds
Purchase Field Maintenance Machinery		x				City	\$25,000	General Funds
Purchase 2 Lawn Mowers			x			City	\$20,000	General

Activity	2008	2009	2010	2011	2012	Responsible Party	Estimated Cost	Funding Source
Purchase Playground Equipment (25,000.00 x 2)		x		x		City	\$50,000	General Funds/ Grants
Purchase 2 Lawn Mowers				x		City	\$20,000	General
Purchase New Vehicle (19,000.00 x 4)	x	x	x		x	City	\$76,000	General
Purchase Used Vehicle (6,000.00 x 3)	x		x		x	City	\$18,000	General
Purchase Police Cars (3 each year)	x	x	x	x	x	City	\$400,000	General Funds/ Grants
Purchase Siren Warning System	x					City	\$250,000	General
Build New Fire Station on South Side			x			City	\$290,000	General
Addition to Station One	x					City	\$300,000	General
Purchase New Copier	x					City	\$10,000	General
Purchase New Ladder Fire Truck	x					City	\$800,000	General Funds/ Grants
Purchase New Pumper & Service Truck		x				City	\$170,000	General
Turn Out Gear (5 each year)	x	x	x	x	x	City	\$250,000	General Funds/ Grants
Purchase 1 1/2 Fire Hose		x				City	\$3,000	General Funds/ Grants
Purchase 2 1/2 Fire Hose		x				City	\$4,000	General Funds/ Grants
Live Scan Finger Printing System	x					City	\$85,000	General
Shelter to Park Police Cars	x					City	\$100,000	General

B. Long-Term and Ongoing Activities (optional): *Identify specific long term or ongoing implementation activities to be undertaken beyond the interim planning period.*

The City's 2006 Waterfront Connectivity Master Plan provides long-range planning efforts over the 20 year planning horizon.

C. Policies: *Include any policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified Issues and Opportunities.*

Natural and Historic Resource Element

1. Goal: To encourage the protection and conservation of natural and historic resources in the City of Bainbridge.

1.1 Policy Objective: To promote the identification and protection of the City's historic and archaeological resources and continue the work of the Historic Preservation Commission who guides changes in the Historic District boundary.

1.2 Policy Objective: To acquire significant natural areas to preserve for public use.

1.3 Policy Objective: To protect plant and animal habitats of rare or endangered species from development through education programs.

1.4 Policy Objective: To encourage comprehensive storm water management.

1.5 Policy Objective: To continue to provide protection of the City's natural resources through upgraded land review and permitting processes and staff education.

1.6 Policy Objective: To promote the protection of river and creek corridors, wetlands, significant groundwater recharge areas and floodplains.

1.7 Policy Objective: To encourage tree protection and adequate landscaping around new development.

1.8 Policy Objective: To protect the community from the adverse affects of large-scale development by reviewing Development of Regional Impacts (DRIs).

1.9 Policy Objective: to protect Resources of Regional Importance that are not otherwise protected by nominating such resources for protection.

Housing Element

2. Goal: To encourage the provision of adequate and affordable housing for the current and future population.
- 2.1 Policy Objective: To eliminate substandard housing conditions and enhance the useful life of the existing housing stock.
- 2.2 Policy Objective: Designate CDBG target areas in the Cities and pursue neighborhood revitalization projects.
- 2.3 Policy Objective: Facilitate the development of group housing and foster care facilities.
- 2.4 Policy Objective: Continue to upgrade public infrastructure to improve existing neighborhoods.
- 2.5 Policy Objective: To encourage development of housing diversity to meet market demands for a range of housing types and costs.
- 2.6 Policy Objective: To promote the preservation of historically significant homes and districts.
- 2.7 Policy Objective: To continue to provide efficient processing on development regulations and work with the development community to further steam line the regulatory process.
- 2.8 Policy Objective: Continue to enforce the Historic Preservation Ordinance, and the work of the Historic Preservation Commission.
- 2.9 Policy Objective: Thorough land use and other policies, the City will encourage the development of a variety of housing types and a range of densities to accommodate the housing needs and economic capabilities of all of its residents.
- 2.10 Policy Objective: Periodically examine housing patterns and trends within the City to see if zoning districts should be adjusted to allow for better use of the existing housing stock consistent with the preservation of viable neighborhoods.
- 2.11 Policy Objective: The city will encourage the use of in-fill residential development in portions of the city which have been bypassed in favor of more distant suburban housing, especially where central water and sanitary sewer facilities are present. This policy can be particularly important in revitalizing.
- 2.12 Policy Objective: Target specific infrastructure improvements within neighborhoods to be funded within Community Development Block Grant (CDBG) and other matching funds and implement on schedule.
- 2.13 Policy Objective: Vigorously pursue code enforcement within City neighborhoods. Remove abandoned automobiles and appliances, clean up trash, demolish unsafe and abandoned buildings, and, in general, require that homeowners and landlords be responsible for the upkeep of their property.
- 2.14 Policy Objective: Encourage the conversion of suitable existing structures to affordable or subsidized housing.
- 2.15 Policy Objective: Pursue participation in the Georgia Initiative for Community Housing (GICH) program.
- 2.16 Policy Objective: Pursue the future applicability of inclusionary housing in the City's Zoning Ordinance that requires a given share of new construction to be affordable to people with low to moderate incomes to address low-income housing needs.

Economic Development Element

3. Goal: to enhance economic development in the City of Bainbridge, with primary emphasis on existing industries, recruitment of new industries and continued development of an industrial mix.

- 3.1 Policy Objective: Encourage the full utilization of space in the industrial parks and make available space known to all potential prospects.
- 3.2 Policy Objective: Work with the Development Authority and the County to build a speculative building at the Commodore Decatur Industrial Park.
- 3.3 Policy Objective: Develop an international development strategy.
- 3.4 Policy Objective: Actively participate in regional economic development efforts.
- 3.5 Policy Objective: Continue local government support for economic development.
- 3.6 Policy Objective: Actively pursue the location of agribusiness-related industries.
- 3.7 Policy Objective: Conduct an inventory of vacant infill sites to be added to the Main Street website and the DCA *Downtown Development/Redevelopment Opportunities in Georgia* website to promote redevelopment.
- 3.8 Policy Objective: Look at new locations for neighborhood parks as part of an infill strategy.
- 3.9 Policy Objective: Continue to promote the development of the 2006 Waterfront Connectivity Master Plan improvements.
- 3.10 Policy Objective: Research and expand upon incentives offered to attract businesses to the City.
- 3.11 Policy Objective: Coordinate efforts with the Chamber of Commerce, Georgia Ports Authority, Development Authority, and Tri-Rivers Waterway Development Association to pursue ACOE permitting issues to restore the inland barge terminal use.
- 3.12 Policy Objective: Promote tourism by promoting hotel facilities within the City to regional festivals and events.
- 3.13 Policy Objective: Focus on recruitment of businesses that could hire local graduates.

Community Facilities Element

4. Goal: To efficiently provide adequate public services and facilities.
 - 4.1 Policy Objective: To encourage intergovernmental cooperation in providing services most efficiently.
 - 4.2 Policy Objective: To encourage the most efficient placement of public safety facilities.
 - 4.3 Policy Objective: To adopt educational programs and other methods aimed at reaching a 25 percent solid waste reduction goal by 2012.
 - 4.4 Policy Objective: To encourage the utilization of public school facilities for community recreation.
 - 4.5 Policy Objective: To provide for quality library and educational services.
 - 4.6 Policy Objective: To provide for improved governmental facilities and adequately trained staff to manage high quality growth.
 - 4.7 Policy Objective: To extend sewer services to areas of the city presently not served.
 - 4.8 Policy Objective: To actively work to improve and maintain the City's major street and sidewalk network.
 - 4.9 Policy Objective: To provide sidewalks at all City school facilities, and implement the "Safe Routes to Schools" program.
 - 4.10 Policy Objective: Continue to work with the Department of Transportation to improve intersections along the U.S. Highway 84 by-pass.
 - 4.11 Policy Objective: Study the possibility of connecting Calhoun Street to Sims Street.
 - 4.12 Policy Objective: To continue with the improvements proposed in the 2006 Waterfront Connectivity Master Plan.
 - 4.13 Policy Objective: To continue support of Crime Prevention Programs.
 - 4.14 Policy Objective: Pursue GIS services to monitor police calls and incidences of crime which enable the City to identify and target areas of high crime activity for future improvements.
 - 4.15 Policy Objective: Consider demolition of abandoned and/or dilapidated properties on public property that have no historical value and use the land to develop parks and/or community gardens.

Land Use Element

5. Goal: To provide adequate protection of residential neighborhoods, commercial, industrial and environmentally sensitive areas from encroachment by non-compatible land use and to provide protection against environmental degradation.

5.1 Policy Objective: To discourage development that would disturb environmentally sensitive resources.

5.2 Policy Objective: Consider and plan for the future growth patterns in areas to the east along U.S. Highway 84, U.S. Highway 27 South, and west of Shotwell Street connector/U.S. Highway 27.

5.3 Policy Objective: To continue to enforce landscaping, signage, and buffering regulations to mitigate the negative visual effects of strip commercial and industrial development.

6. Goal: Preserve the downtown area as the City's major trade, service and government center.

6.1 Policy Objective: Actively seek the development of new business, professional offices, government services, and housing within the Central Business District.

D. A Report of Accomplishments that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:

- Have been completed;
- Are currently underway (including a projected completion date);
- Have been postponed (explaining why); or
- Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

2003-2007 Short Term Work Program Update - Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Purchase new vehicle	2003	City	\$21,000	General Funds/Grants
Purchase (2) used pick up trucks (8,000 x 2)	2003	City	\$16,000	General Funds
Complete fence work @ Bill Reynolds's Sport # 1	2003	City	\$6,000	General Funds/Grants
Purchase automatic chlorine system @ aquatic center	2003	City	\$18,000	General Funds/Grants
Replace sound board for Willis Park Sound System	2004	City	\$5,000	General Funds/Grants
Build Tennis Complex	2004	City	\$500,000	General Funds/Grants
Convert Multi-purpose fields	2004	City	\$10,000	General Funds
Purchase (3) commercial mowers (13,000 x 3)	2005, 2006, 2007	City	\$39,000	General Funds

Community Facilities – 2007 REPORT OF ACCOMPLISHMENTS		
Activity	Status	Explanation
Purchase new vehicle	completed	
Purchase (2) used pick up trucks (8,000 x 2)	completed	
Complete fence work @ Bill Reynolds's Sport # 1	completed	
Purchase automatic chlorine system @ aquatic center	completed	
Replace sound board for Willis Park Sound System	completed	
Build Tennis Complex	completed	
Convert Multi-purpose fields	completed	
Purchase (3) commercial mowers (13,000 x 3)	completed	

2003-2007 Short Term Work Program Update - Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Construct Marina on the Flint River	2005	City	\$800,000	General Funds/Grants

Economic Development – 2007 REPORT OF ACCOMPLISHMENTS		
Activity	Status	Explanation
Construct Marina on the Flint River	Ongoing	To be completed in 2007

2003-2007 Short Term Work Program Update - General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Purchase used pick up truck to mount jet rodder	2004	City	\$5,000	Water & Sewer Funds
Purchase Front Loader Garbage Truck	2004	City	\$140,000	Solid Waste Funds
Purchase Fire Truck	2003	City	\$150,000	General Funds/Grants
Purchase Chipper	2003	City	\$185,000	Solid Waste Funds
Purchase (300) 96 Gallons Garbage Containers	2003, 2004, 2005, 2006	City	\$13,000	Solid Waste Funds
Purchase Side Load Containers	2003, 2004, 2006	City	\$135,000	Solid Waste Funds
Purchase Knuckle Boom Loader	2004, 2005, 2006	City	\$35,000	Solid Waste Funds
Purchase new pick up truck	2004	City	\$18,000	General Funds
Purchase 938 Rubber Tire Loader	2003	City	\$80,000	General Funds
Purchase New Dump Truck	2004	City	\$85,000	General Funds
Purchase surplus property	2004	City	\$10,000	General Funds
Purchase Bush Hog Mower	2004	City	\$3,000	General Funds
Purchase Leaf Machine	2005	City	\$22,000	General Funds
Purchase New Dump Truck	2005	City	\$82,000	General Funds
Purchase New Pick Up Truck	2007	City	\$19,000	General Funds
Purchase printer	2003	City	\$550	General Funds/Grants
Purchase Front Load Containers	2003, 2004, 2005, 2006	City	\$17,000	Solid Waste Funds
Purchase Allison Electronic Transmission Reader	2003	City	\$2,500	General Funds
Purchase (3) Shop Doors	2004, 2005	City	\$4,200	General Funds
Purchase Tire Balancer	2004	City	\$3,800	General Funds
Purchase (2) Computers	2004	City	\$2,400	General Funds/Grants
Purchase 9 lb. Car lift	2004	City/Fire Department	\$3,000	General Funds
Purchase used pick up truck	2004	City	\$3,000	General Funds
Purchase (2) used pick up trucks	2003	City	\$16,000	General Funds

2003-2007 Short Term Work Program Update - General Planning - continued				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Purchase (4) used pick up trucks	2003	City	\$13,000	Water & Sewer Funds
Purchase used pick up truck	2004	City	\$3,500	General Funds
Purchase 3 to 5 ton electric hoist	2005	City	\$4,700	General Funds
Purchase heavy truck wheel lift	2005	City	\$5,500	General Funds
Purchase caterpillar engine scan program & computer	2006	City/RDC	\$3,500	General Funds
Purchase brake lathe	2006	City	\$6,200	General Funds
Purchase 1 Inch Impact Wrench	2007	City/RDC	\$900	General Funds
Purchase 22 to 25 ton air floor jack	2007	City	\$900	General Funds
Purchase (2) sets of tools	2007	City/RDC	\$1,200	General Funds
Purchase portable air compressor	2007	City	\$2,000	General Funds
Purchase City Hall copier	2005	City	\$15,000	General Funds/Grants
Purchase new (2) vehicles	2003, 2005	City	\$43,000	General Funds/Grants
Purchase computer & printer	2005	City	\$2,500	General Funds
Repair shipping dock ramp	2003	City	\$2,200	General Funds
Purchase furniture	2004	City	\$1,000	General Funds
Paint Holly Building	2005	City	\$3,500	General Funds
Purchase a computer system	2006	City	\$18,000	General Funds
Replace Royster Clark fence	2003	City	\$1,875	Gas Funds
Explosion proof radio	2003	City	\$1,200	Gas Funds
Purchase (5) electronic recorders (1500 x 2)	2003, 2004, 2005, 2006	City	\$3,000	Gas Funds
Complete electro fushion machine	2004	City	\$4,500	Gas Funds
Complete butt fushion machine	2004	City	\$18,000	General Funds/Grants
Purchase squeeze off tools	2004	City	\$4,000	Gas Funds
Purchase (3) spare trucks with tool bins (3500 x 3)	2004, 2005, 2006	City	\$10,500	Gas Funds
Purchase new truck with tool bins	2004, 2007	City	\$20,000	Gas Funds
Purchase explosion proof radion walkie talkie	2004	City	\$1,200	Gas Funds
Purchase laptop computer	2004	City	\$2,700	Gas Funds
Purchase (3) Electronic Recorders (1500 x 3)	2007	City	\$4,500	Gas Funds
Purchase Mobile Leak Detector	2004	City	\$5,000	Gas Funds
Purchase Pipe Horn	2004	City	\$1,500	Gas Funds
Purchase Sewer Inspection Camera	2003	City	\$37,500	Water & Sewer Funds
Renovate well building #1 & # 2 wells	2003	City	\$50,000	Water & Sewer Funds
Purchase new pick up truck	2003	City	\$17,000	Water & Sewer Funds
Purchase (2) hand held radios	2004	City	\$1,500	Water & Sewer Funds
Purchase new diffusers for treatment plant	2004	City	\$12,000	General Funds

2003-2007 Short Term Work Program Update - General Planning - continued				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Purchase new rubber tire back hoe	2005	City	\$70,000	Water & Sewer Funds
Purchase new vactron jet rodder & vac system on trailer	2006	City	\$40,000	Water & Sewer Funds
Purchase new pick up truck	2007	City	\$18,500	Water & Sewer Funds
Complete (3) Computer Work Stations	2003	City	\$3,000	General Funds
Purchase (5) Police Vehicles	2003	City	\$148,000	General Funds/Grants
Purchase (3) Police Vehicles	2004, 2005, 2006, 2007	City	\$75,000	General Funds/Grants
Purchase Icemaker	2003	City	\$3,000	General Funds
Purchase Copier	2003	City	\$7,000	General Funds
Purchase Turn Out Gear	2004	City	\$10,000	General Funds/Grants
Purchase (2) 1/2` Fire Hose & (1) 1/2` Fire Hose	2003, 2007	City	\$2,214	General Funds/Grants
Purchase Paint Machine	2003	City	\$5,000	General Funds
Purchase Christmas Decorations (3000 x 5)	2003, 2004, 2005, 2006, 2007	City	\$15,000	General Funds
Purchase surplus property (10,000 x 4)	2003, 2005, 2006, 2007	City	\$40,000	General Funds
Asphalt for resurfacing (45,000 x 5)	2003, 2004, 2005, 2006, 2007	City	\$225,000	General Funds
Purchase Motor Grader	2004	City	\$120,000	General Funds
Purchase New Dump Truck	2003	City	\$85,000	General Funds
Purchase 950F Rubber Tire Loader	2003	City	\$95,000	General Funds
Purchase used tractor trailer for pulling lowboy trailer	2004	City	\$30,000	General Funds
Purchase used tar truck	2004	City	\$30,000	General Funds
Purchase lowboy trailer	2004	City	\$30,000	General Funds

General Planning – 2007 REPORT OF ACCOMPLISHMENTS		
Activity	Status	Explanation
Purchase used pick up truck to mount jet rodder	completed	
Purchase Front Loader Garbage Truck	completed	
Purchase Fire Truck	incomplete	Will propose in the upcoming STWP
Purchase Chipper	incomplete	Will propose in the upcoming STWP
Purchase (300) 96 Gallons Garbage Containers	completed	
Purchase Side Load Containers	completed	
Purchase Knuckle Boom Loader	completed	
Purchase new pick up truck	completed	
Purchase 938 Rubber Tire Loader	completed	
Purchase New Dump Truck	completed	

General Planning – 2007 REPORT OF ACCOMPLISHMENTS - continued		
Activity	Status	Explanation
Purchase surplus property	completed	
Purchase Bush Hog Mower	completed	
Purchase Leaf Machine	incomplete	Will propose in the upcoming STWP
Purchase New Dump Truck	completed	
Purchase New Pick Up Truck	completed	
Purchase printer	completed	
Purchase Front Load Containers	completed	
Purchase Allison Electronic Transmission Reader	completed	
Purchase (3) Shop Doors	completed	
Purchase Tire Balancer	completed	
Purchase (2) Computers	completed	
Purchase 9 lb. Car lift	completed	
Purchase used pick up truck	completed	
Purchase (2) used pick up trucks	completed	
Purchase (4) used pick up trucks	completed	
Purchase used pick up truck	completed	
Purchase 3 to 5 ton electric hoist	completed	
Purchase heavy truck wheel lift	completed	
Purchase caterpillar engine scan program & computer	completed	
Purchase brake lathe	completed	
Purchase 1 Inch Impact Wrench	completed	
Purchase 22 to 25 ton air floor jack	completed	
Purchase (2) sets of tools	completed	
Purchase portable air compressor	completed	
Purchase City Hall copier	completed	
Purchase new (2) vehicles	completed	
Purchase computer & printer	completed	
Repair shipping dock ramp	completed	
Purchase furniture	completed	
Paint Holly Building	completed	
Purchase a computer system	completed	
Replace Royster Clark fence	completed	
Explosion proof radio	completed	
Purchase (5) electronic recorders (1500 x 2)	completed	
Complete electro fushion machine	completed	
Complete butt fushion machine	completed	
Purchase squeeze off tools	completed	
Purchase (3) spare trucks with tool bins (3500 x 3)	completed	
Purchase new truck with tool bins	completed	
Purchase explosion proof radion walkie talkie	completed	
Purchase laptop computer	completed	
Purchase (3) Electronic Recorders (1500 x 3)	completed	
Purchase Mobile Leak Detector	incomplete	Will propose in the upcoming STWP (budget)

General Planning – 2007 REPORT OF ACCOMPLISHMENTS - continued		
Activity	Status	Explanation
Purchase Pipe Horn	completed	
Purchase Sewer Inspection Camera	completed	
Renovate well building #1 & # 2 wells	completed	
Purchase new pick up truck	completed	
Purchase (2) hand held radios	completed	
Purchase new diffusers for treatment plant	incomplete	Will propose in the upcoming STWP (budget)
Purchase new rubber tire back hoe	completed	
Purchase new vactron jet rodder & vac system on trailer	completed	
Purchase new pick up truck	incomplete	Will propose in the upcoming STWP (budget)
Complete (3) Computer Work Stations	completed	
Purchase (5) Police Vehicles	completed	
Purchase (3) Police Vehicles	completed	
Purchase Icemaker	completed	
Purchase Copier	completed	
Purchase Turn Out Gear	completed	
Purchase (2) 1/2` Fire Hose & (1) 1/2` Fire Hose	completed	
Purchase Paint Machine	completed	
Purchase Christmas Decorations (3000 x 5)	completed	
Purchase surplus property (10,000 x 4)	completed	
Asphalt for resurfacing (45,000 x 5)	completed	
Purchase Motor Grader	completed	
Purchase New Dump Truck	completed	
Purchase 950F Rubber Tire Loader	completed	
Purchase used tractor trailer for pulling lowboy trailer	completed	
Purchase used tar truck	incomplete	Not a priority at this time
Purchase lowboy trailer	completed	